

**PHA Plans**  
**Streamlined 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 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** \_\_\_\_\_

**PHA Name: Eastern Carolina Regional  
Housing Authority**

**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:** Eastern Carolina Regional Hsg. Auth.  
**PHA Number:** NC010

**PHA Fiscal Year Beginning: (mm/yyyy)** 10/01/2008

**PHA Programs Administered:**

**Public Housing and Section 8      Section 8 Only      Public Housing Only**

Number of public housing units:                      Number of S8 units:                      Number of public housing units: 739  
Number of S8 units:qqq

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

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

**PHA Plan Contact Information:**

Name: Robin T. Lancaster                      Phone: 919-735-0435  
TDD:    Email (if available): rlancaster@nc.rr.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 20**

[24 CFR Part 903.12(c)]

### **Table of Contents**

[24 CFR 903.7(r)]

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

#### **A. PHA PLAN COMPONENTS**

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

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

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

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

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

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

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

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

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

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

**A. Site-Based Waiting Lists-Previous Year**

- Has the PHA operated one or more site-based waiting lists in the previous year?  
NO If yes, complete the following table; if not skip to B.

<b>Site-Based Waiting Lists</b>				
<b>Development Information:</b> (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>

- 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? 0
2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?  
If yes, how many lists?
3. Yes No: May families be on more than one list simultaneously?  
If yes, how many lists?
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?  
PHA main administrative office  
All PHA development management offices  
Management offices at developments with site-based waiting lists  
At the development to which they would like to apply  
Other (list below)

## **2. Capital Improvement Needs**

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

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

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

1. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 7 and 8 of this template (Capital Fund Program tables). If no, skip to B.

2. Yes No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

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

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

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

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

<b>HOPE VI Revitalization Grant Status</b>	
a. Development Name:	
b. Development Number:	
c. Status of Grant:	<ul style="list-style-type: none"> <li>Revitalization Plan under development</li> <li>Revitalization Plan submitted, pending approval</li> <li>Revitalization Plan approved</li> <li>Activities pursuant to an approved Revitalization Plan underway</li> </ul>

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:

Macon Court I, Macon Court II, Eastover Terrace, Sampson

Homes,

Not sure – possibly Bayview Homes, Brookside Manor

4. Yes No: Will the PHA be engaging in any mixed-finance development

activities for public housing in the Plan year? If yes, list developments or activities below:

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

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

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

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

2. Program Description:

a. Size of Program

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

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

b. PHA-established eligibility criteria

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

If yes, list criteria:

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

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

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

Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family’s resources.

Requiring that financing for purchase of a home under its Section 8

homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.

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

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

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

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

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

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

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

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

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

[24 CFR Part 903.15]

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

1. Consolidated Plan jurisdiction: (provide name here) State of North Carolina
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

The PHA has based its statement of needs of families on its waiting lists on the needs expressed in the Consolidated Plan/s.

The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.

The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.

Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

- 1.) House eligible low income families
- 2.) Pursue funding to upgrade existing housing.
- 3.) Submit HOPE VI application to rebuild units where renovation is not the most economical and practical solution to continued housing in earmarked developments.

Other: (list below)

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

The Eastern Carolina Regional Housing Authority jurisdiction spans ten counties in eastern North Carolina. We intend to apply for HOPE VI funding in multiple counties in the upcoming year. In the course of this process we will be meeting and consulting with local city, county, and state officials as we attempt to improve the available housing stock in our inventory to meet the needs identified in the Consolidated Plan.

## **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>
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>	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
X	<i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.</i>	5 Year and standard Annual Plans
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	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. Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
	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. 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. Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
	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. Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	Any policies governing any Section 8 special housing types Check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
	Section 8 informal review and hearing procedures. Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
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)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
X	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E for public	Annual Plan: Community

	housing.	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). Check here if included in the public housing A & O Policy.	Annual Plan: Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
	Consortium agreement(s) and for Consortium Joint PHA Plans <u>Only</u> : Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection.	Joint Annual PHA Plan for Consortia: Agency Identification and Annual Management and Operations

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

<b>PHA Name:</b>	<b>Grant Type and Number</b>
	Capital Fund Program Grant No:
	Replacement Housing Factor Grant No:

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

Line No.	Summary by Development Account	Total Estimated Cost	
		Original	Revised
1	Total non-CFP Funds		
2	1406 Operations		
3	1408 Management Improvements		
4	1410 Administration		
5	1411 Audit		
6	1415 Liquidated Damages		
7	1430 Fees and Costs		
8	1440 Site Acquisition		
9	1450 Site Improvement		
10	1460 Dwelling Structures		
11	1465.1 Dwelling Equipment—Nonexpendable		
12	1470 Nondwelling Structures		
13	1475 Nondwelling Equipment		
14	1485 Demolition		
15	1490 Replacement Reserve		
16	1492 Moving to Work Demonstration		
17	1495.1 Relocation Costs		
18	1499 Development Activities		
19	1501 Collateralization or Debt Service		
20	1502 Contingency		
21	Amount of Annual Grant: (sum of lines 2 – 20)		
22	Amount of line 21 Related to LBP Activities		
23	Amount of line 21 Related to Section 504		





CFP Funds Listed for 5-year planning				
Replacement Housing Factor Funds				

**Capital Fund Program Five-Year Action Plan  
Part II: Supporting Pages—Work Activities**

Activities for Year 1	Activities for Year : ____ FFY Grant: PHA FY:			Activities for Year : ____ FFY Grant: PHA FY:	
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories
See					
Annual Statement					
Total CFP Estimated Cost			\$		

**Capital Fund Program Five-Year Action Plan  
Part II: Supporting Pages—Work Activities**

Activities for Year : ____ FFY Grant: PHA FY:			Activities for Year : ____ FFY Grant: PHA FY:	
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories



## ATTACHMENT "B"

### Admissions and Continued Occupancy Policy

#### A. Domestic Violence Nondiscrimination

1. It is the policy of PHA to comply with all laws and regulations intended to protect victims and threatened victims of domestic violence, dating violence, or stalking. In particular, PHA will comply with the Violence Against Women Act ("VAWA") and any regulations related to the VAWA. For the purposes of this Policy, "domestic violence," "dating violence," and "stalking" have the same definitions as set forth in the VAWA and codified at 42 U.S. Code 13925(a). When used alone in this Lease, the term "domestic violence" shall include domestic violence, dating violence, and stalking. Except as allowed by the VAWA, PHA will not discriminate against a victim or threatened victim of domestic violence.

2. PHA will not on account of a person's status as a victim or threatened victim of domestic violence:

- a. Deny anyone the opportunity to apply for housing (when the waiting list is open), nor deny to any qualified applicant the opportunity to lease housing suitable to its needs;
- b. Provide anyone housing that is different (of lower quality) from that provided others;
- c. Subject anyone to segregation or disparate treatment;
- d. Restrict anyone's access to any benefit enjoyed by others in connection with the housing program;
- e. Treat anyone differently in determining eligibility or other requirements for admission;
- f. Deny anyone access to the same level of services; or
- g. Deny anyone the opportunity to participate in a planning or advisory group that is an integral part of the housing program.

3. Nothing in this Section limits any otherwise available authority of PHA to evict or terminate assistance to a tenant for any violation of a lease or other program terms not premised on the act or acts of domestic violence in question against the tenant or a member of the tenant's household; provided, however.

4. Nothing in this Section will be construed to limit the authority of PHA to evict or terminate from assistance any tenant or other lawful occupant if PHA can demonstrate an actual and imminent threat to other tenants or those employed at or providing service to the property if that tenant or other lawful occupant is not evicted or terminated from assistance.

**B. Crime Prevention Policy**

**I. DOMESTIC VIOLENCE**

**A. Prohibition.** The PHA *prohibits domestic violence, dating violence, and the stalking of its public housing residents.* Those who commit domestic violence, dating violence, or stalking are subject to eviction and removal from the PHA property.

**B. Victim Rights.** In accordance with the Violence Against Women Act ("VAWA"), the PHA will not deny admission of any otherwise qualified applicant based solely upon such applicant's status as a victim of domestic violence, dating violence, or stalking. In most circumstances, victims of domestic violence, dating violence, or stalking will not be evicted due to their status as a victim. The PHA will not evict an entire household based upon acts of domestic violence, dating violence, or stalking committed by a member of such household against another member of the same household or for criminal acts directly related to such domestic violence.

**C. Eviction of Victims Allowed in Certain Circumstances.** The *PHA may evict a victim of domestic violence and the victim's household based upon acts of domestic violence, dating violence, or stalking if the PHA demonstrates that the continued presence of the victim or the victim's household is an imminent and actual danger to other tenants or PHA staff.*

**3. Records Management Policy/Criminal Records.**

**II. RECORDS MANAGEMENT (DOMESTIC VIOLENCE VICTIMS).**

Records and documents containing information received by the PHA from an applicant or tenant in response to a request for certification of status as a victim of domestic violence, as authorized by the Violence Against Women Act, 42 U.S. Code 1437f, will be maintained in a separate envelope marked "confidential" in the applicant/tenant's file. Such records or documents themselves shall also be conspicuously marked "confidential." The information contained in those records or documents shall not be disclosed to any related PHA, assisted housing provider, owner or manager, nor shall such information be entered into any shared database unless such disclosure or entry is specifically requested or authorized by the applicant/tenant in writing or is required by applicable law. These records or documents shall otherwise be maintained in the same manner as other applicant tenant records.

**C. DOMESTIC VIOLENCE**

In accordance with the provisions of the Violence Against Women Act ("VAWA"), this Section XV shall apply to situations involving domestic violence, dating violence, and stalking. For the purposes of this Lease, "domestic violence," "dating violence," and "stalking" have the same definitions as set forth in the VAWA and codified at 42 U.S. Code 13925(a). When used alone in this

Lease, the term "domestic violence" shall include domestic violence, dating violence, and stalking.

1. An incident or incidents of actual or threatened domestic violence shall not be construed as a serious or repeated violation of this Lease by the victim or threatened victim of that violence and shall not be good cause for terminating the this Lease.

2. When directly related to domestic violence, criminal activity engaged in by a member of Tenant's household, Tenant's guest or any other person under the Tenant's control shall not be cause for termination of this Lease or any assistance and occupancy rights if the Tenant or a member of the Tenant's immediate family is the victim or threatened victim of domestic violence.

3. In the event that one Tenant or lawful resident commits an act or acts of domestic violence against another Tenant or lawful resident of the same unit, the Lease may be terminated as to the offending party, but the victim of domestic violence shall not be evicted. This Lease may be bifurcated by the PHA in order to allow the victimized party to remain a Tenant while evicting the offending party.

4. Nothing in this Section limits any otherwise available authority of PHA to evict or terminate assistance to a Tenant for any violation of this Lease not premised on the act or acts of domestic violence in question against the Tenant or a member of the Tenant's household; provided, however, that PHA does not subject an individual who is or has been a victim of domestic violence to a more demanding standard than other tenants in determining whether to evict or terminate this Lease.

5. Nothing in this Section may be construed to limit the authority of PHA to evict or terminate from assistance any Tenant or other lawful occupant if PHA can demonstrate an actual and imminent threat to other tenants or those employed at or providing service to the property if that Tenant or other lawful occupant is not evicted or terminated from assistance.

**5. Tenant Grievance Procedure.**

The PHA Grievance Procedure shall be applicable to disputes between individual tenants and the PHA involving the protection of victims or threatened victims of domestic violence, dating violence, and stalking as required by the Violence Against Women Act ("VAWA"). For the purposes of this policy, "domestic violence," "dating violence," and "stalking" have the same definitions as set forth in the VAWA and codified at 42 U.S. Code 13925(a). When used alone in this policy, the term "domestic violence" shall include domestic violence, dating violence, and stalking. If the tenant or resident alleges that he or she is a victim or threatened victim of domestic violence, the PHA shall not begin eviction proceedings due to the criminal activity of a tenant or other resident pursuant to Section 1.a. or b. of this Grievance Policy until after the PHA has found that the tenant or resident is not a victim or threatened victim of domestic

violence. Should the tenant or resident dispute the PHA's finding that the tenant or resident is not a victim or threatened victim of domestic violence, this Grievance Procedure shall be used in resolving the dispute.

**6. Tenant Notice.**

The following notice will be provided to tenants in accordance with The Violence Against Women Act (Act”) and in accordance with the PHA’s standard notification process.

**Notice of Tenant Rights As Required by the  
Violence Against Women Act**

The Violence Against Women Act ("Act") requires owners and managers to notify tenants of certain rights contained in the Act. Tenants may have additional rights under other laws and regulations that are not listed here. Certain rights listed here may not apply to every tenant and may not apply in every situation. Tenants should contact the Authority's manager for additional information about these rights.

1. An applicant or program participant will not be denied admission or assistance based solely on the person's status as a victim or potential victim of domestic violence, dating violence, or stalking if the applicant or participant otherwise qualifies for admission or assistance.
2. An incident or incidents of actual or threatened domestic violence, dating violence, or stalking will not be considered a serious or repeated violation of the lease by the victim or threatened victim of that violence, and such violence will not be good cause for terminating the tenancy or occupancy rights of the victim or threatened victim.
3. When a tenant or immediate member of the tenant’s family is a victim of domestic violence, dating violence, or stalking, criminal activity directly relating to such violence, even if engaged in by a member of a tenant’s household or any guest or other person under the tenant’s control, will not by itself or automatically allow the termination of tenancy or occupancy rights of the tenant.
4. All information provided to the Authority about a tenant's experience with domestic violence, dating violence, or stalking is confidential. Such confidential information will not be used in a shared a database, but may be disclosed as required by law or with the tenant's permission.

**NOTE: The Authority may evict a victim of domestic violence for violation of lease terms if the violation is unrelated to domestic violence. In addition, the Authority may evict anyone when the tenant's presence creates an actual and imminent threat to other tenants or Authority staff.**

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

<b>PHA Name:</b> Eastern Carolina Regional Housing Authority	<b>Grant Type and Number</b> Capital Fund Program Grant No: NC19P01150108 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2008
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**Original Annual Statement**  **Reserve for Disasters/ Emergencies**  **Revised Annual Statement (revision no: )**  
 **Performance and Evaluation Report for Period Ending:**  **Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	180,000			
4	1410 Administration	130,519			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	40,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	60,000			
10	1460 Dwelling Structures	239,465			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service	402,945			

CC: Commissioners  
R Lancaster  
5-Year Plan File

**Annual Statement/Performance and Evaluation Report**

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

<b>PHA Name:</b> Eastern Carolina Regional Housing Authority	<b>Grant Type and Number</b> Capital Fund Program Grant No: NC19P01150108 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2008
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**Original Annual Statement**  **Reserve for Disasters/ Emergencies**  **Revised Annual Statement (revision no:    )**  
 **Performance and Evaluation Report for Period Ending:**  **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	1502 Contingency	252,260.00	-	-	-
21	Amount of Annual Grant: (sum of lines.....)	\$ 1,305,189.00	\$ -	\$ -	\$ -
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 505 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				

**Annual Statement/Performance and Evaluation Report**

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

**Part II: Supporting Pages**

PHA Name: EASTERN CAROLINAL REGIONA HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NC19P01150108 Replacement Housing Factor Grant No:					Federal FY of Grant: 2008	
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	
1. NC10-3								
MACON COURT I	RENOVATE/REPLACE UNITS (388, ,389, 392, &393)	1460	4 Units	221,465.00	-	-	-	
	SUBTOTAL			221,465.00	-	-	-	
2. NC10-13								
BYRON BUTLER COURT	SEWER LINES	1450	30 Units	60,000.00	-	-	-	
	A/C UNITS	1460	30 Units	18,000.00	-	-	-	
	SUBTOTAL			78,000.00	-	-	-	
4. PHA WIDE ADMIN EXPENSE	SALARIES, TECHNICAL &NONTECHNICAL PORTIONS OF STAFF; SUPPLIES TRAVEL, LEGAL&SUNDRY EXPENSE	1410	PHA Wide	130,519.00	-	-	-	
	SUBTOTAL			130,519.00	-	-	-	
5. Collaterization or Debt Services	DEBT SERVICE/REHAB OR REPLACE UNITS	1501	PHA Wide	402,945.00	-	-	-	
	SUBTOTAL			402,945.00	-	-	-	
6. CONTINGENCY	CONTINGENCY TO COVER UNEXPECTED COST	1502	PHA Wide	252,260.00	-	-	-	
	SUBTOTAL			252,260.00	-	-	-	
7. FEES & COST	A&E DESIGN FEES	1430	PHA Wide	40,000.00	-	-	-	
	SUBTOTAL			40,000.00	-	-	-	
8. MANAGEMENT IMPROVEMENTS	POLICE SECURITY CONTRACT	1408	PHA Wide	180,000.00	-	-	-	
	SUBTOTAL			180,000.00	-	-	-	
	GRAND TOTAL			1,305,189.00	-	-	-	



# Capital Fund Program Five-Year Action Plan

## Part I: Summary

PHA Name		<input checked="" type="checkbox"/> Original 5-Year Plan				
EASTERN CAROLINA REGIONAL HOUSING AUTHORITY		<input type="checkbox"/> Revision No:				
A. Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: PHA FY: 2009	Work Statement for Year 3 FFY Grant: PHA FY: 2010	Work Statement for Year 4 FFY Grant: PHA FY: 2011	Work Statement for Year 5 FFY Grant: PHA FY: 2012	
NC10-3 MACON COURT I	See Annual Statement	-	-	-	-	
NC10-4 MACON COURT II		-	-	-	-	
NC10-5 BAYVIEW HOMES		-	-	-	-	
NC10-6 EASTOVER TERRACE		3,500.00	-	-	-	
NC10-7 SAMPSON HOMES		3,500.00	-	-	-	
NC10-8 MANTEO CIRCLE		-	135,000.00	-	-	
NC10-11 BROOKSIDE MANOR		324,000.00	-	-	-	
NC10-12 DOGWOOD & B BUTLER		30,000.00	20,000.00	-	350,000.00	
NC10-14 KINGS TERRACE		-	12,000.00	-	-	
NC10-15 & 18 WINFREY COURT		9,000.00	18,000.00	315,000.00	-	
NC10-16 MAGNOLIA & MERCER		5,000.00	135,000.00	-	-	
NC10-17 KNOLLWOOD COURT		36,000.00	108,000.00	140,000.00	-	
NC10-19 AUSTIN ACRES		15,600.00	8,600.00	-	-	
NC10-21 BRANTWOOD COURT		32,400.00	7,200.00	-	-	
NC10-22 DUDLEY COURT		2,200.00	4,200.00	-	73,500.00	
B. MANAGEMENT IMPROVEMENTS			180,000.00	180,000.00	180,000.00	180,000.00
C. HA-WIDE NONDWELLING STRUCTURE AND EQUIPMENT			-	-	-	-
D. ADMINISTRATION			120,896.00	120,896.00	120,896.00	120,896.00
E. COLLATERIZATION OR DEBT SERVICES			-	-	-	-
			402,945.00	402,945.00	402,945.00	402,945.00
F. OTHER			43,916.00	57,116.00	50,116.00	81,616.00
CFP Funds Listed for 5-year planning			1,208,957.00	1,208,957.00	1,208,957.00	1,208,957.00
Replacement Housing Factor Funds						





