

# **PHA Plans**

## **Streamlined Annual Version**

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

OMB No. 2577-0226  
(exp. 06/30/2006)

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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 for certain types of PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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

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# **Streamlined Annual PHA Plan**

## **for Fiscal Year: 2008**

**(10/1/2008 – 09/30/2009)**

**PHA Name:**

**Fayetteville Metropolitan Housing Authority**

**NC-009**

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

## Streamlined Annual PHA Plan Agency Identification

**PHA Name: Fayette Metropolitan Housing Authority HA Number: NC 009**

**PHA Fiscal Year Beginning: (mm/yyyy) 10/2008**

**PHA Programs Administered:**

**Public Housing and Section 8**     **Section 8 Only**     **Public Housing Only**  
Number of public housing units: **1,045**    Number of S8 units:    Number of publichousing units:  
Number of S8 units: **1,501**

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

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

**PHA Plan Contact Information:**

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TDD: (910) 483-3648    Email (if available): **ddriggers@embarqmail.com**

**Public Access to Information**

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

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

**Display Locations For PHA Plans and Supporting Documents**

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

If yes, select all that apply:

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

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

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

**Streamlined Annual PHA Plan**  
**Fiscal Year 2008**  
[24 CFR Part 903.12(c)]

**Table of Contents**

[24 CFR 903.7(r)]

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

**A. PHA PLAN COMPONENTS**

- 1. Site-Based Waiting List Policies (**Not Applicable**)  
**903.7(b)(2) Policies on Eligibility, Selection, and Admissions**
- 2. Capital Improvement Needs  
**903.7(g) Statement of Capital Improvements Needed**
- 3. Section 8(y) Homeownership  
**903.7(k)(1)(i) Statement of Homeownership Programs**
- 4. Project-Based Voucher Programs (**Not Applicable**)
- 5. PHA Statement of Consistency with Consolidated Plan. Complete only if PHA has changed any policies, programs, or plan components from its last Annual Plan.
- 6. Supporting Documents Available for Review
- 7. Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report (**FY 2008**)
- 8. Capital Fund Program 5-Year Action Plan

**Attachment A:** FY 2007 Capital Fund Program P & E Report

**Attachment B:** FY 2006 (501-06) Capital Fund Program P & E Report

**Attachment C:** FY 2006 (502-06) Capital Fund Program P & E Report

**Attachment D:** FY 2005 Capital Fund Program P & E Report

**Attachment E:** Demolition and Disposition

**Attachment F:** Violence Against Women Act (VAWA) Report

**Attachment G:** Executive Summary

**B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE**

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

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

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

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

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

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

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

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

**A. Site-Based Waiting Lists-Previous Year                      Not Applicable**

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

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

2. What is the number of site based waiting list developments to which families may apply at one time?
3. How many unit offers may an applicant turn down before being removed from the site-based waiting list?
4.  Yes  No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

**B. Site-Based Waiting Lists – Coming Year**

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

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

**All three phases of the HOPE VI Revitalization area**

2.  Yes  No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?  
If yes, how many lists? **3**
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)

## **2. Capital Improvement Needs**

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

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

### **A. Capital Fund Program**

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

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

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

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

| HOPE VI Revitalization Grant Status  |
|--|
| a. Development Name: <b>Campbell Terrace and Delona Gardens</b>  |
| b. Development Number: <b>NC 9-004 and NC 9-002</b>  |
| c. Status of Grant:<br><input checked="" type="checkbox"/> Revitalization Plan under development ( <b>Grant was awarded 3-30-2008. Revitalization Plan is in preliminary stages</b> )<br><input type="checkbox"/> Revitalization Plan submitted, pending approval<br><input type="checkbox"/> Revitalization Plan approved<br><input type="checkbox"/> Activities pursuant to an approved Revitalization Plan underway |

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

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

**The Authority received approval of a HOPE VI Revitalization Grant for NC009-02 and NC009-04 in March 2008 and may use mixed-finance as a funding source.**

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

### **3. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program** (if applicable) [24 CFR Part 903.12(c), 903.7(k)(1)(i)]

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

2. Program Description:

a. Size of Program

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

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

**25**

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:

**The Authority is currently developing the program. As such, the eligibility criteria have not been finalized.**

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

**The Authority will finalize development of the program and submit to HUD for review and comment. The program will be implemented once HUD's comments are incorporated into the program.**

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

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

- Establishing a minimum homeowner down payment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.
- Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.

- Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below):

**City of Fayetteville and local banks (Wachovia)**

- Demonstrating that it has other relevant experience (list experience below):

#### **4. Use of the Project-Based Voucher Program**

##### **Intent to Use Project-Based Assistance**

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

1.  Yes  No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option? If yes, check which circumstances apply:

- low utilization rate for vouchers due to lack of suitable rental units  
 access to neighborhoods outside of high poverty areas  
 other (describe below:)

##### **Project-basing may be used to augment the HOPE VI Revitalization replacement housing**

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

Number of units: \_\_\_\_\_

Census tracts: \_\_\_\_\_

**If project-basing is used, the units will be located in the HOPE VI target area. The number of units and census tracts are still to be determined.**

## **5. PHA Statement of Consistency with the Consolidated Plan**

[24 CFR Part 903.15]

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

1. Consolidated Plan jurisdiction: (provide name here) **City of Fayetteville, NC**

### **Consolidated Plan 2005 – 2010; 2008 – 2009 One-Year Action Plan**

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

- The PHA has based its statement of needs of families on its waiting lists on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
  - **Replace dilapidated or obsolete existing housing stock**
  - **Develop additional rental and homeownership housing that is affordable to low-income families**
- Other: (list below)

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

- **Supports the Authority's HOPE VI Revitalization Grant by providing rezoning assistance, utility hookups and selected vacant properties**
- **Supports the Authority's Section 8 Homeownership program**

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

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

| <b>List of Supporting Documents Available for Review</b> |   |   |
|--|---|---|
| <b>Applicable &amp; On Display</b>                       | <b>Supporting Document</b>  | <b>Related Plan Component</b>   |
|  | <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;</i>   | 5 Year and Annual Plans   |
| X  | <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan</i>  | Streamlined Annual Plans  |
|  | <i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.</i>   | 5 Year and standard Annual Plans                                      |
|  | Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement. | 5 Year and Annual Plans   |
| X  | Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA’s public housing and Section 8 tenant-based waiting lists.  | Annual Plan: Housing Needs  |
| X  | Most recent board-approved operating budget for the public housing program  | Annual Plan: Financial Resources                                      |
| X  | Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site Based Waiting List Procedure.  | Annual Plan: Eligibility, Selection, and Admissions Policies          |
| X  | Deconcentration Income Analysis   | Annual Plan: Eligibility, Selection, and Admissions Policies          |
| X  | Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input checked="" type="checkbox"/> Check here if included in the public housing A&O Policy.   | Annual Plan: Eligibility, Selection, and Admissions Policies          |
| X  | Section 8 Administrative Plan   | Annual Plan: Eligibility, Selection, and Admissions Policies          |
| X  | Public housing rent determination policies, including the method for setting public housing flat rents. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.  | Annual Plan: Rent Determination                                       |
| X  | Schedule of flat rents offered at each public housing development. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.   | Annual Plan: Rent Determination                                       |
| X  | Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.  | Annual Plan: Rent Determination                                       |
| X  | Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).   | Annual Plan: Operations and Maintenance                               |
| X  | Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).  | Annual Plan: Management and Operations                                |
|  | Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary) <b>Residents were not surveyed in 2007. Results of the most recent RASS survey indicate a Follow-up Plan was not required.</b>  | Annual Plan: Operations and Maintenance and Community Service & Self- |

| <b>List of Supporting Documents Available for Review</b> |   |   |
|--|---|---|
| <b>Applicable &amp; On Display</b>                       | <b>Supporting Document</b>  | <b>Related Plan Component</b>                       |
|  |   | Sufficiency   |
| X  | Results of latest Section 8 Management Assessment System (SEMAP)  | Annual Plan: Management and Operations              |
|  | Any policies governing any Section 8 special housing types<br><input type="checkbox"/> Check here if included in Section 8 Administrative Plan  | Annual Plan: Operations and Maintenance             |
| X  | Public housing grievance procedures<br><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.<br><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 VI Revitalization Plans, or any other approved proposal for development of public housing  | Annual Plan: Capital 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             |
|  | 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 |
|  | 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) ( <b>Currently developing</b> )   | Annual Plan: Homeownership                          |
| X  | Public Housing Community Service Policy/Programs<br><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).<br><input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.  | Annual Plan: Pet Policy                             |
| X  | The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.  | Annual Plan: Annual Audit                           |
| X<br>X<br>X  | Other supporting documents (optional)<br>(list individually; use as many lines as necessary)<br><b>Resident Advisory Board</b><br><b>Resident on the Governing Board</b><br><b>Deconcentration Narrative</b>  | (specify as needed)                                 |

| <b>List of Supporting Documents Available for Review</b> |   |   |
|--|---|---|
| <b>Applicable &amp; On Display</b>                       | <b>Supporting Document</b>  | <b>Related Plan Component</b>   |
|  | Consortium agreement(s) and for Consortium Joint PHA Plans <u>Only</u> :<br>Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection. | Joint Annual PHA Plan for Consortia: Agency Identification and Annual Management and Operations |

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

| Annual Statement/Performance and Evaluation Report<br>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary  |   |                       |   |                   |                                     |
|--|---|-----------------------|---|-------------------|-------------------------------------|
| PHA Name: Fayetteville Metropolitan Housing Authority<br>Fayetteville Metropolitan Housing Authority   |   |                       | Grant Type and Number<br>Capital Fund Program Grant No: <b>NC19P009 50108</b><br>Replacement Housing Factor Grant No: |                   | Federal FY of Grant:<br><b>2008</b> |
| <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:    ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending:<br><input type="checkbox"/> Final Performance and Evaluation Report |   |                       |   |                   |                                     |
| Line No.   | Summary by Development Account                            | Total Estimated Cost  |   | Total Actual Cost |                                     |
|  |   | Original              | Revised   | Obligated         | Expended                            |
| 1  | Total non-CFP Funds                                       |                       |   |                   |                                     |
| 2  | 1406 Operations   | \$188,152.00          |   |                   |                                     |
| 3  | 1408 Management Improvements                              | \$300,000.00          |   |                   |                                     |
| 4  | 1410 Administration                                       | \$188,152.00          |   |                   |                                     |
| 5  | 1411 Audit  |                       |   |                   |                                     |
| 6  | 1415 Liquidated Damages                                   |                       |   |                   |                                     |
| 7  | 1430 Fees and Costs                                       | \$100,000.00          |   |                   |                                     |
| 8  | 1440 Site Acquisition                                     | \$200,000.00          |   |                   |                                     |
| 9  | 1450 Site Improvement                                     | \$20,000.00           |   |                   |                                     |
| 10   | 1460 Dwelling Structures                                  | \$405,219.00          |   |                   |                                     |
| 11   | 1465.1 Dwelling Equipment—Nonexpendable                   | \$10,000.00           |   |                   |                                     |
| 12   | 1470 Nondwelling Structures                               | \$400,000.00          |   |                   |                                     |
| 13   | 1475 Nondwelling Equipment                                | \$20,000.00           |   |                   |                                     |
| 14   | 1485 Demolition   | \$50,000.00           |   |                   |                                     |
| 15   | 1490 Replacement Reserve                                  |                       |   |                   |                                     |
| 16   | 1492 Moving to Work Demonstration                         |                       |   |                   |                                     |
| 17   | 1495.1 Relocation Costs                                   |                       |   |                   |                                     |
| 18   | 1499 Development Activities                               |                       |   |                   |                                     |
| 19   | 1501 Collateralization or Debt Service                    |                       |   |                   |                                     |
| 20   | 1502 Contingency  |                       |   |                   |                                     |
| 21   | Amount of Annual Grant: (sum of lines 2 – 20)             | <b>\$1,881,523.00</b> |   |                   |                                     |
| 22   | Amount of line 21 Related to LBP Activities               |                       |   |                   |                                     |
| 23   | Amount of line 21 Related to Section 504 compliance       |                       |   |                   |                                     |
| 24   | Amount of line 21 Related to Security – Soft Costs        |                       |   |                   |                                     |
| 25   | Amount of Line 21 Related to Security – Hard Costs        |                       |   |                   |                                     |
| 26   | Amount of line 21 Related to Energy Conservation Measures |                       |   |                   |                                     |



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

| Annual Statement/Performance and Evaluation Report<br>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)<br>Part III: Implementation Schedule |   |         |   |   |         |        |                                     |
|--|---|---------|---|---|---------|--------|-------------------------------------|
| PHA Name:<br>Fayetteville Metropolitan Housing Authority   |   |         | Grant Type and Number<br>Capital Fund Program No: <b>NC19P009 50108</b><br>Replacement Housing Factor No: |   |         |        | Federal FY of Grant:<br><b>2008</b> |
| Development Number<br>Name/HA-Wide<br>Activities   | All Fund Obligated<br>(Quarter Ending Date) |         |   | All Funds Expended<br>(Quarter Ending Date) |         |        | Reasons for Revised Target Dates    |
|  | Original                                    | Revised | Actual  | Original                                    | Revised | Actual |                                     |
| HA-Wide  | 06/12/2008                                  |         |   | 06/12/2012                                  |         |        |                                     |
| Proposed HOPE VI<br>Area;<br>NC009-02/ NC009-04  | 06/12/2008                                  |         |   | 06/12/2012                                  |         |        |                                     |
|  |   |         |   |   |         |        |                                     |
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## 8. Capital Fund Program Five-Year Action Plan

| <b>Capital Fund Program Five-Year Action Plan</b><br><b>Part I: Summary</b> |                  |   |   |   |   |
|---|------------------|---|---|---|---|
| PHA Name:<br><b>Fayetteville Metropolitan Housing Authority</b>             |                  |   | <input checked="" type="checkbox"/> <b>Original 5-Year Plan</b><br><input type="checkbox"/> <b>Revision No:</b> |   |   |
| Development Number/Name/HA-Wide   | Year 1           | Work Statement for Year 2<br>FFY Grant: <b>2009</b><br>PHA FY: <b>10/1/2009</b> | Work Statement for Year 3<br>FFY Grant: <b>2010</b><br>PHA FY: <b>10/1/2010</b>                                 | Work Statement for Year 4<br>FFY Grant: <b>2011</b><br>PHA FY: <b>10/1/2011</b> | Work Statement for Year 5<br>FFY Grant: <b>2012</b><br>PHA FY: <b>10/1/2012</b> |
|   | Annual Statement |   |   |   |   |
| HA-Wide   |                  | \$1,146,304   | \$1,146,304   | \$1,211,471   | \$1,224,028   |
| Proposed HOPE VI Area;<br>NC009-02/ NC009-04                                |                  | \$735,219   | \$735,219   | \$670,052   | \$657,495   |
|   |                  |   |   |   |   |
|   |                  |   |   |   |   |
|   |                  |   |   |   |   |
|   |                  |   |   |   |   |
| CFP Funds Listed for 5-year planning  |                  | <b>\$1,881,523</b>  | <b>\$1,881,523</b>  | <b>\$1,881,523</b>  | <b>\$1,881,523</b>  |
| Replacement Housing Factor Funds  |                  |   |   |   |   |





**Attachment A**

| <b>Annual Statement/Performance and Evaluation Report</b>   |   |                      |   |                   |                                     |
|---|---|----------------------|---|-------------------|-------------------------------------|
| <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>  |   |                      |   |                   |                                     |
| PHA Name: Fayetteville Metropolitan Housing Authority<br>Fayetteville Metropolitan Housing Authority  |   |                      | Grant Type and Number<br>Capital Fund Program Grant No: <b>NC19P009 50107</b><br>Replacement Housing Factor Grant No: |                   | Federal FY of Grant:<br><b>2007</b> |
| <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:    ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/2008 <input type="checkbox"/> Final Performance and Evaluation Report |   |                      |   |                   |                                     |
| Line No.  | Summary by Development Account                            | Total Estimated Cost |   | Total Actual Cost |                                     |
|   |   | Original             | Revised   | Obligated         | Expended                            |
| 1   | Total non-CFP Funds                                       |                      |   |                   |                                     |
| 2   | 1406 Operations   | \$173,921            |   | -0-               | -0-                                 |
| 3   | 1408 Management Improvements                              | \$250,000            |   | -0-               | -0-                                 |
| 4   | 1410 Administration                                       | \$173,921            |   | -0-               | -0-                                 |
| 5   | 1411 Audit  |                      |   |                   |                                     |
| 6   | 1415 Liquidated Damages                                   |                      |   |                   |                                     |
| 7   | 1430 Fees and Costs                                       | \$51,377             |   | -0-               | -0-                                 |
| 8   | 1440 Site Acquisition                                     | \$250,000            |   | -0-               | -0-                                 |
| 9   | 1450 Site Improvement                                     | \$10,000             |   | -0-               | -0-                                 |
| 10  | 1460 Dwelling Structures                                  | \$400,000            |   | -0-               | -0-                                 |
| 11  | 1465.1 Dwelling Equipment—Nonexpendable                   |                      |   |                   |                                     |
| 12  | 1470 Nondwelling Structures                               | \$300,000            |   | -0-               | -0-                                 |
| 13  | 1475 Nondwelling Equipment                                | \$50,000             |   | -0-               | -0-                                 |
| 14  | 1485 Demolition   | \$60,000             |   | -0-               | -0-                                 |
| 15  | 1490 Replacement Reserve                                  |                      |   |                   |                                     |
| 16  | 1492 Moving to Work Demonstration                         |                      |   |                   |                                     |
| 17  | 1495.1 Relocation Costs                                   |                      |   |                   |                                     |
| 18  | 1499 Development Activities                               | \$20,000             |   | -0-               | -0-                                 |
| 19  | 1501 Collateralization or Debt Service                    |                      |   |                   |                                     |
| 20  | 1502 Contingency  |                      |   |                   |                                     |
| 21  | Amount of Annual Grant: (sum of lines 2 – 20)             | <b>\$1,739,219</b>   |   | <b>-0-</b>        | <b>-0-</b>                          |
| 22  | Amount of line 21 Related to LBP Activities               |                      |   |                   |                                     |
| 23  | Amount of line 21 Related to Section 504 compliance       |                      |   |                   |                                     |
| 24  | Amount of line 21 Related to Security – Soft Costs        |                      |   |                   |                                     |
| 25  | Amount of Line 21 Related to Security – Hard Costs        |                      |   |                   |                                     |
| 26  | Amount of line 21 Related to Energy Conservation Measures |                      |   |                   |                                     |

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

| PHA Name:<br><b>Fayetteville Metropolitan Housing Authority</b> |  | Grant Type and Number<br>Capital Fund Program Grant No: <b>NC19P009 50107</b><br>Replacement Housing Factor Grant No: |          |                      | Federal FY of Grant: <b>2007</b> |                   |                |                |
|---|--|---|----------|----------------------|----------------------------------|-------------------|----------------|----------------|
| Development Number<br>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   | Operations   | 1406  |          | \$173,921            |                                  | -0-               | -0-            | Planned        |
| HA-Wide   | Management Improvements: <ul style="list-style-type: none"> <li>• Safety/Security Services</li> <li>• Resident Education Services</li> </ul> | 1408  |          | \$250,000            |                                  | -0-               | -0-            | Planned        |
| HA-Wide   | Administration   | 1410  |          | \$173,921            |                                  | -0-               | -0-            | Planned        |
| HA-Wide   | Fees and Costs   | 1430  |          | \$51,377             |                                  | -0-               | -0-            | Planned        |
| Proposed HOPE VI Area; NC009-02/ NC009-04                       | Site Acquisition   | 1440  |          | \$250,000            |                                  | -0-               | -0-            | Planned        |
| HA-Wide   | Site Improvements  | 1450  |          | \$10,000             |                                  | -0-               | -0-            | Planned        |
| HA-Wide   | Dwelling Structures  | 1460  |          | \$400,000            |                                  | -0-               | -0-            | Planned        |
| Proposed HOPE VI Area; NC009-02/ NC009-04                       | Non-dwelling Structure   | 1470  |          | \$300,000            |                                  | -0-               | -0-            | Planned        |
| HA-Wide   | Non-Dwelling Equipment   | 1475  |          | \$50,000             |                                  | -0-               | -0-            | Planned        |
| Proposed HOPE VI Area; NC009-02/ NC009-04                       | Demolition   | 1485  |          | \$60,000             |                                  | -0-               | -0-            | Planned        |
| Proposed HOPE VI Area; NC009-02/ NC009-04                       | Development  | 1499  |          | \$20,000             |                                  | -0-               | -0-            | Planned        |
|   |  |   |          |                      |                                  |                   |                |                |

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

| PHA Name:<br><b>Fayetteville Metropolitan Housing Authority</b> |   | Grant Type and Number<br>Capital Fund Program No: <b>NC19P009 50107</b><br>Replacement Housing Factor No: |        |   |         |        | Federal FY of Grant:<br><b>2007</b> |  |
|---|---|---|--------|---|---------|--------|-------------------------------------|--|
| Development Number<br>Name/HA-Wide<br>Activities                | All Fund Obligated<br>(Quarter Ending Date) |   |        | All Funds Expended<br>(Quarter Ending Date) |         |        | Reasons for Revised Target Dates    |  |
|   | Original                                    | Revised   | Actual | Original                                    | Revised | Actual |                                     |  |
| HA-Wide   | 9/12/2009                                   |   |        | 9/12/2011                                   |         |        |                                     |  |
| Proposed HOPE VI<br>Area;<br>NC009-02/ NC009-04                 | 9/12/2009                                   |   |        | 9/12/2011                                   |         |        |                                     |  |
|   |   |   |        |   |         |        |                                     |  |
|   |   |   |        |   |         |        |                                     |  |
|   |   |   |        |   |         |        |                                     |  |
|   |   |   |        |   |         |        |                                     |  |
|   |   |   |        |   |         |        |                                     |  |
|   |   |   |        |   |         |        |                                     |  |
|   |   |   |        |   |         |        |                                     |  |
|   |   |   |        |   |         |        |                                     |  |
|   |   |   |        |   |         |        |                                     |  |

**Attachment B**

| <b>Annual Statement/Performance and Evaluation Report</b>   |   |                       |   |                     |                                 |
|---|---|-----------------------|---|---------------------|---------------------------------|
| <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>  |   |                       |   |                     |                                 |
| PHA Name: Fayetteville Metropolitan Housing Authority   |   |                       | Grant Type and Number<br>Capital Fund Program Grant No:NC19P009 50106<br>Replacement Housing Factor Grant No: |                     | Federal FY<br>of Grant:<br>2006 |
| <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: <u>1</u> )<br><input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/2008 <input type="checkbox"/> Final Performance and Evaluation Report |   |                       |   |                     |                                 |
| Line No.  | Summary by Development Account                            | Total Estimated Cost  |   | Total Actual Cost   |                                 |
|   |   | Original              | Revised   | Obligated           | Expended                        |
| 1   | Total non-CFP Funds                                       |                       |   |                     |                                 |
| 2   | 1406 Operations   | \$25,000.00           | \$159,721.00  | \$25,000.00         | \$3,163.75                      |
| 3   | 1408 Management Improvements                              | \$250,000.00          | \$319,443.00  | \$250,000.00        | \$110,983.47                    |
| 4   | 1410 Administration                                       | \$159,721.00          | \$159,721.00  | \$159,721.00        | \$84,690.56                     |
| 5   | 1411 Audit  |                       |   |                     |                                 |
| 6   | 1415 Liquidated Damages                                   |                       |   |                     |                                 |
| 7   | 1430 Fees and Costs                                       | \$30,000.00           | \$30,000.00   | \$18,384.00         | \$0                             |
| 8   | 1440 Site Acquisition                                     | \$180,000.00          | \$0   | \$0                 | \$0                             |
| 9   | 1450 Site Improvement                                     | \$10,000.00           | \$35,000.00   | \$10,000.00         | \$10,000.00                     |
| 10  | 1460 Dwelling Structures                                  | \$322,495.00          | \$819,878.00  | \$322,495.00        | \$24,515.50                     |
| 11  | 1465.1 Dwelling Equipment—Nonexpendable                   | \$0                   | \$27,553.00   | \$0                 | \$0                             |
| 12  | 1470 Nondwelling Structures                               | \$500,000.00          | \$0   | \$0                 | \$0                             |
| 13  | 1475 Nondwelling Equipment                                | \$40,000.00           | \$40,000.00   | \$40,000.00         | \$14,572.96                     |
| 14  | 1485 Demolition   | \$60,000.00           | \$5,900.00  | \$5,900.00          | \$5,900.00                      |
| 15  | 1490 Replacement Reserve                                  |                       |   |                     |                                 |
| 16  | 1492 Moving to Work Demonstration                         |                       |   |                     |                                 |
| 17  | 1495.1 Relocation Costs                                   |                       |   |                     |                                 |
| 18  | 1499 Development Activities                               | \$20,000.00           | \$0   | \$0                 | \$0                             |
| 19  | 1501 Collateralization or Debt Service                    |                       |   |                     |                                 |
| 20  | 1502 Contingency  |                       |   |                     |                                 |
| 21  | Amount of Annual Grant: (sum of lines 2 – 20)             | <b>\$1,597,216.00</b> | <b>\$1,597,216.00</b>   | <b>\$831,500.00</b> | <b>\$253,826.24</b>             |
| 22  | Amount of line 21 Related to LBP Activities               |                       |   |                     |                                 |
| 23  | Amount of line 21 Related to Section 504 compliance       |                       |   |                     |                                 |
| 24  | Amount of line 21 Related to Security – Soft Costs        |                       |   |                     |                                 |
| 25  | Amount of Line 21 Related to Security – Hard Costs        |                       |   |                     |                                 |
| 26  | Amount of line 21 Related to Energy Conservation Measures |                       |   |                     |                                 |

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

| PHA Name: Fayetteville Metropolitan Housing Authority |  | Grant Type and Number<br>Capital Fund Program Grant No: <b>NC19P009 50106</b><br>Replacement Housing Factor Grant No: |        |                       | Federal FY of Grant: <b>2006</b> |                     |                     |                |
|---|--|---|--------|-----------------------|----------------------------------|---------------------|---------------------|----------------|
| Development Number<br>Name/HA-Wide Activities         | General Description of Major Work Categories                       | Dev. Acct No.   | Quanti | Total Estimated Cost  |                                  | Total Actual Cost   |                     | Status of Work |
|   |  |   |        | Original              | Revised                          | Funds Obligated     | Funds Expended      |                |
| HA- Wide  | Operations   | 1406  |        | \$25,000.00           | \$159,721.00                     | \$25,000.00         | \$3,163.75          | Open           |
| HA-Wide   | Management Improvement Safety/Security/Resident Education Programs | 1408  |        | \$250,000.00          | \$319,443.00                     | \$250,000.00        | \$110,983.47        | Open           |
| HA-Wide   | Administration   | 1410  |        | \$159,721.00          | \$159,721.00                     | \$159,721.00        | \$84,690.56         | Open           |
| HA-Wide   | Fees and Costs   | 1430  |        | \$30,000.00           | \$30,000.00                      | \$18,384.00         | \$0                 | Open           |
| HA-Wide   | Site Acquisition   | 1440  |        | \$180,000.00          | \$0                              | \$0                 | \$0                 | N/A            |
| HA-Wide   | Site Improvements  | 1450  |        | \$10,000.00           | \$35,000.00                      | \$10,000.00         | \$10,000.00         | Open           |
| HA-Wide   | Dwelling Structures  | 1460  |        | \$322,495.00          | \$819,878.00                     | \$322,495.00        | \$24,515.50         | Open           |
| HA-Wide   | Dwelling Equipment   | 1465  |        | \$0                   | \$27,553.00                      | \$0                 | \$0                 | Open           |
| HA-Wide   | Non-Dwelling Structure   | 1470  |        | \$500,000.00          | \$0                              | \$0                 | \$0                 | N/A            |
| HA-Wide   | Non-Dwelling Equipment   | 1475  |        | \$40,000.00           | \$40,000.00                      | \$40,000.00         | \$14,572.96         | Open           |
| HOPE VI Area; NC9002 & NC 9004                        | Demolition   | 1485  |        | \$60,000.00           | \$5,900.00                       | \$5,900.00          | \$5,900.00          | Closed         |
| HA-Wide   | Development  | 1499  |        | \$20,000.00           | \$0                              | \$0                 | \$0                 | Closed         |
|   | <b>TOTAL</b>   |   |        | <b>\$1,597,216.00</b> | <b>\$1,597,216.00</b>            | <b>\$831,500.00</b> | <b>\$253,826.24</b> |                |
|   |  |   |        |                       |                                  |                     |                     |                |
|   |  |   |        |                       |                                  |                     |                     |                |
|   |  |   |        |                       |                                  |                     |                     |                |
|   |  |   |        |                       |                                  |                     |                     |                |







**Attachment C**

| <b>Annual Statement/Performance and Evaluation Report</b><br><b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>   |   |   |         |                     |  |
|---|---|---|---------|---------------------|--|
| <b>PHA Name:</b><br><b>Fayetteville Metropolitan Housing Authority</b>  |   | <b>Grant Type and Number</b><br>Capital Fund Program Grant No <b>NC19P009 50206</b><br>Replacement Housing Factor Grant No: |         |                     | <b>Federal FY of Grant:</b><br><b>2006</b> |
| <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: )<br><input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/2008 <input type="checkbox"/> Final Performance and Evaluation Report |   |   |         |                     |  |
| Line  | Summary by Development Account                            | Total Estimated Cost  |         | Total Actual Cost   |  |
|   |   | Original  | Revised | Obligated           | Expended                                   |
| 1   | Total non-CFP Funds                                       |   |         |                     |  |
| 2   | 1406 Operations   | \$27,027.00   |         | \$27,027.00         | \$0  |
| 3   | 1408 Management Improvements                              |   |         |                     | \$0  |
| 4   | 1410 Administration                                       | \$13,513.00   |         | \$13,513.00         | \$0  |
| 5   | 1411 Audit  |   |         |                     |  |
| 6   | 1415 Liquidated Damages                                   |   |         |                     |  |
| 7   | 1430 Fees and Costs                                       |   |         |                     | \$0  |
| 8   | 1440 Site Acquisition                                     |   |         |                     | \$0  |
| 9   | 1450 Site Improvement                                     |   |         |                     | \$0  |
| 10  | 1460 Dwelling Structures                                  | \$69,595.00   |         | \$69,595.00         | \$0  |
| 11  | 1465.1 Dwelling Equipment—Nonexpendable                   |   |         |                     |  |
| 12  | 1470 Non-dwelling Structures                              |   |         |                     | \$0  |
| 13  | 1475 Non-dwelling Equipment                               | \$25,000.00   |         | \$25,000.00         | \$0  |
| 14  | 1485 Demolition   |   |         |                     | \$0  |
| 15  | 1490 Replacement Reserve                                  |   |         |                     |  |
| 16  | 1492 Moving to Work Demonstration                         |   |         |                     |  |
| 17  | 1495.1 Relocation Costs                                   |   |         |                     |  |
| 18  | 1499 Development Activities                               |   |         |                     |  |
| 19  | 1501 Collateralization or Debt Service                    |   |         |                     |  |
| 20  | 1502 Contingency  |   |         |                     |  |
| 21  | Amount of Annual Grant: (sum of lines 2 – 20)             | <b>\$135,135.00</b>   |         | <b>\$135,135.00</b> | <b>\$0</b>                                 |
| 22  | Amount of line 21 Related to LBP Activities               |   |         |                     |  |
| 23  | Amount of line 21 Related to Section 504 compliance       |   |         |                     |  |
| 24  | Amount of line 21 Related to Security – Soft Costs        |   |         |                     |  |
| 25  | Amount of Line 21 Related to Security – Hard Costs        |   |         |                     |  |
| 26  | Amount of line 21 Related to Energy Conservation Measures |   |         |                     |  |





**Attachment B**

| <b>Annual Statement/Performance and Evaluation Report</b><br><b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>  |   |  |         |                       |  |
|--|---|--|---------|-----------------------|--|
| <b>PHA Name:</b><br><b>Fayetteville Metropolitan Housing Authority</b>   |   | <b>Grant Type and Number</b><br>Capital Fund Program Grant No: NC19P00950105<br>Replacement Housing Factor Grant No: |         |                       | <b>Federal FY of Grant:</b><br><b>2005</b> |
| <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 2)<br><input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/2008 <input type="checkbox"/> Final Performance and Evaluation Report |   |  |         |                       |  |
| Line No.   | Summary by Development Account                            | Total Estimated Cost   |         | Total Actual Cost     |  |
|  |   | Original   | Revised | Obligated             | Expended                                   |
| 1  | Total non-CFP Funds                                       |  |         |                       |  |
| 2  | 1406 Operations   | \$40,000.00  |         | \$40,000.00           | \$16,162.07                                |
| 3  | 1408 Management Improvements                              | \$290,000.00   |         | \$290,000.00          | \$290,000.00                               |
| 4  | 1410 Administration                                       | \$176,408.00   |         | \$176,408.00          | \$176,408.00                               |
| 5  | 1411 Audit  |  |         |                       |  |
| 6  | 1415 Liquidated Damages                                   |  |         |                       |  |
| 7  | 1430 Fees and Costs                                       | \$177,420.00   |         | \$177,420.00          | \$172,616.01                               |
| 8  | 1440 Site Acquisition                                     | \$54,453.84  |         | \$54,453.84           | \$54,453.84                                |
| 9  | 1450 Site Improvement                                     | \$34,390.66  |         | \$34,390.66           | \$34,390.66                                |
| 10   | 1460 Dwelling Structures                                  | \$535,546.16   |         | \$535,546.16          | \$535,546.16                               |
| 11   | 1465.1 Dwelling Equipment—Nonexpendable                   |  |         |                       |  |
| 12   | 1470 Nondwelling Structures                               | \$348,189.34   |         | \$348,189.34          | \$159,343.19                               |
| 13   | 1475 Nondwelling Equipment                                | \$107,672.00   |         | \$107,672.00          | \$37,896.12                                |
| 14   | 1485 Demolition   |  |         |                       |  |
| 15   | 1490 Replacement Reserve                                  |  |         |                       |  |
| 16   | 1492 Moving to Work Demonstration                         |  |         |                       |  |
| 17   | 1495.1 Relocation Costs                                   |  |         |                       |  |
| 18   | 1499 Development Activities                               |  |         |                       |  |
| 19   | 1501 Collaterization or Debt Service                      |  |         |                       |  |
| 20   | 1502 Contingency  |  |         |                       |  |
| 21   | Amount of Annual Grant: (sum of lines 2 – 20)             | <b>\$1,764,080.00</b>  |         | <b>\$1,764,080.00</b> | <b>\$1,476,816.05</b>                      |
| 22   | Amount of line 21 Related to LBP Activities               |  |         |                       |  |
| 23   | Amount of line 21 Related to Section 504 compliance       |  |         |                       |  |
| 24   | Amount of line 21 Related to Security – Soft Costs        |  |         |                       |  |
| 25   | Amount of Line 21 Related to Security – Hard Costs        |  |         |                       |  |
| 26   | Amount of line 21 Related to Energy Conservation Measures |  |         |                       |  |

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

| PHA Name:<br><b>Fayetteville Metropolitan Housing Authority</b> |   | Grant Type and Number<br>Capital Fund Program Grant No: NC19P00950105<br>Replacement Housing Factor Grant No: |          |                       | Federal FY of Grant: 2005 |                       |                       |                |
|---|---|---|----------|-----------------------|---------------------------|-----------------------|-----------------------|----------------|
| Development Number<br>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   | Operations  | 1406  |          | \$40,000.00           |                           | \$40,000.00           | \$16,162.07           | In-progress    |
| HA-Wide   | Management Improvements:<br>Safety/Security and Resident Education Program    | 1408  |          | \$290,000.00          |                           | \$290,000.00          | \$290,000.00          | Complete       |
| HA-Wide   | Administration  | 1410  |          | \$176,408.00          |                           | \$176,408.00          | \$176,408.00          | Complete       |
| HA-Wide   | Fees and Costs  | 1430  |          | \$177,420.00          |                           | \$177,420.00          | \$172,616.01          | In-progress    |
| HA-Wide   | Site Acquisition  | 1440  |          | \$54,453.84           |                           | \$54,453.84           | \$54,453.84           | Complete       |
| HA-Wide   | Site Improvements:<br>Sidewalk/Street Repair and Site Backflow Prevention     | 1450  |          | \$34,390.66           |                           | \$34,390.66           | \$34,390.66           | Complete       |
| HA-Wide   | Dwelling Structures:<br>Vacancy Reduction; HVAC Replacement; Roof Replacement | 1460  |          | \$535,546.16          |                           | \$535,546.16          | \$535,546.16          | Complete       |
| HA-Wide   | Non-Dwelling Structures   | 1470  |          | \$348,189.34          |                           | \$348,189.34          | \$159,343.19          | In-progress    |
| HA-Wide   | Non-Dwelling Equipment  | 1475  |          | \$107,672.00          |                           | \$107,672.00          | \$37,896.12           | In-progress    |
|   |   |   |          |                       |                           |                       |                       |                |
|   |   |   |          |                       |                           |                       |                       |                |
|   | TOTAL   |   |          | <b>\$1,764,080.00</b> |                           | <b>\$1,764,080.00</b> | <b>\$1,476,816.05</b> |                |

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

|  |   |   |        |   |         |        |                                  |
|--|---|---|--------|---|---------|--------|----------------------------------|
| PHA Name: <b>Fayetteville Metropolitan Housing Authority</b> |   | Grant Type and Number<br>Capital Fund Program No: NC19R00950105<br>Replacement Housing Factor No: |        |   |         |        | Federal FY of Grant: 2005        |
| Development Number<br>Name/HA-Wide<br>Activities             | All Fund Obligated<br>(Quarter Ending Date) |   |        | All Funds Expended<br>(Quarter Ending Date) |         |        | Reasons for Revised Target Dates |
|  | Original                                    | Revised   | Actual | Original                                    | Revised | Actual |                                  |
| HA-Wide  | 8/17/2007                                   |   |        | 8/17/2009                                   |         |        |                                  |
|  |   |   |        |   |         |        |                                  |
|  |   |   |        |   |         |        |                                  |
|  |   |   |        |   |         |        |                                  |
|  |   |   |        |   |         |        |                                  |
|  |   |   |        |   |         |        |                                  |
|  |   |   |        |   |         |        |                                  |
|  |   |   |        |   |         |        |                                  |
|  |   |   |        |   |         |        |                                  |
|  |   |   |        |   |         |        |                                  |
|  |   |   |        |   |         |        |                                  |

## Attachment E

### Fayetteville Metropolitan Housing Authority

#### Annual Plan Fiscal Year 10/01/2008 – 09/30/2009

#### 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: Campbell Terrace   |
| 1b. Development (project) number: <b>NC009-04 (194 units)</b>  |
| 2. Activity type: Demolition <input checked="" type="checkbox"/> Part of HOPE VI Revitalization Application<br>Disposition <input type="checkbox"/>  |
| 3. Application status (select one)<br>Approved <input type="checkbox"/><br>Submitted, pending approval <input type="checkbox"/><br>Planned application <input checked="" type="checkbox"/> |
| 4. Date application approved, submitted, or <u>planned</u> for submission: Submission 01/01/10   |
| 5. Number of units affected: <b>194</b>  |
| 6. Coverage of action (select one)<br><input type="checkbox"/> Part of the development<br><input checked="" type="checkbox"/> Total development  |
| 7. Timeline for activity:<br>a. Actual or projected start date of activity: Demolition begins on 06/01/10<br>b. Projected end date of activity: Demolition completed 03/01/11              |

| <b>Demolition/Disposition Activity Description</b>   |
|--|
| 1a. Development name: Campbell Terrace<br>1b. Development (project) number: <b>NC009-04 (194 units)</b>  |
| 2. Activity type: Demolition <input type="checkbox"/><br>Disposition <input checked="" type="checkbox"/> Part of HOPE VI Revitalization Application  |
| 3. Application status (select one)<br>Approved <input type="checkbox"/><br>Submitted, pending approval <input type="checkbox"/><br>Planned application <input checked="" type="checkbox"/>         |
| 4. Date application approved, submitted, or <b><i>planned</i></b> for submission: Submission 01/01/11  |
| 5. Number of units affected: <b>194</b>  |
| 6. Coverage of action (select one)<br><input type="checkbox"/> Part of the development<br><input checked="" type="checkbox"/> Total development  |
| 7. Timeline for activity:<br>a. Actual or projected start date of activity: Disposition Application start 01/01/11<br>b. Projected end date of activity: Disposition Application approved 05/01/11 |

| <b>Demolition/Disposition Activity Description</b>   |
|--|
| 1a. Development name: Delona Gardens<br>1b. Development (project) number: <b>NC009-02 (55 units)</b>   |
| 2. Activity type: Demolition <input checked="" type="checkbox"/> Part of HOPE VI Revitalization Application<br>Disposition <input type="checkbox"/>  |
| 3. Application status (select one)<br>Approved <input type="checkbox"/><br>Submitted, pending approval <input type="checkbox"/><br>Planned application <input checked="" type="checkbox"/> |
| 4. Date application approved, submitted, or <b><i>planned</i></b> for submission: Submission 02/01/11  |
| 5. Number of units affected: <b>55</b>   |
| 6. Coverage of action (select one)<br><input type="checkbox"/> Part of the development<br><input checked="" type="checkbox"/> Total development  |
| 7. Timeline for activity:<br>a. Actual or projected start date of activity: Demolition Begins on 08/01/11<br>b. Projected end date of activity: Demolition Completed on 03/01/12           |

| <b>Demolition/Disposition Activity Description</b>   |  |
|--|--|
| 1a. Development name: Delona Gardens   |  |
| 1b. Development (project) number: NC009-02 (55 units)  |  |
| 2. Activity type: Demolition <input type="checkbox"/>  |  |
| Disposition <input checked="" type="checkbox"/> Part of HOPE VI Revitalization Application     |  |
| 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 <i>planned</i> for submission: Submission 01/01/12 |  |
| 5. Number of units affected: <b>55</b>   |  |
| 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: Disposition Application start 01/01/12          |  |
| b. Projected end date of activity: Disposition Application approval 05/01/12                   |  |

## HOPE VI PROGRAM

On March 20, 2008, the Fayetteville Metropolitan Housing Authority was awarded a \$20 million dollar 2007 HOPE VI Revitalization Grant from HUD. The \$20 million dollar grant will leverage an additional \$80 million dollars from other public/private sources for construction of the dwelling units and \$17 million additional dollars in Community and Supportive Services for a total project cost of \$117 million dollars.

FMHA's 2007 HOPE VI Revitalization Grant will demolish 194 dwelling units, 1 community center and 1 day care facility in Campbell Terrace; and 55 dwelling units, 1 community center and 1 maintenance facility in Delona Gardens. These units are 65 years old. A total of 747 new mixed income units are planned for construction in the Old Wilmington Road neighborhood, of which 249 will replace one-for-one the units that are demolished.

The residents of both Campbell Terrace and Delona Gardens have participated in planning for their relocation from these sites for two years. Housing choice vouchers will be available for use by the residents in either a temporary or permanent move.

All resident families will have the opportunity to return to the newly revitalized neighborhood. However based on the relocation plan, approximately 40% have made a decision to relocate permanently away from the neighborhood.

## **Attachment F**

### **Fayetteville Metropolitan Housing Authority**

#### **Annual Plan**

**Fiscal Year 10/01/2008 – 09/30/2009**

#### **Violence Against Women Act Report**

A goal of the Fayetteville Metropolitan Housing Authority is to fully comply with the Violence Against Women Act (VAWA). It is our objective to work with others to prevent offenses covered by VAWA to the degree we can.

The Fayetteville Metropolitan Housing Authority provides or offers the following activities, services, or programs, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking.

**Through cooperation with the local domestic violence agencies and the Fayetteville Police Department, any cases of violence as described are referred for assistance. The local domestic violence agencies are:**

**The Care Center – Department of Social Services**

**The Care Center Transitional Housing Program – The Salvation Army**

The Fayetteville Metropolitan Housing Authority provides or offers the following activities, services, or programs that help child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing.

**The above listed agencies' program staff is aware of our housing programs and makes client referrals to our office. Apparently eligible clients are placed on our waiting list.**

**For persons already living in a Housing Authority unit who become victims as described, these are referred to police and the local domestic violence agencies for assistance. If the management becomes aware of any violator who may be restricted through an order of protection, that person is prohibited from the premises and is considered a trespasser subject to arrest and removal. The Police Department is cooperative and supportive in cases such as this, and willingly responds and enforces the protective orders.**

The Fayetteville Metropolitan Housing Authority provides or offers the following activities, services, or programs to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

**The same methods as described herein are used, making referrals to the above listed agencies for counseling and support services, and attempting to enforce orders of protection with the cooperation of Police Department personnel.**

The Fayetteville Metropolitan Housing Authority has the following procedures in place to assure applicants, residents and participants are aware of their rights and responsibilities under the Violence Against Women Act:

**All residents and participants have been notified of their rights and responsibilities under the Violence Against Women Act.**

**The orientation for new residents and participants includes information on their rights and responsibilities under the Violence Against Women Act.**

**The Admissions & Continued Occupancy Policy (ACOP), the Section 8 Administrative Plan and the Residential Dwelling Lease have been revised to include screening and termination language related to the Violence Against Women Act.**

## **Attachment G**

### **Fayetteville Metropolitan Housing Authority**

#### **Annual Plan**

**Fiscal Year 10/01/2008 – 09/30/2009**

#### **Executive Summary**

The Fayetteville Metropolitan Housing Authority offers affordable housing, economic opportunity, and a safe living environment for the families that we serve, without discrimination.

A major initiative is to continue the assessment and renovation of our housing stock. We must continue to provide housing that is decent, safe, sanitary and in good repair but is also responsive to needs of the jurisdiction. Along these same lines, we need to be competitive with housing demands in the local market.

On March 20, 2008, the Fayetteville Metropolitan Housing Authority was awarded a \$20 million dollar 2007 HOPE VI Revitalization Grant from HUD. This is detailed further in Attachment E.

These activities are consistent with initiatives contained in the City of Fayetteville Consolidated Plan, two of which include:

- **Replace dilapidated or obsolete existing housing stock**
- **Develop additional rental and homeownership housing that is affordable to low-income families**

This will continue to make our units marketable, competitive with, and responsive to local housing needs.

Following are a few additional components of our Annual Plan that are either not mentioned elsewhere in the Plan Template or that warrant further reference:

#### **SITE-BASED WAITING LISTS**

- Revitalization Communities – FMHA plans to implement Site-Based Waiting Lists for the HOPE VI Mixed-Income communities. FMHA will amend the ACOP and adopt a Site-Based Waiting List Policy to guide the implementation process.

#### **DESIGNATED HOUSING**

- Revitalization Communities – FMHA plans to implement Designated Housing for three sites of housing as a part of the HOPE VI revitalization. FMHA anticipates application for designation of one of these sites during the fiscal year that begins 10/1/2008. This

will be the Alfred Street Housing site, of which designation as elderly only will be requested for the total development.

## **SUMMARY OF POLICY CHANGES**

**We have made the following changes to our policies based on changes in statutes and/or HUD regulations that have occurred in the past year.**

- ***SECTION 8 ADMINISTRATIVE PLAN:***
  - Enhanced Voucher Requirements for Over-Housed Families
  - Payment Standards for the Voucher Program – with HUD approval, can go up to 120% of FMR as a reasonable accommodation for disabled families

**The Housing Authority proposes the following discretionary changes to our policies and/or programs:**

- ***ADMISSIONS AND CONTINUED OCCUPANCY POLICY:***
  - Fayetteville Metropolitan Housing Authority may allow police officers who would not otherwise be eligible for occupancy in public housing to reside in one or more public housing development(s). Such occupancy will only be implemented if needed to increase security for public housing residents. The officers will pay only the established PHA minimum rent as an incentive for living in a public housing development. Officers will not be charged a security deposit, but will have to pay other charges, such as late charges, work order charges, court costs, excess utilities, etc. in addition to rent. (This was approved in the Annual Plan for FY 10/1/2007)
- ***SECTION 8 ADMINISTRATIVE PLAN:***
  - **Verification of assets:** Where declared asset accounts total less than \$2,000, third party verification will not be required. Current hand-carried documents from the family will be used for verifications in this category. Where declared asset accounts total \$2,000 and greater, third-party verifications will still be required.