

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

PHA Plans

5 Year Plan for Fiscal Years 2005 - 2009

Annual Plan for Fiscal Year 2008

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

HUD 50075
OMB Approval No: 2577-0226
Expires: 02/28/2006

**PHA Plan
Agency Identification**

PHA Name: Housing Authority of the City of Durham

PHA Number: NC013

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

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

5-YEAR PLAN
PHA FISCAL YEARS 2005 - 2009
[24 CFR Part 903.5]

A. Mission

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

The PHA's mission is: (state mission here)

To be a leader in affordable housing in Durham County by serving as a housing safety net, promoting individual self-sufficiency, leveraging core housing competency to support DHA's mission, managing real estate, facilitating and participating in mixed income housing development.

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

PHA Goal: Expand the supply of assisted housing

Objectives:

Apply for additional rental vouchers:

Reduce public housing vacancies:

Leverage private or other public funds to create additional housing opportunities:

Acquire or build units or developments

Other (list below)

Apply for HOPE VI funds

Develop system to monitor purchase opportunities of HUD or other foreclosure properties

Obtain control of vacant rental property

Apply for Section 8 project based vouchers

Submit CFFP proposal application to HUD

PHA Goal: Improve the quality of assisted housing

Objectives:

- Improve public housing management: (PHAS score) 2 points per year to maximum
- Improve voucher management: (SEMAP score) 2 points per year to maximum
- Increase customer satisfaction:
- Concentrate on efforts to improve specific management functions: public housing finance; voucher unit inspections
- Renovate or modernize public housing units:
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling:
- Conduct outreach efforts to potential voucher landlords (increase by 5 per year)
- Increase voucher payment standards
- Implement voucher homeownership program:
- Implement public housing or other homeownership programs:
- Implement public housing site-based waiting lists:
- Convert public housing to vouchers:
- Other: (list below)
- Implement a Section 8 project based vouchers program

HUD Strategic Goal: Improve community quality of life and economic vitality

PHA Goal: Provide an improved living environment

Objectives:

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- Implement public housing security improvements:
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- Other: (list below)

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

 x PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

 x Increase the number and percentage of employed persons in assisted families:

 x Provide or attract supportive services to improve assistance recipients' employability:

 x Provide or attract supportive services to increase independence for the elderly or families with disabilities.

 x Other: (list below)

Provide resource person for each program participant

Partner with advocacy group for resident benefits

Expand educational opportunities for all households

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

 x PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

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

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

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

 Other: (list below)

Other PHA Goals and Objectives: (list below)

1.0 Goal

Financially sustainable Durham Housing Authority - resources for today, investing in tomorrow.

A. Objective: Develop external business opportunities generating revenues (profit) to support Durham Housing Authority's core mission.

B. Objective: Maintain high occupancy rate in public housing units.

C. Objective: Have cost effective procurement process to obtain products and

- services as “best price”.
- D. Objective: Deliver Durham Housing Authority’s services in the most cost effective and customer friendly manner.
- E. Objective: Maintain and improve high collection rate of revenues (e.g. rents, etc.)
- G. Objective: Improve efficiency ratio (expenses to revenues) and appropriate financial reserves.

2.0 Goal

Durham Housing Authority - a high performing organization fulfilling its mission, guided by core beliefs.

- A. Objective: Achieve high performer (90%) on PHAS and (90%) on SEMAP including 97% occupancy rate for public housing unit.
- B. Objective: Have 98% utilization of Section 8 dollars annually.
- C. Objective: Align the Durham Housing Authority’s organization with its Mission and Core beliefs.
- D. Objective: Improve customer service and satisfaction.
- E. Objective: Attract and retain the right employees for Durham Housing Authority.

3.0 Goal

Transformation to an asset management and a real estate holding company.

- A. Objective: Increase occupancy rate: 92% to 97%.
- B. Objective: Increase skill set at property level.
- C. Objective: Develop a positive image within development and real estate communities.
- D. Objective: Increase asset values and “curb appeal”.
- E. Objective: Develop a diverse housing portfolio: (1) market rate, (2) tax credit, (3) mixed finance.
- G. Objective: Develop one or more mixed use development.

4.0 Goal

Strong community partnerships state, county, city, and community organizations.

- A. Objective: Develop and maintain strong relations and develop mutual commitments with City of Durham.
- B. Objective: Develop and maintain strong relations and develop mutual commitments public agencies: Federal/HUD, State and County.

- C. Objective: Develop and maintain strong relations and develop mutual commitments with corporate community and private individuals.
- D. Objective: Increase Durham Housing Authority's involvement, outreach and partnership in the community.
- E. Objective: Increase public understanding of Durham Housing Authority's visions, goals, mission, programs, services and our communities.
- G. Objective: Gain recognition as the "first to look to" for affordable housing.

5.0 Goal

Quality, effective safety net for residents.

- A. Objective: Have adequate financial resources to support Durham Housing Authority's core mission.
- B. Objective: Leverage Durham Housing Authority's core mission.
- C. Objective: Identify and respond to safety net needs (80% of Durham Housing Authority's resources dedicated to core mission).
- D. Objective: Maintain public housing and subsidized housing at housing quality standards - 100%.
- E. Objective: Increase individual self sufficiency for public housing residents by helping each individual to reach their full potential.
- G. Objective: Deliver on Durham Housing Authority's service promise.

Annual PHA Plan
PHA Fiscal Year 2008
[24 CFR Part 903.7]

Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

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

Troubled Agency Plan

Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

The Durham Housing Authority has prepared this Agency Plan in compliance with Section 511 of the Quality Housing and Work Responsibility Act of 1998 and the ensuing HUD requirements.

We have adopted the following mission statement to guide the activities of Durham Housing Authority:

To be a leader in affordable housing in Durham County by serving as a housing safety net, promoting individual self-sufficiency, leveraging core housing competency to support DHA's mission, managing real estate, facilitating and participating in mixed income housing development.

We have also adopted the following goals and objectives for the next five years:

Goal 1: Expand the supply of assisted housing

- Objectives:
- Apply for additional rental vouchers;
 - Reduce public housing vacancies;
 - Leverage private or other public funds to create additional housing opportunities;
 - Apply for HOPE VI funds;
 - Apply for Section 8 project based vouchers;
 - Submit CFFP proposal application to HUD

Goal 2: Improve the quality of assisted housing

Objectives: Improve public housing management by increasing PHAS scores by 2 points per year to maximum;
Improve voucher management by increasing SEMAP score by 2 points per year to maximum;
Increase customer satisfaction;
Concentrate on efforts to improve specific management functions: public housing finance, voucher unit inspections;
Renovate or modernize public housing units;
Demolish or dispose of obsolete public housing;
Provide replacement public housing;
Provide replacement vouchers.

Goal 3: Increase assisted housing choices

Objectives: Conduct outreach efforts to potential voucher landlords (increase by 5 per year);
Provide voucher mobility counseling;
Implement voucher homeownership program;
Implement public housing or other homeownership programs;
Implement public housing site-based waiting lists;
Convert public housing to vouchers;
Implement a Section 8 project based vouchers program.

Goal 4: Provide an improved living environment

Objectives: Implement measures to deconcentrate poverty by bringing higher income public housing households to lower income developments;
Implement public housing security improvements;
Designate developments or buildings for particular resident groups (elderly, persons with disabilities).

Goal 5: Promote self-sufficiency and assist development of assisted households

Objectives: Increase the number and percentage of employed persons in assisted families;
Provide or attract supportive services to improve assistance recipients' employability;
Provide or attract supportive services to increase independence for the elderly or families with disabilities;
Provide resource person for each program participant;
Partner with advocacy group for resident benefits;
Expand educational opportunities for all households.

Goal 6: Ensure equal opportunity and affirmatively further fair housing

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

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

Goal 7: Financially sustainable Durham Housing Authority - resources for today, investing in tomorrow.

Objectives: Develop external business opportunities generating revenues (profit) to support Durham Housing Authority's core mission.
Maintain high occupancy rate in public housing units.
Have cost effective procurement process to obtain products and services as "best price".
Deliver Durham Housing Authority's services in the most cost effective and customer friendly manner.
Maintain and improve high collection rate of revenues (e.g. rents, etc.)
Improve efficiency ratio (expenses to revenues) and appropriate financial reserves.

Goal 8.0: Durham Housing Authority - a high performing organization fulfilling its mission, guided by core beliefs.

Objectives: Achieve high performer (90%) on PHAS and (90%) on SEMAP including 97% occupancy rate for public housing unit.
Have 98% utilization of Section 8 dollars annually.
Align the Durham Housing Authority's organization with its Mission and Core beliefs.
Improve customer service and satisfaction.
Attract and retain the right employees for Durham Housing Authority.

Goal 9.0: Transformation to an asset management and a real estate holding

company.

- Objectives:
- Increase occupancy rate: 92% to 97%.
 - Increase skill set at property level.
 - Develop a positive image within development and real estate communities.
 - Increase asset values and “curb appeal”.
 - Develop a diverse housing portfolio: (1) market rate, (2) tax credit, (3) mixed finance.
 - Develop one or more mixed use development.

Goal 10.0: Strong community partnerships state, county, city, and community organizations.

- Objectives:
- Develop and maintain strong relations and develop mutual commitments with City of Durham.
 - Develop and maintain strong relations and develop mutual commitments public agencies: Federal/HUD, State and County.
 - Develop and maintain strong relations and develop mutual commitments with corporate community and private individuals.
 - Increase Durham Housing Authority’s involvement, outreach and partnership in the community.
 - Increase public understanding of Durham Housing Authority’s visions, goals, mission, programs, services and our communities.
 - Gain recognition as the “first to look to” for affordable housing.

Goal 11.0: Quality, effective safety net for residents.

- Objectives:
- Have adequate financial resources to support Durham Housing Authority’s core mission.
 - Leverage Durham Housing Authority’s core mission.
 - Identify and respond to safety net needs (80% of Durham Housing Authority’s resources dedicated to core mission).
 - Maintain public housing and subsidized housing at housing quality standards - 100%.
 - Increase individual self sufficiency for public housing residents by helping each individual to reach their full potential.

Deliver on Durham Housing Authority's service promise.

Our Annual Plan is based on the premise that if we accomplish our goals and objectives, we will be working towards the achievement of our mission.

The information set forth in the Annual Plan leads to the accomplishment of our goals and objectives. Taken as a whole, the data outline a comprehensive approach towards our goals and objectives and are consistent with our City's Consolidated Plan. Here are a few highlights of our Annual Plan:

- Adoption of changes to admission policies to promote deconcentration of poverty and to assure income mixing by employing waiting list "skipping" for all developments.
- Establishment of flat rents for all developments by completing rent comparables for units in the private unassisted rental market
- Annual Statement for Capital Fund Program in the amount of \$3,657,148.
- Implementation of a HOPE VI Revitalization grant for our Few Gardens community.
- Identification of needs for measures to ensure resident safety and plans for crime and drug prevention activities.
- Attachment of Resident Advisory Board participation document.

In summary, the Durham Housing Authority is on course to improve the condition of affordable housing in our area.

Annual Plan Table of Contents

[24 CFR Part 903.79 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

- A Admissions Policy for Deconcentration (nc013a01)
 G FY 2008 Capital Fund Program Annual Statement (nc013g01)
 Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart
 H FY 2008 Capital Fund Program 5 Year Action Plan(nc013h01)
N/A Public Housing Drug Elimination Program (PHDEP) Plan
 C Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) (nc013c01)
 B Other (List below, providing each attachment name)
 Statement of Consistency with Consolidated Plan (nc013b01)
 D Resident Member on the PHA Governing Board (nc013d01)
 E Membership of the Resident Advisory Board (nc013e01)
 F Statement of Progress (nc013f01)
 I Capital Fund Performance and Evaluation Reports (nc013i01)
 K Section 8 Homeownership Capacity Statement (nc013k01)
 J Designation of Public Housing for Occupancy By Elderly Families (nc013j01)
 L Component 10(B) Voluntary Conversion Initial Assessments (nc013l01)
 M Section 8 Project-Based Rental Assistance (nc013m01)
 N Pet Rule (nc013n01)
 O Durham Housing Authority's Community Service Program (nc013o01)
 P Capital Fund Financing Program Statement of Intent (nc013p01)
 Q Violence Against Women Act (nc013q01)

Supporting Documents Available for Review

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

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

Applicable & On Display	Supporting Document	Applicable Plan Component
X	Schedule of flat rents offered at each public housing development X check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies X check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures X check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures X check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
X	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program X check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency

Applicable & On Display	Supporting Document	Applicable Plan Component
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
X	Other supporting documents (optional) (list individually; use as many lines as necessary) HOPE VI Admissions & Occupancy Policy for Public Housing Assisted Units	(specify as needed) Annual Plan: Eligibility, Selection, and Admissions Policies; Rent Determination; Grievance Procedures
X	Income Analysis of Public Housing Covered Developments	Annual Plan: Conversions Section 22
X	RASS Follow-Up Plan	Annual Plan: 2007
X	Narrative Description of Voluntary Conversion Assessment	Annual Plan: Conversions Section 22

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	2. Size	Loca-tion
Income <= 30% of AMI	7,045	5	5	5	N/A	5	5
Income >30% but <=50% of AMI	4,927	5	5	5	N/A	5	5
Income >50% but <80% of AMI	3,314	4	4	4	N/A	4	4
Elderly	1,842	5	5	5	4	4	3
Families with Disabilities	2,924	5	5	5	5	4	3
Black/Non-Hisp.	8,313	4	N/A	N/A	N/A	N/A	N/A
Hispanic/Latino	2,323	4	N/A	N/A	N/A	N/A	N/A
White	5,124	4	N/A	N/A	N/A	N/A	N/A
Other	753	4	N/A	N/A	N/A	N/A	N/A

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s
Indicate year: 2005-2010 Five-Year and 2007-08 Annual Action Plan
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset (2000)*. *Most recent data used by DHA and Durham City
- American Housing Survey data
Indicate year: _____
- Other housing market study
Indicate year: _____
- Other sources: (list and indicate year of information)

A. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	963		420
Extremely low income <=30% AMI	908	93.41%	
Very low income (>30% but <=50% AMI)	49	5.04%	
Low income (>50% but <80% AMI)	6	0.61%	
Families with children	187	19.24%	
Elderly families	43	4.42%	
Families with Disabilities	37	3.81%	
White	80	8.23%	
Black	871	90.44%	
Hispanic	8	0.82%	
Asian	4	0.41%	
Characteristics by Bedroom Size (Public Housing Only) 0 BR	0	0%	0
1BR	647	66.56%	144
2 BR	185	19.03%	117

3 BR	101	10.39%	73
4 BR	36	3.70%	53
5 BR	3	0.30%	33
5+ BR	0	0%	0
Is the waiting list closed (select one)? <u>No</u> Yes			
If yes:			
B. How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? No Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	2146		143
Extremely low income <=30% AMI	1488	69.33%	
Very low income (>30% but <=50% AMI)	629	29.31%	
Low income (>50% but <80% AMI)	29	1.35%	
Families with children	1180	54.98%	
Elderly families	87	4.05%	
Families with Disabilities	290	13.51%	
White	67	3.12%	
Black	2062	96.08%	
Other	17	0.79%	
Race/ethnicity			

Characteristics by Bedroom Size (Public Housing Only) 0BR			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
<p>Is the waiting list closed (select one)? No <u>Yes</u></p> <p>If yes:</p> <p>B. How long has it been closed (# of months)? As of 5/31/06 # of months = 17</p> <p>Does the PHA expect to reopen the list in the PHA Plan year? <u>No</u> Yes</p> <p>Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <u>No</u> Yes</p>			

C. Strategy for Addressing Needs

Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency’s reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Durham Housing Authority considers itself part of a larger effort in Durham to address affordable housing needs. In accordance with the goals included in this plan, Durham Housing Authority will try to minimize some identified needs by utilizing appropriate resources to maintain and preserve our existing stock. When appropriate and feasible, we will apply for additional grants and loans from governmental and private sources to help add to the affordable housing availability in our community. To that avail, we intend to work with our local partners, e.g. city/county government to try to meet the identified needs.

This year we expect to receive approximately \$3.66 million for modernization of our existing units through the Capital Fund Program. We will continue implementing the HOPE VI grant (\$35 million). We intend to submit a proposal application for participating in the Capital Fund Financing Program. Priorities and guidelines for programs sometimes change from time to time. Our decisions to pursue certain opportunities and resources may also change during the year, if situations occur which are beyond our control.

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through Section 8 replacement housing resources
- Maintain or increase Section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase Section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase Section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- Apply for additional Section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)
Converting tenant-based vouchers to project-based vouchers.

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

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

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance

- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

B. Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
 Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
 Market the section 8 program to owners outside of areas of poverty /minority concentrations
 Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints
 Staffing constraints
 Limited availability of sites for assisted housing
 Extent to which particular housing needs are met by other organizations in the community
 Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
 Influence of the housing market on PHA programs
 Community priorities regarding housing assistance
 Results of consultation with local or state government
 Results of consultation with residents and the Resident Advisory Board
 Results of consultation with advocacy groups
 Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2008 grants)		
a) Public Housing Operating Fund	\$6,600,000	
b) Public Housing Capital Fund	\$3,657,148	
c) HOPE VI Revitalization	\$0	
d) HOPE VI Demolition	\$0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$21,200,000	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	N/A	
g) Resident Opportunity and Self-Sufficiency Grants	\$800,000	
h) Community Development Block Grant	\$0	
i) HOME	\$0	
Other Federal Grants (list below)	\$0	
Sub-total (Fed Grants - Year 2007)	\$32,393,428	
2. Prior Year Federal Grants (unobligated funds only) (list below)		
a) CFP Grants	\$1,301,512	
b) 2000 HOPE VI Grant	\$7,398,382	
3. Public Housing Dwelling Rental Income	\$3,400,000	
4. Other income (list below)		
Excess utilities	\$13,000	PH operations

Sources	Planned \$	Planned Uses
Investment income	\$95,000	PH operations
Other	\$210,000	PH operations
Sub-total (Other Income)	\$318,000	
4. Non-federal sources (list below)	\$0	
Total resources	\$44,811,322	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

When families are within a certain number of being offered a unit: (state number) Fifty (50)

When families are within a certain time of being offered a unit: (state time)

Other: (describe)

Preliminary applications are accepted. PHA verifies arrest records, previous assisted housing records and status of previous financial obligations to PHA at the preliminary application stage.

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

Criminal or Drug-related activity

Rental history

Housekeeping

Other (describe)

Non-income screening factors are included in DHA's Admissions & Continued Occupancy Policy and in the HOPE VI Admissions & Occupancy Policy for Public Housing Assisted Units.

Screening Factors for these HOPE VI communities are:

- Adverse, disrupt, or illegal behavior
- Failure to comply with resident obligations under a lease
- Unsanitary or hazardous housekeeping practices
- Criminal history
- Bad credit and financial standing

- c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2)Waiting List Organization

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

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

Will maintain separate Sub-jurisdictional Waiting List for the HOPE VI communities.

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

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

HOPE VI Management Offices

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

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

2. Yes No: Are any or all of the PHA's site-based waiting lists new for the

upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?

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

Not Applicable - only one sub-jurisdictional waiting list

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)

Not Applicable

(3) Assignment

- a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

x One
___ Two
___ Three or More

- b. ___ Yes x No: Is this policy consistent across all waiting list types?

- c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

HOPE VI Sub-jurisdictional Waiting List.

“The Applicant Household must indicate acceptance or rejection of the available unit within three days after Management notifies the household of the offer by telephone,

or five days after Management mails the offer letter, whichever is shorter. If the Applicant Household rejects the unit, their application will be removed from the Waiting Lists for public housing, unless the rejection was for medical or other substantial reasons. Management will determine whether the reasons for rejecting the unit are substantial and valid”.

(4) Admissions Preferences

a. Income targeting:

Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

Emergencies

Overhoused

Underhoused

Medical justification

Administrative reasons determined by the PHA (e.g., to permit modernization work)

Resident choice: (state circumstances below)

Other: (list below)

HOPE VI communities:

“Necessary transfers will have priority over new admissions. Necessary transfers will be made to: 1) address emergency conditions (i.e., conditions that pose imminent danger to a resident’s life, health or safety); 2) permit the use of a unit with special features by a resident or applicant whose disability requires a unit with such features; 3) correct overhousing or underhousing; 4) allow the Owner to make major repairs or renovations; or 5) accommodate a resident’s reasonable, documented medical needs”.

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

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

Selection Preferences for the HOPE VI communities are:

- Working families
Accessible units
Income tiers
Relocated Few Gardens residents
Other HOPE VI relocated residents

Selection Preferences for HOPE VI communities for Homeownership will be Relocated Few Gardens residents, income eligible to purchase.

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

2 Date and Time

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing

- Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

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

Selection Preferences Priorities for the HOPE VI communities are:

- 1 Working families
- 2 Accessible units
- 3 Income tiers
- 4 Relocated Few Gardens residents
- 5 Other HOPE VI relocated residents

Selection Preferences for HOPE VI communities for Homeownership will be Relocated Few Gardens residents, income eligible to purchase.

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers

Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

HOPE VI communities:

“Each income category or “tier” will be designated as a separate selection preference, to be considered in selecting an Applicant Household for any unit that becomes available”.

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA-resident lease

- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list)

HOPE VI Admissions & Occupancy Policy for Public Housing Assisted Units

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

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

(6) Deconcentration and Income Mixing

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

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

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

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

d. Yes No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:
ALL

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.

Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

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

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

b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

- c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
- Other (describe below)

The Durham Housing Authority will provide information to prospective landlords for all participants, upon request, when the housing authority possesses the following: the tenant history of family members, criminal or drug related activity, drug trafficking by family members, family's current address, and name and address of current landlord.

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)
- b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)
- PHA main administrative office
- Other (list below)

Designated location may be established or application may be processed by mail, fax, and/or internet.

(3) Search Time

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

If yes, state circumstances below:

DHA will approve additional extensions only in the following circumstances:

- 1) It is necessary as a reasonable accommodation for a person with disabilities.

2) It is necessary due to reasons beyond the family's control, as determined by DHA. The following is a list of extenuating circumstances that DHA may consider in making its decision. The presence of these circumstances does not guarantee that an extension will be granted: Serious illness or death in the family; Other family emergency; Obstacles due to employment; Whether the family has already submitted requests for tenancy approval that were not approved by DHA; and Whether family size or other special requirements make finding a unit difficult.

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

HCV Program Termination Preference
Elderly and Disabled Preference

HCV Program Termination Preference is defined as any family that has been terminated from its HCV program due to insufficient program funding, including those issued a voucher subsequently rescinded by DHA due to insufficient program funding.

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

4 Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

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

HCV Program Termination Preference is defined as any family that has been terminated from its HCV program due to insufficient program funding, including those issued a voucher subsequently rescinded by DHA due to insufficient program funding.

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

x Date and time of application

Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)

This preference has previously been reviewed and approved by HUD

The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

The PHA applies preferences within income tiers

Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

The Section 8 Administrative Plan

Briefing sessions and written materials

Other (list below)

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

Through published notices

Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA’s income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

_____ The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- _____ \$0
_____ \$1-\$25
 x \$26-\$50

2. ___ Yes x No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

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

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

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

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

_____ For the earned income of a previously unemployed household member
_____ For increases in earned income
_____ Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:

_____ Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:

- _____ For household heads
_____ For other family members
_____ For transportation expenses
_____ For the non-reimbursed medical expenses of non-disabled or non-elderly families
_____ Other (describe below)

e. Ceiling rents

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

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

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

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

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

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

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
 At family option

- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) _____
- Other (list below)

Families that are paying the minimum rent are required to report all increases in income, including new employment, within ten (10) business days of the date the change takes effect.

DHA will only conduct interim reexaminations for families that qualify for the earned income disallowance (EID), and only when the EID family's rent will change as a result of the increase. In all other cases, DHA will note the information in the tenant file, but will not conduct an interim reexamination.

DHA plans to implement individual saving accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year.

Families are not required to report any other changes in income or expenses.

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

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)
 - The section 8 rent reasonableness study of comparable housing
 - Survey of rents listed in local newspaper
 - Survey of similar unassisted units in the neighborhood
 - Other (list/describe below)

The Housing Authority of the City of Durham established its Flat Rents based on the operating cost of the public housing units, rental value (market value) of the units, and the Durham Housing Authority and QHWRA objectives for encouraging residents to work.

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

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

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

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

- Annually
- Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its

payment standard? (select all that apply)

- Success rates of assisted families
 Rent burdens of assisted families
 Other (list below)

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- \$0
 \$1-\$25
 \$26-\$50

b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

See Section 8 Administration Plan Minimum Rent Hardship

Exemptions: family would be evicted, loss of employment, awaiting eligibility determination for federal, state or local assistance program.

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached.
 A brief description of the management structure and organization of the PHA follows:

Durham Housing Authority (DHA) serves approximately 10,000 citizens through four housing programs. The Housing Authority's annual operations and program budgets total approximately \$47 million dollars. A staff of one hundred twenty employees carry out the daily activities. In addition to the Office of the Executive Director, there are four major organizational areas: Housing Operations, Finance and Administration, Occupancy and Section 8, and HOPE VI Revitalization.

The Housing Operations department is responsible for: 1) the public housing management function to include most resident activities such as property

management, rent collections, and family recertifications; 2) the management of commercial properties; 3) the affordable housing management function; 4) the capital improvements function to include modernization activities; 5) the maintenance function to include a range of services related to providing a quality living environment; and (6) the resident services function which focuses on resident participation in self-sufficiency and a variety of programs and services to enhance the quality of life for residents.

The Occupancy office is responsible for receiving and processing applications for both the Public Housing and Section 8 programs.

The Section 8 department monitors and certifies participation and evaluates properties for the housing choice voucher program.

The Finance and Administration department is comprised of the accounting, procurement/contract, and human resources areas.

The HOPE VI Revitalization department administers the HOPE VI program, managing the planning, implementation and monitoring of all facets of the HOPE VI program, both development and community and supportive services.

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use “NA” to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning 2008	Expected Turnover
Public Housing	1805 units	420
Section 8 Vouchers	2684	143
Section 8 Certificates	N/A	N/A
Section 8 Mod Rehab	N/A	N/A
Special Purpose Section 8 Certificates/Vouchers (list individually)	N/A	N/A
Other Federal Programs(list individually)		
Section 8 Homeownership	36	0
Turnkey III	4 units	4 units sold

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

- Admission and Continued Occupancy Policy
- Nan McKay Public Housing Master Book
- Public Housing Occupancy Guidebook
- Personnel Policy Manual
- Housing Management Procedures Manual
- Recertifications Procedures Manual
- Maintenance Procedures Manual
- Pest Control Procedure
- Procurement Policy
- Accounting Policy & Procedures
- HOPE VI Admissions & Occupancy Policy for Public Housing Assisted Units
- DHA/HOPE VI Family Self-Sufficiency Policy and Procedures Manuals

(2) Section 8 Management: (list below)

- Section 8 Administrative Plan
- HUD Housing Choice Voucher Program Guidebook
- HUD Housing Quality Standards
- Nan McKay Housing Choice Voucher Program Master Book
- Section 8 Procedures Manual
- Personnel Policy Manual
- Procurement Policy
- Accounting Policy & Procedures

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

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

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

HOPE VI Management Offices

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office
___ Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (nc013g01)

-or-

___ The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a. Yes No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (nc013h01)

-or-

The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

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

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

Yes No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name: Few Gardens Public Housing Development

2. Development (project) number: NC013-01

3. Status of grant: (select the statement that best describes the current status)

Revitalization Plan under development

Revitalization Plan submitted, pending approval

Revitalization Plan approved 02/25/2003

Activities pursuant to an approved Revitalization Plan underway

Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?

If yes, list development name/s below:

NC013-06 Oldham Towers, NC013-08 Liberty Street, NC013-02 McDougald Terrace, NC013-03 McDougald Terrace, NC13-11 J. J. Henderson Housing

Center, NC13-20 Forest Hill Heights

Yes ___ No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?

If yes, list developments or activities below:

Few Gardens Public Housing Development, NC013-01

Other developments as related to approved HOPE VI Revitalization Plan

Yes ___ No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?

If yes, list developments or activities below:

NC013-16 Kerrwood Estates - 13 units housing development

2005 CFP RHF - housing development

2006 CFP RHF - housing development

2007 CFP RHF - housing development

2008 CFP RHF - housing development

NC013-02 & 03 McDougald Terrace - housing redevelopment

NC013-06 Oldham Towers - housing redevelopment

NC013-08 Liberty Street - housing redevelopment

NC013-11 J. J. Henderson Housing Center - housing redevelopment

NC013-20 Forest Hill Heights - housing redevelopment

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

1. Yes ___ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

___ Yes No: Has the PHA provided the activities description information in the optional Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

<u>Demolition/Disposition Activity Description</u>
1a. Development name: Fayetteville Street Public Housing Development
1b. Development (project) number: NC013-05
2. Activity type: <input checked="" type="checkbox"/> Demolition
<input checked="" type="checkbox"/> Disposition

3. Application status (select one) <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date application approved, submitted, or planned for submission: 3/23/2007
5. Number of units affected: 200 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: 09/01/04 b. Projected end date of activity: 12/31/2007

<u>Demolition/Disposition Activity Description</u>
1a. Development name: Club Boulevard Public Housing Development 1b. Development (project) number: NC013-09
2. Activity type: <input type="checkbox"/> Demolition <input checked="" type="checkbox"/> Disposition
3. Application status (select one) <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date application approved, submitted, or planned for submission: 05/23/2001
5. Number of units affected: 0 Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 06/01/01 b. Projected end date of activity: 06/19/2002

<u>Demolition/Disposition Activity Description</u>
1a. Development name: McDougald Terrace Public Housing Development 1b. Development (project) number: NC013-02 & NC013-03
2. Activity type: <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> Disposition
3. Application status (select one) <input type="checkbox"/> Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application

4. Date application approved, submitted, or planned for submission: <u>12/31/2008</u>
5. Number of units affected: 360 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: 7/1/09 b. Projected end date of activity: 12/31/2010

Demolition/Disposition Activity Description
1a. Development name: Oldham Towers Public Housing Development 1b. Development (project) number: NC013-06
2. Activity type: <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> Disposition
3. Application status (select one) <input type="checkbox"/> Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application
4. Date application approved, submitted, or planned for submission: <u>12/31/2008</u>
5. Number of units affected: 106 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: 7/1/09 b. Projected end date of activity: 12/31/2010

Demolition/Disposition Activity Description
1a. Development name: Liberty Street Public Housing Development 1b. Development (project) number: NC013-08
2. Activity type: <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> Disposition
3. Application status (select one) <input type="checkbox"/> Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application
4. Date application approved, submitted, or planned for submission: <u>12/31/2008</u>

5. Number of units affected: 55 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: 7/1/09 b. Projected end date of activity: 12/31/2010

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities
[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

See Attachment J - Designation Of Public Housing for Occupancy by Elderly Families (nc013j01)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the optional Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

Designation of Public Housing Activity Description
1a. Development name: Scattered Sites 1b. Development (project) number: NC19P013004
2. Designation type: <input checked="" type="checkbox"/> Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities

3. Application status (select one) <input checked="" type="checkbox"/> Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY) February 5, 2007
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 50 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description	
1a. Development name: J. J. Henderson Housing Center	
1b. Development (project) number: NC19P013011	
2. Designation type: <input checked="" type="checkbox"/> Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities	
3. Application status (select one) <input checked="" type="checkbox"/> Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application	
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY) February 5, 2007	
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?	
6. Number of units affected: 178 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development	

Designation of Public Housing Activity Description	
1a. Development name: Forest Hill Heights	
1b. Development (project) number: NC19P013020	

2. Designation type: <input checked="" type="checkbox"/> Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities
3. Application status (select one) <input checked="" type="checkbox"/> Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY) February 5, 2007
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 55 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: To be determined - HOPE VI Morning Glory Senior Village 1b. Development (project) number: NC19P013024
2. Designation type: <input checked="" type="checkbox"/> Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities
3. Application status (select one) <input checked="" type="checkbox"/> Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY) February 5, 2007
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 25 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description

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

Conversion of Public Housing Activity Description
1a. Development name:
1b. Development (project) number:
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway

5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)

- Units addressed in a pending or approved demolition application (date submitted or approved: _____)
- Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____)
- Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: _____)
- Requirements no longer applicable: vacancy rates are less than 10 percent
- Requirements no longer applicable: site now has less than 300 units
- Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to small PHA or high performing PHA status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

- Yes No: Has the PHA provided all required activity description information for this component in the optional Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name: Kerrwood Estates	
1b. Development (project) number: NC19P013016	
2. Federal Program authority:	
<input type="checkbox"/>	HOPE I
<input type="checkbox"/>	5(h)
<input checked="" type="checkbox"/>	Turnkey III
<input type="checkbox"/>	Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)	
<input checked="" type="checkbox"/>	Approved; included in the PHA's Homeownership Plan/Program
<input type="checkbox"/>	Submitted, pending approval
<input type="checkbox"/>	Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY) 00/00/1972	
5. Number of units affected: 150	
6. Coverage of action: (select one)	
<input type="checkbox"/>	Part of the development
<input checked="" type="checkbox"/>	Total development

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name: Birchwood Heights	
1b. Development (project) number: NC19P013018	
2. Federal Program authority:	
<input type="checkbox"/>	HOPE I
<input type="checkbox"/>	5(h)
<input checked="" type="checkbox"/>	Turnkey III
<input type="checkbox"/>	Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)	
<input checked="" type="checkbox"/>	Approved; included in the PHA's Homeownership Plan/Program
<input type="checkbox"/>	Submitted, pending approval
<input type="checkbox"/>	Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY) 00/00/1972	
5. Number of units affected: 200	
6. Coverage of action: (select one)	
<input type="checkbox"/>	Part of the development
<input checked="" type="checkbox"/>	Total development

Public Housing Homeownership Activity Description (Complete one for each development affected)	
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1a. Development name: Edgemont Homeownership 1b. Development (project) number: TBD
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input checked="" type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY) 3/10/2005
5. Number of units affected:74 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name: Golden Belt A Homeownership 1b. Development (project) number: TBD	
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input checked="" type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)	
3. Application status: (select one) <input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval - Golden Belt A <input type="checkbox"/> Planned application	
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY) Golden Belt A - 10/12/2006	
5. Number of units affected: Golden Belt A - 9 units 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development	

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name: Central Neighborhood 1b. Development (project) number: TBD	

2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input checked="" type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY) 12/31/2007
5. Number of units affected: 50 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

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

See Attachment K - Section 8 Homeownership Capacity Statement (nc013k01)

2. Program Description:

a. Size of Program

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

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants
- 26 - 50 participants
- 51 to 100 participants
- more than 100 participants

b. PHA-established eligibility criteria

Yes No: Will the PHA's program have eligibility criteria for participation in its Section 8

Homeownership Option program in addition to HUD criteria?
If yes, list criteria below:

Minimum income for participant - \$18,600

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (I)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

Yes No: Has the PHA has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed?

6/5/2001 for Few Gardens HOPE VI Revitalization Program

NC19URD0131100 with the Durham County Department of Social Services

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas?

(select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation

____ Preference/eligibility for section 8 homeownership option participation
 ____ Other policies (list below)

Not applicable

b. Economic and Social self-sufficiency programs

 x Yes No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
Family Self-Sufficiency - Program to help individuals and families improve the quality of their lives	188	Volunteer	Main Office	Section 8 & PH
Ruffin/Edwards Academic Development Scholarship (READS) - Program to provide post secondary educational scholarships and stipends to residents residing in Durham Housing Authority communities	28	Volunteer	Main Office	PH
Community Learning Center - Program provides homework support, reading tutorials, math tutorials and enrichment activities (games, trips) to youth K-12.	60	Volunteer	Oxford Manor development	PH
ABE/GED Programs - Programs are geared toward moving residents to completion of their high school education to increase their job marketability	18	Volunteer	Oxford Manor development	PH
JobLink Satellite Site - Program provides access to employment, education, training, labor market information, job candidate availability and other workforce development services.	12	Volunteer	Oxford Manor development	PH

Youth Life Learning Center (YLLC) - Program addresses the educational, social, vocational, and spiritual needs of the community.	35	Volunteer,	Cornwallis Road development	PH
Strong Parental Involvement in Community Education (SPICE) - Program teaches parents how to teach their children to read through the use of computers.	48	Volunteer	Cornwallis Road development	PH
Parenting Peer Support Program - Program assists families with identifying community support systems and resources that will lead to self-sufficiency.	30	Volunteer	McDougald Terrace development	PH

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2008 Estimate)	Actual Number of Participants (As of: 12/31/07)
Public Housing	47	40
Section 8	210	154

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

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)
- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
 - Informing residents of new policy on admission and reexamination
 - Actively notifying residents of new policy at times in addition to admission and reexamination.
 - Establishing or pursuing a cooperative agreement with all appropriate TANF agencies

- _____ regarding the exchange of information and coordination of services
- _____ Establishing a protocol for exchange of information with all appropriate TANF agencies
- _____ Other: (list below)

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

See Attachment O - Durham Housing Authority's Community Service Program (nc013o01).

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

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

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

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

- _____ Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- _____ Other (describe below)

3. Which developments are most affected? (list below)

Club Boulevard, Cornwallis Road, Damar Court, Hoover Road, Liberty Street, McDougald Terrace, Morreene Road, Oxford Manor, J. J. Henderson, Oldham Towers, Forest Hill Heights, Scattered Sites, and Laurel Oaks

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

Public housing unit (13 Sworn Officers assigned to public housing police offices/sub-stations in Oxford Manor, Morreene Road, McDougald Terrace, and Oldham Towers)

2. Which developments are most affected? (list below)

Club Boulevard, Cornwallis Road, Damar Court, Hoover Road, Liberty Street, McDougald Terrace, Morreene Road, Oxford Manor, J. J. Henderson, Oldham Towers, Forest Hill Heights, and Laurel Oaks

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

2. Which developments are most affected? (list below) all multifamily

Club Boulevard, Cornwallis Road, Damar Court, Hoover Road, Liberty Street, McDougald Terrace, Morreene Road, Oxford Manor, J. J. Henderson, Oldham Towers, Forest Hill Heights, Scattered Sites, and Laurel Oaks

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2006 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan? NOT APPLICABLE

Yes No: Has the PHA included the PHDEP Plan for FY 2007 in this PHA Plan? NOT APPLICABLE

Yes No: This PHDEP Plan is an Attachment. NOT APPLICABLE

14. RESERVED FOR PET POLICY

[24 CFR

Part 903.7 9 (n)]

See Attachment N - Pet Rule (nc013n01)

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))? (If no, skip to component 17.)

2. Yes No: Was the most recent fiscal audit submitted to HUD?

3. Yes No: Were there any findings as the result of that audit?

4. Yes No: If there were any findings, do any remain unresolved? If yes, how many unresolved findings remain? One (1)

5. Yes No: Have responses to any unresolved findings been submitted to HUD? If not, when are they due (state below)?

Corrective action plan has been submitted to our auditors, NC State Treasurer and HUD.

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have not been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
- Not applicable
 Private management
 Development-based accounting
 Comprehensive stock assessment
 Other: (list below)

HOPE VI Communities - Private Management and Development-based Accounting

Project-based budgeting, accounting, and management implementation will began to be applied to all programs and revenue sources that support the public housing communities.

DHA will undertake the following activities during the period covered by the Annual Plan:

- 1) Transition to site based budgeting in accordance with HUD regulations.
- 2) For each property grouping, develop a performance measurement tool for use as a report for a comprehensive view of progress in transitioning to an asset management model.
- 3) Continue to refine the site based management of the property groupings - integrating management, maintenance, accounting, and resident services..
- 4) Train and certify management staff by the Institute of Real Estate Management.
- 5) Keep abreast of regulatory developments regarding the latest project-based budgeting, accounting, and management calendar and provisions.

3. Yes No: Has the PHA included descriptions of asset management activities in the optional Public Housing Asset Management Table?

18. Other Information

A. Resident Advisory Board Recommendations

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

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

Attached at Attachment C (nc013c01)

Provided below:

3. In what manner did the PHA address those comments? (select all that apply)

Considered comments, but determined that no changes to the PHA Plan were necessary.

The PHA changed portions of the PHA Plan in response to comments

List changes below:

Other: (list below)

The Resident Advisory Board (RAB) reviewed each component of the PHA Plan and made no recommendations for changes or additions to the PHA Plan. Comments made at the public hearing will also be included with the Resident Advisory Board comments Attachment C (nc013c01).

B. Description of Election process for Residents on the PHA Board

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

Candidates were nominated by resident and assisted family organizations

Candidates could be nominated by any adult recipient of PHA assistance

Self-nomination: Candidates registered with the PHA and requested a place on ballot

Other: (describe)

b. Eligible candidates: (select one)

Any recipient of PHA assistance

Any head of household receiving PHA assistance

Any adult recipient of PHA assistance

Any adult member of a resident or assisted family organization

_____ Other (list)

c. Eligible voters: (select all that apply)

_____ All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)

_____ Representatives of all PHA resident and assisted family organizations

_____ Other (list)

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (Durham, 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 in the jurisdiction on the needs expressed in the Consolidated Plan/s.

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

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

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

_____ Other: (list below)

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

See Attachment B - Statement of Consistency with Consolidated Plan (nc013b01)

D. Other Information Required by HUD

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

DEFINITION OF "SIGNIFICANT AMENDMENTS AND SUBSTANTIAL DEVIATIONS/MODIFICATIONS" TO THE PLAN

"Significant amendments and substantial deviations/modifications" to the Plan is defined as any additional changes that would affect this Agency's mission, goals, objectives, and policies as stated in the Plan. Additional changes are described as follows:

1. **Changes to rent or admissions policies or organizations of the waiting list;**
2. **Additions of non-emergency work items (items not included in the current**

- Annual Statement or Five-Year Action Plan) or change in the use of replacement reserve funds under the Capital Fund; and**
- 3. Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.**

Any significant amendment or substantial deviation/modification to the Plan is subject to the same requirements as for the development/submission of the original Plan (including time frames).

Attachments

Use this section to provide any additional attachments referenced in the Plans.

ATTACHMENT A

Admissions Policy for Deconcentration

Public Housing

1. Objective: The objective of the Deconcentration Rule for public housing units is to ensure that families are housed in a manner that will prevent a concentration of poverty families and/or a concentration of higher income families in any one development. The specific objective of the housing authority is to house no less than 40 percent of its public housing inventory with families that have income at or below 30% of the area median income by public housing development. Also the housing authority will take actions to insure that no individual development has a concentration of higher income families in one or more of the developments. To insure that the housing authority does not concentrate families with higher income levels, it is the goal of the housing authority not to house more than 60% of its units in any one development with families whose income exceeds 30% of the area median income. The housing authority will track the status of family income, by development, on a monthly basis by utilizing income reports generated by the housing authority's computer system.
2. Actions: To accomplish the deconcentration goals, the housing authority will take the following actions:
 - A. At the beginning of each housing authority fiscal year, the housing authority will establish a goal for housing 40% of its new admissions with families whose incomes are at or below the area median income. The annual goal will be calculated by taking 40% of the total number of move-ins from the previous housing authority fiscal year.
 - B. To accomplish the goals of:
 - (1) Housing not less than 40% of its public housing inventory on an annual basis with families that have incomes at or below 30% of area median income, and
 - (2) Not housing families with incomes that exceed 30% of the area median income in developments that have 60% or more of the total household living in the development with incomes that exceed 30% of the area median income, the housing authority's Resident Selection and Assignment Plan, which is a part of this policy, provides for skipping families on the waiting list to accomplish these goals.

Section 8 Tenant-Based Assistance

The Deconcentration Policy for Section 8 tenant-based assistance is to ensure that no less than 75% of its new admissions are families that have incomes at or below 30% of the area median income. Durham Housing Authority (DHA) will track the status of all new admissions monthly by utilizing income reports generated by its Management Information System (MIS). If DHA is not reaching its goal, families will be skipped on the waiting list to admit a family that has income at or below 30% of area median income. DHA's Section 8 applicant selection process, which is contained in the Section 8 Administrative Plan provides for the skipping of families on the waiting list to accomplish this goal.

Component 3, (6) Deconcentration and Income Mixing

- a. Yes No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.
- b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

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

ATTACHMENT B

Statement of Consistency with Consolidated Plan

The Housing Authority of the City of Durham (DHA) has reviewed the City of Durham's Consolidated Plan and certifies that DHA's Agency Plan is consistent with the City's Consolidated Plan. Research and needs analysis of the housing conditions in Durham reflected shortages in affordable housing without problems. At least 30% of any ethnic group in the area, in the rental market, is living in housing with problems. DHA's plan has goals to add to the affordable housing stock through additional public housing, requesting of more Section 8 vouchers, applying for HOPE VI funding, and building affordable housing through various programs. In addition, the agency will be utilizing HUD programs such as the Capital Fund to improve the existing housing stock. The plan also reflects programs that will continue to be used to provide assistance to DHA residents to make them self-sufficient so the existing housing stock can be utilized by others that have a need.

ATTACHMENT C
Resident Advisory Board
Board of Commissioners Meeting
September 26, 2007

The community wide Resident Advisory Board for the Housing Authority of the City of Durham has had the ongoing opportunity to provide input into the Public Housing Authority Annual Plan.

In the months past, the Resident Advisory Board (RAB) has met to review the PHA past year program on planned fiscal activities. The first meeting was a refresher (reminder) of the purpose of the RAB and the upcoming elections of Board members; the by-laws were reviewed and updated. Elections were held in March with a Chair, Vice-Chair and Secretary being elected. We discussed setting up leadership development classes for the community with newly elected Resident Councils and all other communities needing such training.

In May, Ms. Vickie Ellis presented the RAB with a copy of the Capital Fund Program status update which contained detailed information on the work items completed, work items in progress, work items funded and a summary of the physical improvements survey. Ms. Vickie Ellis did answer all questions asked by the RAB pertaining to the Capital Fund Program. A copy of the draft PHA Plans were distributed to each RAB member to be reviewed and discussed before the September public hearing. We again met with Ms. Ellis and Mr. McMahand who addressed any additional questions and explained new requirements concerning families becoming self-sufficient. Mandatory community meetings will be held to explain the new additions to the PHA Plans and to make residents aware of the programs and services provided by the Resident Services Department. Ms. Ellis discussed in detail the changes to the PHA Plan due to the Section 8 Administrative Plan re-write, and Mr. McMahand explained that the changes to the Section 8 Administrative Plan will have to receive prior approval from HUD before implementation.

The Chair reviewed the 18 components and there were no additions, corrections or deletions addressed. The PHA Plans for 2008 was accepted as stated. The RAB would like to thank the administration, staff, Ms. McKinney - Resident Initiatives Manager, Ms. Ellis - Capital Improvements Administrator, and Mr. McMahand for their continued support.

The RAB officially and respectfully copy these minutes to the PHA Administration and Board of Commissioners for consideration of the residents input into the 2008 PHA Plans to be submitted to HUD in keeping with the Quality Housing and Work Responsibility Act (QHWRA) of 1998. We look forward to our continued positive and productive working relationship for a better public housing community.

Respectfully submitted,
Resident Advisory Board
Gloria M. Nottingham, Chairperson
Designated Spokesperson
Attachment: RAB Minutes

Resident Advisory Board Meeting Minutes

July 25, 2007

5:30 p.m.

Attendance: Sheri Starks, Sandra McClain, Dianna Blackley, Calvin Williams, Johnsie Williams, Sheila Hart, Barbara McKoy, Leila Simpson, Wanda Boone, Johnnie Bagley, Audrey Woods, Rosalind Barrett

Excused Absense: Gloria Nottingham, Benetta Forbes

Others - Christelle McKinney, Clarine Hyman

Due to the absence of the Chairperson the meeting was opened by Ms. Hart at 5:30 p.m.

Meeting minutes were tabled until the August 15, 2007 meeting.

The RAB began the process of reviewing the PHA 5 year and annual plans. Several questions were raised pertaining to items in the PHA plans, but the RAB was informed that Ms. Vickie Elis would hopefully be at the August 15, 2007 meeting to address their questions. The RAB members were instructed to review the plans at home and make notes of items they needed additional clarification on.

Ms. Hyman introduced herself to the RAB and briefly explained the work that Durham Family Initiatives is doing within our public housing communities to assist families and mothers. The Durham Family Initiatives program is geared towards reducing infant mortality, child abuse, and child neglect.

The meeting was motioned for adjournment at 6:30 p.m. by Mr. Williams and seconded by Ms. Starks.

Next Meeting: August 15, 2007 at 5:30 p.m. DHA Training Room.

Resident Advisory Board Meeting Minutes

August 15, 2007

5:30 p.m.

Attendance: Gloria Nottingham, Benetta Forbes, Johnsie Willams, Sheila Hart, Sheri Starks, Barbara McKoy, Fredy Ancrum

Others - Christelle McKinney, Vickie Ellis, Willie McMahand

Meeting was called to order by Gloria Nottingham at 5:40 p.m.. Introduction of persons in attendance occurred.

Minutes of the 6/2007 and 7/2007 RAB meetings were read and approved.

Ms. Ellis clarified that physical improvements surveys were received from Liberty Street and the results included in the summary table, after the Housing Manager found the surveys.

RAB had questions at its 7/25/07 meeting regarding the PHA Plans. The following discussion occurred:

RAB member stated there was a concern regarding income requirements for people with zero income and whether they will be eligible to remain in public housing, as well as the effects of the asset management changes. Ms. Ellis explained that the residents will still be eligible for public housing since their zero income is less than 30% of AMI. Mr. McMahand explained the proposed minimum rent policy requirement that residents paying minimum rent will have to be looking for work or pursuing educational opportunities due to HUD policy changes and funding reductions. Ms. Nottingham clarified that residents will have to be responsible due to budget cuts and will no longer be able to live for free. RAB member asked when the deadline for approval of the new minimum rent policy will be. Mr. McMahand stated that the new policies will be implemented January 2008. Mr. McMahand stated that DHA will be in the communities to explain the changes; elderly and disabled residents are excluded from the proposed minimum rent policy.

RAB member stated that Resident Services is bringing groups to the communities to assist the residents, such as the Employee Securities Commission. The Program Coordinating Committee meets monthly to determine what services will be brought to the communities as part of the FSS program.

RAB member asked if your are applying for disability status with Social Security and it will take 2-3 years to complete the process, will you comply with DHA's disability determination. Mr. McMahand stated a doctor's certificate will be sufficient, until the process has been completed..

RAB members asked about the PH waiting list number of 949. Mr. McMahand stated that this was last year's information. Currently there are approximately 500 individuals on the PH waiting list and approximately 3000 individuals on the Section 8 waiting list. Most of the PH waiting list

individuals are single, not elderly, not working, and do not meet the local preferences. Have been on the waiting list for a long time. DHA will be implementing local preferences for Section 8.

RAB member has noticed overhousing in the PH units. Mr. McMahan responded that PHAs built 3, 4, and 5 bedroom units years ago. Currently family sizes are smaller. Units are overhoused in order to lease the units. Exiting families who need larger units are being moved into larger units. RAB member stated that transfers are expensive.

RAB member asked what is the starting age for a senior. Mr. McMahan response that elderly is age 62 and above; near elderly is ages 50 to 62.

RAB member asked if a pregnant working mother would need to wait until the baby is born before receiving a larger unit. Mr. McMahan responded that a 2 bedroom unit will be provided prior to the baby's birth.

Ms. Ellis discussed the changes made to the PHA Plans due to the rewrite of the Section 8 Administrative Plan.

RAB member asked if the Section 8 waiting list is still closed. Mr. McMahan stated it is still closed and will remain closed for a 1-2 years. DHA will review the matter yearly due to funding restrictions from HUD.

Mr. McMahan announced that mandatory resident meeting will be held in the DHA communities late September/October 2007 for discussion of future DHA plans and to receive feedback from residents.

Ms. Nottingham thanked Mr. McMahan and Ms. Ellis for attending the meeting, answering questions, and reviewing the revised changes due to the rewrite of the Section 8 Administrative Plan.

Meeting adjourned at 6:30 p.m.

Next Meeting: September 12, 2007, at 5:30 p.m. DHA Training Room

Resident Advisory Board Meeting Minutes

September 12, 2007

5:30 p.m.

Attendance: Gloria Nottingham, Calvin Williams, Benetta Forbes, Johnsie Williams, Sheila Hart, Barbara McKoy

Others - Christelle McKinney, Vickie Ellis, Willie McMahan

Meeting called to order by Chairperson Nottingham at 5:35 p.m.

Chairperson Nottingham read the minutes of August 15, 2007 and asked for if any corrections were needed. Minutes were approved by the RAB.

RAB member stated that Ms. Dianna Blackley, Morreene Road, has indicated she will submit a letter of resignation at the next RAB meeting.

Ms. Ellis stated that the Public Hearing to receive comments regarding the Draft 2008 PHA Plans will be held by the Board of Commissioners on Wednesday, 9/26/2007, at 6:30 p.m. in the Central Office Board Room. Ms. Nottingham will present a statement from the RAB regarding the Draft 2008 PHA Plans.

Ms. Ellis stated that the RAB was asked at the 8/15/07 meeting to review the Draft 2008 PHA Plans and to bring any questions/concerns to tonight's meeting.

Mr. McMahan informed the RAB of recent policy changes which modify the Section 8 Administrative Plan and the Admissions and Continued Occupancy Policy:

- 1) Voluntary Quit Policy
- 2) Minimum Rent Policy additional requirements to work, seek work, and/or pursuing educational opportunities.

DHA will have to obtain special approval from HUD to implement these two items.

Mr. McMahan stated that mandatory community meetings have been scheduled starting next week. Discussion will center around the Strategic 5-Year Plan, Asset Management, Resident Services, etc. An official letter requiring mandatory attendance will be sent to all residents. A schedule has been developed for all communities. The meetings for the elderly sites will be held at 2:00 p.m. The meeting for the family sites will be held at 6:00 p.m.

Chairperson Nottingham reviewed the 18 components of the Draft 2008 PHA Plan. Asked the RAB if there were any questions and/or changes to be made. There were none.

Chairperson Nottingham requested a motion be made to accept the Draft 2008 PHA Plan as stated. Ms. Hart made the motion; Ms. Forbes seconded the motion. All RAB members in attendance were in concurrence with the motion.

RAB established the dates for upcoming RAB meetings as follows: October. 17th, 5:30 p.m.; November 14th, 5:30 p.m.; and December 19th, 5:30 p.m.

Meeting was adjourned at 6:30 p.m.

Next meeting: October 17, 2007, 5:30 p.m., DHA Training Room.

**ANALYSIS OF RESIDENT ADVISORY BOARD (RAB) COMMENTS AND DECISION
MADE ON RESIDENT ADVISORY BOARD COMMENTS**

September 14, 2007

RAB Comment- The components were reviewed and there were no additions, corrections or deletions addressed. The PHA Plans for 2008 were accepted as stated.

Durham Housing Authority (DHA) Response: No reply needed..

**FIVE YEAR (2005 - 2009) AND 2008 ANNUAL PLANS
PUBLIC HEARING MINUTES
SEPTEMBER 26, 2007
6:40 p.m.**

The Chairperson of the Board of Commissioners, Thomas Neimann, called the public hearing to order.

Ms. Vickie Ellis, Capital Improvements Administrator, explained that the PHA Plans were available for review for a 45-day period from 7/25/07 to 9/10/07. No comments were received from the public.

Chairperson Neimann opened the public hearing for comments from all persons attending:

Ms. Gloria Nottingham, Resident Advisory Board Chairperson - Presented and read a statement, dated 9/26/07, from the Resident Advisory Board. Copies of the statement were presented to the Board of Commissioners.

Other Comments presented:

There were no additional comments; the public hearing was closed at 6:50 p.m.

ATTACHMENT D

Resident Member on the PHA Governing Board

Name: Paige Farrington

Address: 1826 Atterbury Lane
Durham, NC 27712

Method of Selection: Appointed by City Council, City of Durham, Durham, NC

Term of Appointment: Five-year term (4/3/2006 to 9/28/2010)

Date of Next Term Expiration of a Governing Board Member: 9/28/2007

Appointing Officials for Governing Board (Next Position): City Council, City of Durham, Durham, NC

ATTACHMENT E

Membership of the Resident Advisory Board

Ms. Gloria Nottingham, Chairperson - **Section 8**
200 Woodcroft Parkway, Apt. 48-B
Durham, NC 27713

Ms. China Townsend - **Public Housing**
23-E Wabash Avenue
Durham, NC 27701

Ms. Barbara McKoy - **Public Housing**
2445 Glenbrook Drive
Durham, NC 27704

Ms. Dianna Blackley - **Public Housing**
3324-A Glasson Street
Durham, NC 27705

Ms. Sheri Starks - **Section 8**
3502 Playgate Lane
Durham, NC 27703

Ms. Regina Hart - **Public Housing**
204 Laurel Oaks Drive
Durham, NC 27713

Ms. Sheila Hart - **Public Housing**
143-P Commerce Street
Durham, NC 27701

Ms. Betty Campbell - **Public Housing**
1011-F Sherwood Drive
Durham, NC 27705

Ms. Johnsie Williams - **Public Housing**
2429 Mozelle Street
Durham, NC 27703

Ms. Martha Moore - **Public Housing**
807 S. Duke Street, Apt. 926
Durham, NC 27701

Mr. Joseph Satterwhite - **Public Housing**
519 E. Main Street #609
Durham, NC 27701

Ms. Mary Mobley - **Public Housing**
700 S. Mangum Street #7-E
Durham, NC 27701

ATTACHMENT F

Statement of Progress

The Durham Housing Authority (DHA) has made significant progress and improvements over the last few years. DHA was declared troubled in FY 2003 with a PHAS score of 56. That score increased to 88 for FY 2005, now declaring the Housing Authority a standard performer. The DHA successfully completed the requirements of a Memorandum of Agreement with HUD to remove DHA from the Troubled Housing Authority List. The DHA revised its organizational structure and staffing to comply with HUD's rules and regulations and to ensure quality customer service is being delivered efficiently and effectively. DHA expanded housing opportunities for low-income and elderly families by completing several phases of the Few Gardens HOPE VI revitalization effort. The DHA continues to promote economic self-sufficiency through the Family Self-Sufficiency program, scholarship program, and the various enrichment and supportive services programs that are offered throughout the agency.

ATTACHMENT G
2008 CAPITAL FUND PROGRAM

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: HOUSING AUTHORITY OF THE CITY OF DURHAM		Grant Type and Number Capital Fund Program Grant No: NC19P01350108 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) ORIGINAL GRANT NOT APPROVED YET. <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <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	\$0			
2	1406 Operations	\$640,283			
3	1408 Management Improvements	\$259,000			
4	1410 Administration	\$303,469			
5	1411 Audit	\$0			
6	1415 Liquidated Damages	\$0			
7	1430 Fees and Costs	\$223,127			
8	1440 Site Acquisition	\$0			
9	1450 Site Improvement	\$80,000			
10	1460 Dwelling Structures	\$2,001,269			
11	1465.1 Dwelling Equipment—Nonexpendable	\$0			
12	1470 Nondwelling Structures	\$150,000			
13	1475 Nondwelling Equipment	\$0			
14	1485 Demolition	\$0			
15	1490 Replacement Reserve	\$0			

		Original	Revised	Obligated	Expended
16	1492 Moving to Work Demonstration	\$0			
17	1495.1 Relocation Costs	\$0			
18	1499 Development Activities	\$0			
19	1501 Collaterization or Debt Service	\$0			
20	1502 Contingency	\$0			
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$3,657,148			
22	Amount of line 21 Related to LBP Activities	\$0			
23	Amount of line 21 Related to Section 504 compliance	\$0			
24	Amount of line 21 Related to Security – Soft Costs	\$0			
25	Amount of Line 21 Related to Security – Hard Costs	\$0			
26	Amount of line 21 Related to Energy Conservation Measures	\$988,032			

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF DURHAM		Grant Type and Number Capital Fund Program Grant No: NC19P01350108 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	
NC13-2&3 McDougald Terrace				\$0				
NC13-4 Scattered Sites	HVAC renovations Security fencing	1460 1450	50 unit 100% s	\$300,900 \$20,000				
NC13-6 Oldham Towers	Fluorescent lighting conversion Front parking area awning	1460 1460	100% 100%	\$15,132 \$50,000				
NC13-7 Cornwallis Road				\$0				
NC13-8 Liberty Street				\$0				
NC13-9 Club Boulevard	Community center renovations	1470	100%	\$150,000				
NC13-10 Hoover Road				\$0				

NC13-11 J. J. Henderson	Floor tile installation	1460	100%	\$200,237				
NC13-12 Morreene Road	Electrical panel box renovations	1460	224 units	\$672,000				
NC13-13 Damar Court	Playground equipment Playground fence	1450 1450	100% 100%	\$30,000 \$30,000				
NC13-15 Oxford Manor				\$0				
NC13-16 Kerrwood Estates				\$0				
NC13-18 Birchwood Heights				\$0				
NC13-20 Forest Hill Heights				\$0				
NC13-22 Laurel Oaks				\$0				
PHA-wide	Finance/Admin. Training	1408		\$5,000				
	Maintenance Training	1408		\$10,000				
	Capital Improvements Training	1408		\$5,000				
	Housing Managers Training	1408		\$10,000				
	Youth Leadership Training (NC13-2 & 3)	1408		\$10,000				
	Admissions Training	1408		\$4,000				
	Resident Initiatives (Staff/Residents) Training	1408		\$15,000				
	Administration	1410		\$303,469				
	Fees and Costs	1430		\$223,127				
	Vacancy reduction renovations	1406		\$250,000				
	Operating costs	1406		\$390,283				
	PH supplemental police security	1408		\$200,000				
	Smoke detectors upgrades	1460		\$440,300				
	CO detectors installation (13-2, 3, 4,	1460		\$30,300				

	9, 10, 15, 22 Gas communities) Sec. 504 renovation upgrades (13-2, 3, 6, 7, 8, 9, 10, 11, 12, 15, 20, 22, CO, HOPE VI Annex)	1460		\$292,400				

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF DURHAM		Grant Type and Number Capital Fund Program No: NC19P01350108 Replacement Housing Factor No:				Federal FY of Grant: 2008	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NC13-2&3 McDougald Terrace	N/A			N/A			
NC13-4 Scattered Sites	9/13/2010			9/12/2012			
NC13-6 Oldham Towers	9/13/2010			9/12/2012			
NC13-7 Cornwallis Road	N/A			N/A			
NC13-8 Liberty Street	N/A			N/A			
NC13-9 Club Boulevard	9/13/2010			9/12/2012			
NC13-10 Hoover Road	N/A			N/A			
NC13-11 J. J. Henderson	9/13/2010			9/12/2012			
NC13-12 Morreene Road	9/13/2010			9/12/2012			
NC13-13 Damar Court	9/13/2010			9/12/2012			
NC13-15 Oxford Manor	N/A			N/A			
NC13-16 Kerrwood Estates	N/A			N/A			
NC13-18 Birchwood Heights	N/A			N/A			
NC13-20 Forest Hill Heights	N/A			N/A			
NC13-22 Laurel Oaks	N/A			N/A			

	Original	Revised	Actual	Original	Revised	Actual	
PHA - wide							
Finance/Admin.	9/13/2010			9/12/2012			
Training	9/13/2010			9/12/2012			
Maintenance Training	9/13/2010			9/12/2012			
Capital Imp. Training	9/13/2010			9/12/2012			
Hsg. Mgr. Training	9/13/2010			9/12/2012			
Youth Ldrshp. Training	9/13/2010			9/12/2012			
Admissions Training	9/13/2010			9/12/2012			
Resident Init. Training	9/13/2010			9/12/2012			
Administration	9/13/2010			9/12/2012			
Fees and Costs	9/13/2010			9/12/2012			
Vacancy reduction							
renovations	9/13/2010			9/12/2012			
Operating costs	9/13/2010			9/12/2012			
PH supplemental police							
security	9/13/2010			9/12/2012			
Smoke detectors							
upgrades	9/13/2010			9/12/2012			
CO detectors	9/13/2010			9/12/2012			
installation							
Sec. 504 renovation							
upgrades							

ATTACHMENT H

**Capital Fund Program Five-Year Action Plan
Part I: Summary**

PHA Name HOUSING AUTHORITY OF THE CITY OF DURHAM						<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:
Development Number/Name/HA-Wide	Year 1 2008	Work Statement for Year 2 FFY Grant: 2009 PHA FY: 2009	Work Statement for Year 3 FFY Grant: 2010 PHA FY: 2010	Work Statement for Year 4 FFY Grant: 2011 PHA FY: 2011	Work Statement for Year 5 FFY Grant: 2012 PHA FY: 2012	
	Annual Statement					
NC13-2 & 3 McDougald Terrace		\$955,435	\$718,520	\$466,000	\$3,071,000	
NC13-4 Scattered Sites		\$166,850	\$230,000	\$122,500	\$145,000	
NC13-6 Oldham Towers		\$455,000	\$0	\$200,000	\$275,000	
NC13-7		\$0	\$76,316	\$1,300,000	\$50,000	

Cornwallis Road					
NC13-8 Liberty Street		\$1,441,800	\$494,046	\$434,000	\$216,000
NC13-9 Club Boulevard		\$200,000	\$19,310	\$340,900	\$75,000
NC13-10 Hoover Road		\$383,400	\$20,444	\$135,000	\$200,000
NC13-11 J. J. Henderson		\$120,000	\$73,125	\$785,000	\$163,760
NC13-12 Morreene Road		\$350,000	\$1,372,951	\$300,000	\$725,000
NC13-13 Damar Court		\$350,000	\$72,018	\$0	\$275,000
NC13-15 Oxford Manor		\$0	\$791,255	\$0266,255	\$50,000
NC13-16 Kerrwood Estates		\$0	\$0	\$0	\$0
NC13-18 Birchwood Heights		\$0	\$0	\$0	\$0
NC13-20 Forest Hill Heights		\$0	\$366,050	\$188,000	\$180,300
NC13-22		\$0	\$3,743	\$0	\$0

Laurel Oaks					
PHA-wide		\$3,634,321	\$1,611,777	\$1,618,139	\$1,733,591
CFP Funds Listed for 5- year planning		\$8,048,806	\$5,819,555	\$5,889,539	\$7,159,515
Replacement Housing Factor Funds		\$127,575	\$127,575	\$0	\$0

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

Activities for Year 1 2008	Activities for Year : <u>2</u> FFY Grant: 2009 PHA FY: 2009			Activities for Year: <u>3</u> FFY Grant: 2010 PHA FY: 2010		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
Annual	NC13-2 & 3 McDougald Terrace	Interior painting Closet doors Repair/repave parking areas	\$435,435 \$270,000 \$250,000	NC13-2 & 3 McDougald Terrace	Repair/repave parking areas Water heaters replacement Water heaters enclosure Dryer outlets/vents	\$275,000 \$245,520 \$72,000 \$126,000
Statement	NC13-4 Scattered Sites	Fluorescent lighting conversion Kitchen renovations	\$16,850 \$150,000	NC13-4 Scattered Sites	Interior painting Bathroom renovations	\$80,000 \$150,000
	NC13-6 Oldham Towers	Furniture - lobby areas HVAC wall units Kitchen wall cabinets Upgrade entry access control system	\$8,000 \$300,000 \$127,000 \$20,000	NC13-6 Oldham Towers		\$0
	NC13-7 Cornwallis Road		\$0	NC13-7 Cornwallis Road	Fluorescent lighting conversion	\$76,316
	NC13-8 Liberty Street	HVAC renovations Erosion control/landscaping Repair/repave parking areas Dumpsters/pads/fences	\$766,800 \$220,000 \$150,000 \$120,000 \$185,000	NC13-8 Liberty Street	Private outdoor space Playground equipment Exterior entry doors/peepholes Fluorescent lighting conversion	\$317,363 \$42,000 \$108,000 \$26,683

		Interior painting				
	NC13-9 Club Boulevard	Repair/replace floors	\$200,000	NC13-9 Club Boulevard	Fluorescent lighting conversion	\$19,310
	NC13-10 Hoover Road	HVAC renovations	\$383,400	NC13-10 Hoover Road	Fluorescent lighting conversion	\$20,444
	NC13-11 J. J. Henderson	Asphalt repaving/concrete repairs Upgrade entry access control system	\$100,000 \$20,000	NC13-11 J. J. Henderson	Fluorescent lighting conversion	\$73,125
	NC13-12 Morreene Road	Closet doors installation Breezeway/stair repairs	\$175,000 \$175,000	NC13-12 Morreene Road	HVAC renovations Fluorescent lighting conversion CPTED improvements	\$1,333,400 \$19,551 \$20,000
	NC13-13 Damar Court	Floor joist repairs	\$350,000	NC13-13 Damar Court	Fluorescent lighting conversion CPTED improvements Replace bathroom light fixtures	\$35,598 \$15,000 \$21,240
	NC13-15 Oxford Manor		\$0	NC13-15 Oxford Manor	Fluorescent lighting conversion Sidewalks repair/replace Plumbing renovations	\$66,255 \$200,000 \$525,000
	NC13-16 Kerrwood Estates		\$0	NC13-16 Kerrwood Estates		\$0
	NC13-18 Birchwood Heights		\$0	NC13-18 Birchwood Heights		\$0
	NC13-20 Forest Hill Heights		\$0	NC13-20 Forest Hill Heights	Fluorescent lighting conversion HVAC renovations	\$11,550 \$324,500
	NC13-22 Laurel Oaks		\$0	NC13-22 Laurel Oaks	Fluorescent lighting	\$3,743

					conversion	
	PHA-wide	Finance/Admin. Training	\$5,000	PHA-wide	Finance/Admin. Training	\$5,000
		ng	\$5,000		ng	\$5,000
		Capital Imp. Training	\$10,000		Capital Imp. Training	\$10,000
		Maintenance Training	\$10,000		Maintenance Training	\$10,000
		Housing Mgrs. Training	\$4,000		Housing Mgrs. Training	\$4,000
		Admissions Training	\$10,000		Admissions Training	\$10,000
		Youth Ldr. Training	\$15,000		Youth Ldr. Training	\$15,000
		(NC13-10,12,15,22)	\$303,469		(NC13-10, 12, 15, 22)	\$303,469
		Resident Init. Training	\$488,869		Resident Init. Training	\$420,778
		Administration	\$250,000		Administration	\$250,000
		Fees and Costs			Fees and Costs	
		Vacancy reduction	\$1,809,200		Vacancy reduction	\$378,530
		renovations			renovations	\$200,000
		Individual metering	\$390,283		Operating costs	
		conversion	\$200,000		PH supplemental	
		Operating costs			police security	
		PH supplemental				
		police security				
	Total CFP Estimated Cost		\$8,048,806			\$5,819,555

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

Activities for Year : <u>4</u> FFY Grant: 2011 PHA FY: 2011			Activities for Year: <u>5</u> FFY Grant: 2012 PHA FY: 2012		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
NC13-2 & 3 McDougald Terrace	Wall kitchen cabinets Range hoods	\$358,000 \$108,000	NC13-2 & 3 McDougald Terrace	HVAC renovations Structural repairs Exterior doors/jambs/peephole s Central mailboxes installation	\$2,556,000 \$100,000 \$360,000 \$55,000
NC13-4 Scattered Sites	Erosion control/landscaping Sidewalk repairs/replacement Driveway pavement repairs/replacement Porch handrails installation	\$100,000 \$6,000 \$4,500 \$12,000	NC13-4 Scattered Sites	Emergency call system/door horns/strobe annunciators VCT floor replacement Community Center renovations	\$20,000 \$75,000 \$50,000
NC13-6 Oldham Towers	Floor tile replacement	\$200,000	NC13-6 Oldham Towers	Interior painting	\$275,000
NC13-7 Cornwallis Road	Interior painting/patch/repair walls Repair/replace floors Closet doors replacement Fencing perimeter	\$300,000 \$550,000 \$400,000 \$50,000	NC13-7 Cornwallis Road	Sidewalk repairs/replacement/in stallation	\$50,000

NC13-8 Liberty Street	Community center renovations Water heaters replacement	\$300,000 \$134,000	NC13-8 Liberty Street	VCT floor replacement	\$216,000
NC13-9 Club Boulevard	Interior painting Roof replacement	\$130,900 \$210,000	NC13-9 Club Boulevard	Drainage repairs underneath units	\$75,000
NC13-10 Hoover Road	Interior painting	\$135,000	NC13-10 Hoover Road	VCT floor replacement Water heaters replacement	\$150,000 \$50,000
NC13-11 J. J. Henderson	HVAC renovations (units/common areas)	\$785,000	NC13-11 J. J. Henderson	Water heaters replacement	\$163,760
NC13-12 Morreene Road	Interior painting (patch/repair walls)	\$300,000	NC13-12 Morreene Road	Exterior doors/jamb/storefront units replacement Community center HVAC system Replace electric meter metal cages	\$600,000 \$75,000 \$50,000
NC13-13 Damar Court		\$0	NC13-13 Damar Court	Exterior renovations (vinyl siding, gutters/downspouts, rotten wood replacement)	\$275,000
NC13-15 Oxford Manor		\$0	NC13-15 Oxford Manor	Paint steel fence Paint handrails	\$40,000 \$10,000
NC13-16 Kerrwood Estates		\$0	NC13-16 Kerrwood Estates		\$0
NC13-18 Birchwood Heights		\$0	NC13-18 Birchwood Heights		\$0
NC13-20 Forest Hill Heights	Interior painting Exterior siding, aluminum trim, window shutters repairs/replacements	\$88,000 \$100,000	NC13-20 Forest Hill Heights	Water heaters replacement Roof replacements	\$30,300 \$150,000
NC13-22 Laurel Oaks		\$0	NC13-22 Laurel Oaks		\$0

PHA-wide	Finance/Admin. Training	\$5,000	PHA-wide	Finance/Admin. Training	\$5,000
	Capital Imp. Training	\$5,000		Capital Imp. Training	\$5,000
	Maintenance Training	\$10,000		Maintenance Training	\$10,000
	Housing Mgrs. Training	\$4,000		Housing Mgrs. Training	\$4,000
	Admissions Training	\$10,000		Admissions Training	\$10,000
	Youth Ldr. Training (NC13-2, 3)	\$15,000		Youth Ldr. Training (NC13-7, 8, 9, 13)	\$15,000
	Resident Init. Training Administration	\$303,469		Resident Init. Training Administration	\$303,469
	Fees and Costs	\$427,140		Fees and Costs	\$542,592
	Vacancy reduction	\$250,000		Vacancy reduction	\$250,000
	renovations	\$378,530		renovations	\$378,530
	Operating costs	\$200,000		Operating costs	\$200,000
	PH supplemental police security			PH supplemental police security	
	Total CFP Estimated Cost	\$5,889,539			\$7,159,515

ATTACHMENT I

2003 CAPITAL FUND PROGRAM

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary						
PHA Name: HOUSING AUTHORITY OF THE CITY OF DURHAM		Grant Type and Number Capital Fund Program Grant No: NC19P01350103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/07 <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	\$0	\$0	\$0	\$0	
2	1406 Operations	\$0	\$0	\$0	\$0	
3	1408 Management Improvements	\$40,000	\$41,534	\$41,534	\$41,534	
4	1410 Administration	\$408,253	\$368,500	\$368,500	\$368,500	
5	1411 Audit	\$0	\$0	\$0	\$0	
6	1415 Liquidated Damages	\$0	\$0	\$0	\$0	
7	1430 Fees and Costs	\$143,468	\$75,187	\$75,187	\$75,187	
8	1440 Site Acquisition	\$0	\$0	\$0	\$0	
9	1450 Site Improvement	\$99,780	\$111,593	\$111,593	\$111,593	
10	1460 Dwelling Structures	\$848,903	\$1,474,243	\$1,474,243	\$1,474,243	
11	1465.1 Dwelling Equipment—Nonexpendable	\$687,296	\$266,289	\$266,289	\$266,289	
12	1470 Nondwelling Structures	\$495,000	\$368,454	\$368,454	\$368,454	
13	1475 Nondwelling Equipment	\$0	\$16,900	\$16,900	\$16,900	
14	1485 Demolition	\$0	\$0	\$0	\$0	
15	1490 Replacement Reserve	\$0	\$0	\$0	\$0	
16	1492 Moving to Work Demonstration	\$0	\$0	\$0	\$0	

		Original	Revised	Obligated	Expended
17	1495.1 Relocation Costs	\$0	\$0	\$0	\$0
18	1499 Development Activities	\$0	\$0	\$0	\$0
19	1501 Collaterization or Debt Service	\$0	\$0	\$0	\$0
20	1502 Contingency	\$0	\$0	\$0	\$0
21	Amount of Annual Grant: (sum of lines 2 - 20)	\$2,722,700	\$2,722,700	\$2,722,700	\$2,722,700
22	Amount of line 21 Related to LBP Activities	\$0	\$0	\$0	\$0
23	Amount of line 21 Related to Section 504 compliance	\$0	\$0	\$0	\$0
24	Amount of line 21 Related to Security - Soft Costs	\$0	\$0	\$0	\$0
25	Amount of Line 21 Related to Security - Hard Costs	\$0	\$0	\$0	\$0
26	Amount of line 21 Related to Energy Conservation Measures	\$997,896	\$1,330,879	\$1,330,879	\$1,330,879

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF DURHAM		Grant Type and Number Capital Fund Program Grant No: NC19P01350103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
				\$0	\$0	\$0	\$0	
NC13-1 Few Gardens				\$0	\$0	\$0	\$0	
NC13-2&3 McDougald Terrace	Kitchen base cabinets/countertops	1460	358 units	\$351,140	\$275,496	\$275,496	\$275,496	Complete
NC13-4 Scattered Sites	Closet doors Range hoods	1460 1460	100% 50 ea.	\$26,178 \$9,500	\$7,178 \$0	\$7,187 \$0	\$7,178 \$0	Complete Complete 2001 CFP
NC13-5 Fayetteville Street				\$0				
NC13-6 Oldham Towers	Kitchen base cabinets/countertops/sinks Lavatory faucets	1460 1460	106 units 106 units	\$151,485 \$10,600	\$0 \$0	\$0 \$0	\$0 \$0	Complete 2002 CFP Complete 2002 CFP
NC13-7 Cornwallis Road	Air conditioners	1460	200 units	\$163,333	\$932,336	\$932,336	\$932,336	Complete
NC13-8 Liberty Street	Bathroom renovations Ranges	1460 1465	16 units 108 ea.	\$300,000 \$29,337	\$43,499 \$28,819	\$43,499 \$28,819	\$43,499 \$28,819	Complete Complete

	Refrigerators	1465	108 ea.	\$49,585	\$44,490	\$44,490	\$44,490	Complete
NC13-9 Club Boulevard	Air conditioning condensers	1460	77 ea.	\$60,000	\$60,000	\$60,000	\$60,000	Complete
	Tot lot/playground equipment	1450	100%	\$19,780	\$0	\$0	\$0	Complete Complete 2003 CFP
NC13-10 Hoover Road				\$0		\$0	\$0	
NC13-11 J. J. Henderson	Refrigerators	1465	178 ea.	\$90,000	\$60,803	\$60,803	\$60,803	Complete
	Upgrade elevators doors/controls	1460	100%	\$0	\$126,970	\$126,970	\$126,970	Complete
NC13-12 Morreene Road	Ranges	1465	216 ea.	\$64,538	\$51,188	\$51,188	\$51,188	Complete
	Refrigerators	1465	216 ea.	\$99,169	\$80,989	\$80,989	\$80,989	Complete
NC13-13 Damar Court	Dumpsters	1450	8 ea.	\$5,000	\$7,343	\$7,343	\$7,343	Complete
NC13-15 Oxford Manor	Air conditioners	1460	172 units	\$131,334	\$28,755	\$28,755	\$28,755	Complete
	Community center renovations	1470	100%	\$0	\$19,409	\$19,409	\$19,409	Complete
NC13-16 Kerrwood Estates				\$0				
NC13-18 Birchwood Heights				\$0				
NC13-20 Forest Hill Heights	Sidewalks installation	1450	50%	\$75,000	\$104,250	\$104,250	\$104,250	Complete
	Roof replacement Community Center	1470	100%	\$70,000	6,698	6,698	6,698	Complete
PHA-wide	Administrative Services Training	1408		\$5,000	\$5,709	\$5,709	\$5,709	Complete
	Maintenance Training	1408		\$10,000	\$10,000	\$10,000	\$10,000	Complete
	Planning & Development Training	1408		\$5,000	\$5,000	\$5,000	\$5,000	Complete
	Housing Managers Training	1408		\$8,000	\$8,825	\$8,825	\$8,825	Complete
	Youth Leadership Training (NC13-2, 3, 5)	1408		\$10,000	\$10,000	\$10,000	\$10,000	Complete
	Occupancy Training	1408		\$2,000	\$2,000	\$2,000	\$2,000	Complete
	Administration	1410		\$408,253	\$368,500	\$368,500	\$368,500	Complete
	Fees and Costs	1430		\$143,468	\$75,187	\$75,187	\$75,187	Complete
	Central Office renovations	1470		\$425,000	\$342,347	\$342,347	\$342,347	Complete
	Vans -Maintenance renovation crews	1475		\$0	\$16,900	\$16,900	\$16,900	Complete

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF DURHAM		Grant Type and Number Capital Fund Program No: NC19P01350103 Replacement Housing Factor No:				Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NC13-1 Few Gardens	N/A			N/A			
NC13-2&3 McDougald Terrace	9/16/2005		9/16/2005	9/16/2007		12/31/2005	
NC13-4 Scattered Sites	9/16/2005		12/31/04	9/16/2007		6/30/2005	
NC13-5 Fayetteville Street	N/A			N/A			
NC13-6 Oldham Towers	9/16/2005		N/A	9/16/2007		N/A	
NC13-7 Cornwallis Road	9/16/2005		9/16/2005	9/16/2007		6/30/2007	
NC13-8 Liberty Street	9/16/2005		9/16/2005	9/16/2007		6/30/2006	
NC13-9 Club Boulevard	9/16/2005		9/16/2005	9/16/2007		9/30/2005	
NC13-10 Hoover Road	N/A			N/A			
NC13-11 J. J. Henderson	9/16/2005		3/31/2004	9/16/2007		6/30/2007	
NC13-12 Morreene Road	9/16/2005		3/31/2004	9/16/2007		6/30/2004	
NC13-13 Damar Court	9/16/2005		3/31/2004	9/16/2007		6/30/2004	
NC13-15 Oxford Manor	9/16/2005		9/16/2005	9/16/2007		3/31/2007	
NC13-16 Kerrwood Estates	N/A			N/A			
NC13-18 Birchwood Heights	N/A			N/A			

	Original	Revised	Actual	Original	Revised	Actual	
NC13-20 Forest Hill Heights	9/16/2005		3/31/2005	9/16/2007		6/30/2005	
PHA - wide							
Admin. Services	9/16/2005		12/31/03	9/16/2007		6/30/2006	
Training	9/16/2005		12/31/03	9/16/2007		6/30/2006	
Maintenance Training	9/16/2005		12/31/03	9/16/2007		6/30/2006	
P & D Training	9/16/2005		12/31/03	9/16/2007		12/31/2005	
Hsg. Mgr. Training	9/16/2005		6/30/2004	9/16/2007		12/31/2004	
Youth Ldrshp. Training	9/16/2005		12/31/03	9/16/2007		6/30/2006	
Occupancy Training	9/16/2005		12/31/03	9/16/2007		6/30/2007	
Administration	9/16/2005		6/30/2004	9/16/2007		9/30/2006	
Fees and Costs	9/16/2005		9/16/2005	9/16/2007		6/30/2007	
Central Office renovations	N/A	9/16/2005	9/16/2005	N/A	9/16/2007	3/31/2006	
Vans - Maintenance renovation crews							

2003 CAPITAL FUND PROGRAM

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF DURHAM	Grant Type and Number Capital Fund Program Grant No: NC19P01350203 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no: 2)
 Performance and Evaluation Report for Period Ending: 6/30/07
 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	\$0	\$0	\$0	\$0
2	1406 Operations	\$0	\$0	\$0	\$0
3	1408 Management Improvements	\$0	\$0	\$0	\$0
4	1410 Administration	\$0	\$0	\$0	\$0
5	1411 Audit	\$0	\$0	\$0	\$0
6	1415 Liquidated Damages	\$0	\$0	\$0	\$0
7	1430 Fees and Costs	\$50,058	\$41,293	\$41,293	\$41,293
8	1440 Site Acquisition	\$0	\$0	\$0	\$0
9	1450 Site Improvement	\$25,000	\$59,000	\$59,000	\$59,000
10	1460 Dwelling Structures	\$210,000	\$65,774	\$65,774	\$65,774
11	1465.1 Dwelling Equipment—Nonexpendable	\$105,000	\$0	\$0	\$0
12	1470 Nondwelling Structures	\$185,000	\$409,021	\$409,021	\$409,021
13	1475 Nondwelling Equipment	\$0	\$0	\$0	\$0
14	1485 Demolition	\$0	\$0	\$0	\$0
15	1490 Replacement Reserve	\$0	\$0	\$0	\$0
16	1492 Moving to Work Demonstration	\$0	\$0	\$0	\$0
17	1495.1 Relocation Costs	\$0	\$0	\$0	\$0

		Original	Revised	Obligated	Expended
18	1499 Development Activities	\$0	\$0	\$0	\$0
19	1501 Collateralization or Debt Service	\$0	\$0	\$0	\$0
20	1502 Contingency	\$0	\$0	\$0	\$0
21	Amount of Annual Grant: (sum of lines 2 - 20)	\$575,058	\$575,058	\$575,058	\$575,058
22	Amount of line 21 Related to LBP Activities	\$0	\$0	\$0	\$0
23	Amount of line 21 Related to Section 504 compliance	\$0	\$0	\$0	\$0
24	Amount of line 21 Related to Security - Soft Costs	\$0	\$0	\$0	\$0
25	Amount of Line 21 Related to Security - Hard Costs	\$0	\$0	\$0	\$0
26	Amount of line 21 Related to Energy Conservation Measures	\$180,000	\$50,944	\$50,944	\$50,944

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF DURHAM		Grant Type and Number Capital Fund Program Grant No: NC19P01350203 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NC13-1 Few Gardens				\$0	\$0	\$0	\$0	
NC13-2&3 McDougald Terrace	Kitchen base cabinets/countertops	1460	358 units	\$60,000	\$0	\$0	\$0	Complete 2003 CFP
NC13-4 Scattered Sites	Closet doors	1460	100%	\$25,000	\$0	\$0	\$0	Complete 2003 CFP
NC13-5 Fayetteville Street				\$0	\$0	\$0	\$0	
NC13-6 Oldham Towers	Kitchen base cabinets/countertops/sinks	1460	12 units	\$50,000	\$14,800	\$14,800	\$14,800	Complete
NC13-7 Cornwallis Road	Air conditioners	1460	200 units	\$50,000	\$0	\$0	\$0	Complete 2003 CFP
NC13-8 Liberty Street	Bathroom renovations	1460	19 units	\$75,000	\$50,944	\$50,944	\$50,944	Complete
NC13-9 Club	Tot lot/playground equipment	1450	100%	\$10,000	\$59,000	\$59,000	\$59,000	Complete.

Boulevard								
NC13-10 Hoover Road				\$0	\$0	\$0	\$0	
NC13-11 J. J. Henderson	Upgrade elevator doors/controls	1460	100%	\$0	\$0	\$0	\$0	Complete 2003 CFP
NC13-12 Morreene Road				\$0	\$0	\$0	\$0	
NC13-13 Damar Court				\$0	\$0	\$0	\$0	
NC13-15 Oxford Manor	Air conditioners	1460	172 units	\$55,000	\$0	\$0	\$0	Complete 2003 CFP
NC13-16 Kerrwood Estates				\$0	\$0	\$0	\$0	
NC13-18 Birchwood Heights				\$0	\$0	\$0	\$0	
NC13-20 Forest Hill Heights	Sidewalks installation	1450	50%	\$15,000	\$0	\$0	\$0	Complete 2003 CFP Complete 2003 CFP
	Roof replacement Community Center	1470	100%	\$10,000	\$0	\$0	\$0	
PHA-wide	Administrative Services Training	1408		\$0	\$0	\$0	\$0	
	Maintenance Training	1408		\$0	\$0	\$0	\$0	
	Planning & Development Training	1408		\$0	\$0	\$0	\$0	
	Housing Managers Training	1408		\$0	\$0	\$0	\$0	
	Youth Leadership Training (NC13-2, 3, 5)	1408		\$0	\$0	\$0	\$0	
	Occupancy Training	1408		\$0	\$0	\$0	\$0	
	Administration	1410		\$0	\$0	\$0	\$0	
	Fees and Costs	1430		\$50,058	\$41,293	\$41,293	\$41,293	
Central Office renovations	1470		\$175,000	\$409,021	\$409,021	\$409,021	Complete Complete	

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF DURHAM			Grant Type and Number Capital Fund Program No: NC19P01350203 Replacement Housing Factor No:				Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
NC13-1 Few Gardens	N/A			N/A				
NC13-2&3 McDougald Terrace	2/13/06	N/A		2/13/08	N/A			
NC13-4 Scattered Sites	2/13/06	N/A		2/13/08	N/A			
NC13-5 Fayetteville Street	N/A			N/A				
NC13-6 Oldham Towers	2/13/06	2/13/06	3/31/04	2/13/08	2/13/08	3/31/06		
NC13-7 Cornwallis Road	2/13/06	N/A		2/13/08	N/A			
NC13-8 Liberty Street	2/13/06	2/13/06	3/31/04	2/13/08	2/13/08	6/30/06		
NC13-9 Club Boulevard	2/13/06	2/13/06	9/30/05	2/13/08	2/13/08	6/30/06		
NC13-10 Hoover Road	N/A			N/A				
NC13-11 J. J. Henderson	N/A	N/A		N/A				
NC13-12 Morreene Road	N/A			N/A				
NC13-13 Damar Court	N/A			N/A				
NC13-15 Oxford Manor	2/13/06	N/A		2/13/08	N/A			
NC13-16 Kerrwood Estates	N/A			N/A				
NC13-18 Birchwood Heights	N/A			N/A				
NC13-20 Forest Hill	2/13/06	N/A		2/13/08	N/A			

	Original	Revised	Actual	Original	Revised	Actual	
Heights							
PHA - wide							
Admin. Services	N/A			N/A			
Training	N/A			N/A			
Maintenance Training	N/A			N/A			
P & D Training	N/A			N/A			
Hsg. Mgr. Training	N/A			N/A			
Youth Ldrshp. Training	N/A			N/A			
Occupancy Training	N/A			N/A			
Administration	2/13/06	2/13/06	6/30/04	2/13/08	2/13/08	12/31/2006	
Fees and Costs	2/13/06	2/13/06	2/13/06	2/13/08	2/13/08	12/31/2006	
Central Office renovations							

2004 CAPITAL FUND PROGRAM

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF DURHAM	Grant Type and Number Capital Fund Program Grant No: NC19P01350104 Replacement Housing Factor Grant No:	Federal FY of Grant: 2004
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no: 4)
 Performance and Evaluation Report for Period Ending: 6/30/07
 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	\$0	\$0	\$0	\$0
2	1406 Operations	\$0	\$0	\$0	\$0
3	1408 Management Improvements	\$892,000	\$738,577	\$738,577	\$737,949
4	1410 Administration	\$319,663	\$319,663	\$319,663	\$258,576
5	1411 Audit	\$0	\$0	\$0	\$0
6	1415 Liquidated Damages	\$0	\$0	\$0	\$0
7	1430 Fees and Costs	\$177,528	\$145,814	\$145,814	\$94,906
8	1440 Site Acquisition	\$0	\$0	\$0	\$0
9	1450 Site Improvement	\$152,000	\$92,064	\$92,064	\$92,064
10	1460 Dwelling Structures	\$1,354,374	\$1,137,560	\$1,137,560	\$856,266
11	1465.1 Dwelling Equipment—Nonexpendable	\$0	\$0	\$0	\$0
12	1470 Nondwelling Structures	\$0	\$154,122	\$165,373	\$126,486
13	1475 Nondwelling Equipment	\$299,750	\$607,515	596,264	\$437,986
14	1485 Demolition	\$0	\$0	\$0	\$0
15	1490 Replacement Reserve	\$0	\$0	\$0	\$0
16	1492 Moving to Work Demonstration	\$0	\$0	\$0	\$0
17	1495.1 Relocation Costs	\$0	\$0	\$0	\$0

		Original	Revised	Obligated	Expended
18	1499 Development Activities	\$0	\$0	\$0	\$0
19	1501 Collateralization or Debt Service	\$0	\$0	\$0	\$0
20	1502 Contingency	\$0	\$0	\$0	\$0
21	Amount of Annual Grant: (sum of lines 2 - 20)	\$3,195,315	\$3,195,315	\$3,195,315	\$2,604,233
22	Amount of line 21 Related to LBP Activities	\$0	\$0	\$0	\$0
23	Amount of line 21 Related to Section 504 compliance	\$0	\$0	\$0	\$0
24	Amount of line 21 Related to Security - Soft Costs	\$0	\$0	\$0	\$0
25	Amount of Line 21 Related to Security - Hard Costs	\$0	\$0	\$0	\$0
26	Amount of line 21 Related to Energy Conservation Measures	\$197,349	\$379,885	\$379,885	\$371,206

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF DURHAM		Grant Type and Number Capital Fund Program Grant No: NC19P01350104 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NC13-2&3 McDougald Terrace	Interior painting Closet doors	1460 1460	360 units 360 units	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	
NC13-4 Scattered Sites	Exterior doors/peepholes/doorbells Structural settlement problems Generator & wiring	1460	50 units	\$2,650	\$176,000	\$176,000	\$176,000	Complete
		1460	100%	\$80,000	\$0	\$0	\$0	
		1475	1 ea.	\$5,000	\$5,000	\$5,000	\$38,115	In progress
NC13-6 Oldham Towers	Baseboard heaters replacement Generator & wiring	1460	106 units	\$50,000	\$86,795	\$86,795	\$78,116	In progress
		1475	1ea.	\$60,000	\$114,387	\$114,387	\$98,448	In progress
NC13-7, 4, 13 Cornwallis Road, Scattered Sites, Damar Court	Water heaters replacement	1460	352 units	\$97,349	\$293,090	\$293,090	\$293,090	Complete
NC13-8 Liberty Street	Interior painting Closet doors	1460	108 units	\$0	\$0	\$0	\$0	
		1460	108 units	\$81,000	\$0	\$0	\$0	
NC13-9 Club Boulevard	Repair/replace floors Fence around play equipment	1460	77 units	\$350,375	\$0	\$0	\$0	
		1450	100%	\$2,000	\$0	\$0	\$0	
NC13-10 Hoover Road	Pave parking lots/driveways	1450	100%	\$150,000	\$92,064	\$92,064	\$92,064	Complete

NC13-11 J. J. Henderson	Fire alarm/intercom system Generator & wiring	1460 1475	100% 1 ea.	\$350,000 \$150,000	\$493,600 \$237,741	\$493,600 \$237,741	\$233,477 \$211,883	In progress In progress
NC13-12 Morreene Road	Closet doors	1460	224 ea.	\$0	\$0	\$0	\$0	
NC13-13 Damar Court	Floor joist repairs Basement/crawlspace ventilation	1460 1460	77 units 77 units	\$193,000 \$40,000	\$0 \$0	\$0 \$0	\$0 \$0	
NC13-15 Oxford Manor				\$0	\$0			
NC13-16 Kerrwood Estates				\$0	\$0			
NC13-18 Birchwood Heights				\$0	\$0			
NC13-20 Forest Hill Heights	Bathroom plumbing repairs Generator & wiring	1460 1475	55 units 100%	\$50,000 \$10,000	\$0 \$118,000	\$0 \$118,000	\$0 \$73,987	In progress
NC13-22 Laurel Oaks	Drain assemblies	1460	30 units	\$0	\$3,600	\$3,600	\$3,600	Complete
PHA-wide	Administrative Services Training	1408		\$5,000	\$5,000	\$5,000	\$4,372	In progress
	Maintenance Training	1408		\$10,000	\$2,943	\$2,943	\$2,943	In progress
	Planning & Development Training	1408		\$5,000	\$5,220	\$5,220	\$5,220	Complete
	Housing Managers Training	1408		\$10,000	\$10,059	\$10,059	\$10,059	Complete
	Youth Leadership Training (NC13-7, 8, 9, 13)	1408		\$10,000	\$3,078	\$3,078	\$3,078	In progress
	Occupancy Training	1408		\$4,000	\$5,175	\$5,175	\$5,175	Complete
	Administration	1410		\$192,663	\$192,663	\$192,663	\$131,576	In progress
	Fees and Costs	1430		\$177,528	\$145,814	\$145,814	\$94,906	In progress
	Gas pipeline inspection equipment	1475		\$9,750	\$0	\$0	\$0	
	Board Advisor/Consultant Services	1408		\$400,000	\$398,468	\$398,468	\$398,468	Complete
	Finance/Procurement 4 staff positions	1408 1410		\$173,000 \$127,000	\$161,021 \$127,000	\$161,021 \$127,000	\$161,021 \$127,000	Complete Complete
	Finance/Procurement 4 staff positions	1408 1475		\$275,000 \$125,000	\$147,613 \$132,287	\$147,613 \$121,136	\$147,613 \$15,552	In progress In progress
	Computer System Software	1460		\$0	\$76,875	\$76,875	\$64,383	In progress
	Computer System Hardware	1460		\$0	\$7,600	\$7,600	\$7,600	
	Damaged Vacant Unit Renovations	1470		\$0	\$154,122	\$165,373	\$126,486	In progress
	Repair of Major Deficiencies							

	Central office renovations							

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF DURHAM		Grant Type and Number Capital Fund Program No: NC19P01350104 Replacement Housing Factor No:					Federal FY of Grant: 2004	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
NC13-2&3 McDougald Terrace	N/A			N/A				
NC13-4 Scattered Sites	9/13/2006		3/31/2006	9/12/2008				
NC13-6 Oldham Towers	9/13/2006		9/13/2006	9/12/2008				
NC13-7 Cornwallis Road	9/13/2006		9/30/2005	9/12/2008		6/30/2007		
NC13-8 Liberty Street	N/A		N/A	N/A		N/A		
NC13-9 Club Boulevard	9/13/2006	N/A	N/A	9/12/2008	N/A	N/A		
NC13-10 Hoover Road	9/13/2006		6/30/2006	9/12/2008		12/31/2006		
NC13-11 J. J. Henderson	9/13/2006		9/13/2006	9/12/2008				
NC13-12 Morreene Road	N/A		N/A	N/A				
NC13-13 Damar Court	9/13/2006		3/31/2006	9/12/2008		6/30/2007		
NC13-15 Oxford Manor	N/A		N/A	N/A				
NC13-16 Kerrwood Estates	N/A		N/A	N/A				
NC13-18 Birchwood Heights	N/A		N/A	N/A				
NC13-20 Forest Hill Heights	9/13/2006		6/30/2006	9/12/2008				
NC13-22 Laurel Oaks	N/A	9/13/2006	9/13/2006	N/A	9/12/2008	12/31/2006		
PHA - wide								

	Original	Revised	Actual	Original	Revised	Actual	
Admin. Services	9/13/2006		3/31/2005	9/12/2008			
Training	9/13/2006		3/31/2005	9/12/2008			
Maintenance Training	9/13/2006		3/31/2005	9/12/2008		6/30/2007	
P & D Training	9/13/2006		3/31/2005	9/12/2008		6/30/2007	
Hsg. Mgr. Training	9/13/2006		3/31/2005	9/12/2008			
Youth Ldrshp. Training	9/13/2006		6/30/2006	9/12/2008		6/30/2006	
Occupancy Training	9/13/2006		12/31/04	9/12/2008			
Administration	9/13/2006		6/30/2005	9/12/2008			
Fees and Costs	9/13/2006	N/A	N/A	9/12/2008	N/A	N/A	
Gas pipeline inspection							
equipment	9/13/2006	9/13/2006	3/31/05	9/12/2008	9/12/2008	3/31/2006	
Board							
Advisor/Consultant							
Services	9/13/2006	9/13/2006	3/31/2005	9/12/2008	9/12/2008	6/30/2006	
Finance/Procurement 4							
staff positions 1408	9/13/2006	9/13/2006	3/31/2005	9/12/2008	9/12/2008	12/31/2005	
Finance/Procurement 4							
staff positions 1410	9/13/2006		3/31/2006	9/12/2008			
Computer System							
Software	9/13/2006		3/31/2006	9/12/2008			
Computer System							
Hardware	N/A	9/13/2006	3/31/2006	N/A	9/12/2008		
Damaged Vacant Unit							
Renovations	N/A	9/13/2006	3/31/2006	N/A	9/12/2008	12/31/2006	
Repair of Major							
Deficiencies	N/A	9/13/2006	9/13/2006	N/A	9/12/2008		
Central office							
renovations							

2005 CAPITAL FUND PROGRAM

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF DURHAM	Grant Type and Number Capital Fund Program Grant No: NC19P01350105 Replacement Housing Factor Grant No:	Federal FY of Grant: 2005
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 2)
Performance and Evaluation Report for Period Ending: 6/30/07 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	\$0	\$0	\$0	\$0
2	1406 Operations	\$0	\$0	\$0	\$0
3	1408 Management Improvements	\$251,104	\$188,991	\$126,822	\$121,395
4	1410 Administration	\$198,443	\$198,443	\$198,443	\$68,093
5	1411 Audit	\$0	\$0	\$0	\$0
6	1415 Liquidated Damages	\$0	\$0	\$0	\$0
7	1430 Fees and Costs	\$222,024	\$142,516	\$142,516	\$0
8	1440 Site Acquisition	\$0	\$0	\$0	\$0
9	1450 Site Improvement	\$0	\$199,034	\$198,399	\$176,841
10	1460 Dwelling Structures	\$2,215,235	\$1,840,865	\$1,941,625	\$140,787
11	1465.1 Dwelling Equipment—Nonexpendable	\$0	\$0	\$0	\$0
12	1470 Nondwelling Structures	\$0	\$452,845	\$419,889	\$331,081
13	1475 Nondwelling Equipment	\$155,000	\$19,112	\$14,112	\$7,777
14	1485 Demolition	\$0	\$0	\$0	\$0
15	1490 Replacement Reserve	\$0	\$0	\$0	\$0
16	1492 Moving to Work Demonstration	\$0	\$0	\$0	\$0
17	1495.1 Relocation Costs	\$0	\$0	\$0	\$0
18	1499 Development Activities	\$0	\$0	\$0	\$0
19	1501 Collaterization or Debt Service	\$0	\$0	\$0	\$0
20	1502 Contingency	\$0	\$0	\$0	\$0

		Original	Revised	Obligated	Expended
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$3,041,806	\$3,041,806	\$3,041,806	\$845,974
22	Amount of line 21 Related to LBP Activities	\$0	\$0	\$0	\$0
23	Amount of line 21 Related to Section 504 compliance	\$0	\$0	\$0	\$0
24	Amount of line 21 Related to Security - Soft Costs	\$0	\$0	\$0	\$0
25	Amount of Line 21 Related to Security - Hard Costs	\$0	\$0	\$0	\$0
26	Amount of line 21 Related to Energy Conservation Measures	\$306,800	\$550,559	\$638,660	\$0

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF DURHAM		Grant Type and Number Capital Fund Program Grant No: NC19P01350105 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NC13-2&3 McDougald Terrace	Interior painting Closet doors	1460 1460	360 units 360 units	\$435,435 \$270,000	\$0 \$0	\$0 \$0	\$0 \$0	
NC13-4 Scattered Sites	Exterior entry doors/peepholes Water heaters replacement Settlement repairs	1460 1460 1460	50 units 50 units 100%	\$50,000 \$34,100 \$0	\$0 \$0 \$0	\$0 \$0 \$0	\$0 \$0 \$0	
NC13-6 Oldham Towers	Fire alarm/intercom system Chillers (Main Bldg./Annex Bldg.) Parking lot repair/repave Roof replacement (Main/Annex Bldgs.)	1460 1460 1450 1460	100% 100% 100% 100%	\$325,000 \$200,000 \$0 \$0	\$325,000 \$0 \$199,034 \$133,333	\$359,400 \$0 \$199,399 \$133,333	\$140,787 \$0 \$176,841 \$0	In progress In progress Contract award
NC13-7 Cornwallis Road	Exterior renovations	1460	114 units	\$0	\$810,233	\$810,233	\$0	Contract award
NC13-8 Liberty Street	Interior painting Closet doors installation	1460 1460	108 units 108 units	\$185,000 \$0	\$0 \$0	\$0 \$0	\$0 \$0	
NC13-9 Club Boulevard	Ceiling light fixtures (LR) Repair/replace floors	1460 1460	77 units 77 units	\$7,700 \$0	\$7,700 \$0	\$0 \$0	\$0 \$0	A/E specs.

NC13-10 Hoover Road				\$0	\$0			
NC13-11 J. J. Henderson	Trash compactor system w/handicap chute doors Generator replacement	1460 1460	100% 100%.	\$175,000 \$0	\$0 \$95,599	\$0 \$169,659	\$0 \$0	In progress
NC13-12 Morreene Road	Closet doors	1460	224 units	\$168,000	\$0	\$0	\$0	
NC13-13 Damar Court	Washer hookup boxes Water heaters replacement Basement ventilation/access doors	1460 1460 1460	77 units 77 units 100%	\$250,000 \$60,000 \$0	\$0 \$0 \$0	\$0 \$0 \$0	\$0 \$0 \$0	
NC13-15 Oxford Manor	Air conditioners ductwork	1460	169 units	\$0	\$469,000	\$469,000	\$0	Contract award
NC13-16 Kerrwood Estates				\$0	\$0			
NC13-18 Birchwood Heights				\$0	\$0			
NC13-20 Forest Hill Heights	Exterior entry doors/peepholes/doorbells Comm. Ctr. HVAC replacement	1460 1475	55 units 100%	\$55,000 \$5,000	\$0 \$5,000	\$0 \$0	\$0 \$0	A/E specs.
PHA-wide	Finance & Admin. Services Training Maintenance Training Capital Improvements Training Housing Managers Training Youth Leadership Training (NC13-10, 12, 15) Admissions Training Administration Fees and Costs Maintenance Vans Computer System Software Computer System Hardware	1408 1408 1408 1408 1408 1408 1410 1430 1475 1408 1475		\$5,000 \$10,000 \$5,000 \$10,000 \$10,000 \$4,000 \$198,443 \$222,024 \$150,000 \$207,104 \$0	\$5,000 \$10,000 \$5,000 \$10,000 \$10,000 \$4,000 \$198,443 \$142,516 \$0 \$144,991 \$14,112	\$5000 \$2,448 \$5,558 \$9,811 \$3,844 \$0 \$198,443 \$142,516 \$0 \$100,16 \$14,112	\$3,917 \$625 \$2,476 \$3,873 \$0 \$0 \$68,093 \$0 \$0 \$110,505 \$7,777	In progress In progress In progress In progress In progress In progress In progress In progress In progress In progress
CO	Site based office renovations	1470	100%	\$0	\$4,450	\$4,450	\$4,005	In progress

NC13-2&3 McDougald Terrace	Site based office renovations		100%	\$0	\$54,950	\$54,950	\$31,455	In progress
NC13-6 Oldham Towers	Site based office renovations	1470	100%	\$0	\$60,800	\$50,866	\$44,626	In progress
NC13-7 Cornwallis Road	Site based office renovations	1470	100%	\$0	\$56,000	\$42,976	\$38,975	In progress
NC13-11 J. J. Henderson	Site based office renovations	1470	100%	\$0	\$61,200	\$51,202	\$47,235	In progress
NC13-12 Morreene Road	Site based office renovations	1470	100%	\$0	\$35,100	\$35,100	\$31,590	In progress
NC13-13 Damar Court	Site based office renovations	1470	100%	\$0	\$127,345	\$127,345	\$96,611	In progress
NC13-15 Oxford Manor	Site based office renovations	1470	100%	\$0	\$53,000	\$53,000	\$36,584	In progress

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF DURHAM		Grant Type and Number Capital Fund Program No: NC19P01350105 Replacement Housing Factor No:					Federal FY of Grant: 2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
NC13-2&3 McDougald Terrace	8/18/2007	N/A	N/A	8/17/2009	N/A	N/A		
NC13-4 Scattered Sites	8/18/2007	N/A	N/A	8/17/2009	N/A	N/A		
NC13-6 Oldham Towers	8/18/2007		6/30/2007	8/17/2009				
NC13-7 Cornwallis Road	N/A	8/18/2007	6/30/2007	N/A	8/17/2009			
NC13-8 Liberty Street	8/18/2007	N/A	N/A	8/17/2009	N/A	N/A		
NC13-9 Club Boulevard	8/18/2007		6/30/2007	8/17/2009				
NC13-10 Hoover Road	N/A			N/A		N/A		
NC13-11 J. J. Henderson	8/18/2007		9/30/2006	8/17/2009				
NC13-12 Morreene Road	8/18/2007	N/A	N/A	8/17/2009	N/A	N/A		
NC13-13 Damar Court	8/18/2007	N/A	N/A	8/17/2009	N/A	N/A		
NC13-15 Oxford Manor	N/A	8/18/2007	6/30/2007	N/A	8/17/2009			
NC13-16 Kerrwood Estates	N/A			N/A		N/A		
NC13-18 Birchwood Heights	N/A			N/A		N/A		
NC13-20 Forest Hill Heights	8/18/2007		6/30/2007	8/17/2009				
PHA - wide Finance & Admin.	8/18/2007		6/30/2007	8/17/2009				

	Original	Revised	Actual	Original	Revised	Actual	
Services Training							
Maintenance Training	8/18/2007		6/30/2007	8/17/2009			
Capital Impr. Training	8/18/2007		6/30/2007	8/17/2009			
Hsg. Mgr. Training	8/18/2007		6/30/2007	8/17/2009			
Youth Ldrshp. Training	8/18/2007		6/30/2007	8/17/2009			
Admissions Training	8/18/2007		6/30/2007	8/17/2009			
Administration	8/18/2007		9/30/2006	8/17/2009			
Fees and Costs	8/18/2007		6/30/2007	8/17/2009			
Maintenance Vans	8/18/2007	N/A	N/A	8/17/2009	N/A	N/A	
Computer System	8/18/2007		6/30/2007	8/17/2009			
Software							
Computer System	N/A	8/18/2007	6/30/2007	N/A	8/17/2009		
Hardware							
CO Site based office renovations	N/A	8/18/2007	12/31/06	N/A	8/17/2009		
NC13-2&3 McDougald Terrace Site based office renovations	N/A	8/18/2007	12/31/06	N/A	8/17/2009		
NC13-6 Oldham Towers Site based office renovations	N/A	8/18/2007	6/30/2007	N/A	8/17/2009		
NC13-7 Cornwallis Road Site based office renovations	N/A	8/17/2007	6/30/2007	N/A	8/17/2009		
NC13-11 J. J. Henderson Site based office renovations	N/A	8/17/2007	6/30/2007	N/A	8/17/2009		
NC13-12 Morreene Road Site based office renovations	N/A	8/18/2007	12/31/06	N/A	8/17/2009		
NC13-13 Damar Court Site based office renovations	N/A	8/18/2007	12/31/06	N/A	8/17/2009		
NC13-15 Oxford Manor Site based office renovations	N/A	8/18/2007	12/31/06	N/A	8/17/2009		

2005 CAPITAL FUND PROGRAM

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF DURHAM	Grant Type and Number Capital Fund Program Grant No: NC19R01350105 Replacement Housing Factor Grant No:	Federal FY of Grant: 2005
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
Performance and Evaluation Report for Period Ending: 6/30/07 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	\$0		\$0	\$0
2	1406 Operations	\$0		\$0	\$0
3	1408 Management Improvements	\$0		\$0	\$0
4	1410 Administration	\$0		\$0	\$0
5	1411 Audit	\$0		\$0	\$0
6	1415 Liquidated Damages	\$0		\$0	\$0
7	1430 Fees and Costs	\$0		\$0	\$0
8	1440 Site Acquisition	\$0		\$0	\$0
9	1450 Site Improvement	\$0		\$0	\$0
10	1460 Dwelling Structures	\$0		\$0	\$0
11	1465.1 Dwelling Equipment—Nonexpendable	\$0		\$0	\$0
12	1470 Nondwelling Structures	\$0		\$0	\$0
13	1475 Nondwelling Equipment	\$0		\$0	\$0
14	1485 Demolition	\$0		\$0	\$0
15	1490 Replacement Reserve	\$0		\$0	\$0
16	1492 Moving to Work Demonstration	\$0		\$0	\$0
17	1495.1 Relocation Costs	\$0		\$0	\$0

		Original	Revised	Obligated	Expended
18	1499 Development Activities	\$136,280		\$136,280	\$0
19	1501 Collateralization or Debt Service	\$0		\$0	\$0
20	1502 Contingency	\$0		\$0	\$0
21	Amount of Annual Grant: (sum of lines 2 - 20)	\$136,280		\$136,280	\$0
22	Amount of line 21 Related to LBP Activities	\$0		\$0	\$0
23	Amount of line 21 Related to Section 504 compliance	\$0		\$0	\$0
24	Amount of line 21 Related to Security - Soft Costs	\$0		\$0	\$0
25	Amount of Line 21 Related to Security - Hard Costs	\$0		\$0	\$0
26	Amount of line 21 Related to Energy Conservation Measures	\$0		\$0	\$0

2006 CAPITAL FUND PROGRAM

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: HOUSING AUTHORITY OF THE CITY OF DURHAM		Grant Type and Number Capital Fund Program Grant No: NC19P01350106 AMENDED Replacement Housing Factor Grant No:			Federal FY of Grant: 2006
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/07 <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	\$0	\$0	\$0	\$0
2	1406 Operations	\$589,522	\$589,522	\$589,522	\$589,522
3	1408 Management Improvements	\$384,000	\$384,000	\$312,247	\$12,247
4	1410 Administration	\$205,425	\$205,425	\$205,425	\$1,870
5	1411 Audit	\$0	\$0	\$0	\$0
6	1415 Liquidated Damages	\$0	\$0	\$0	\$0
7	1430 Fees and Costs	\$123,033	\$123,033	\$0	\$0
8	1440 Site Acquisition	\$0	\$0	\$0	\$0
9	1450 Site Improvement	\$332,084	\$20,000	\$0	\$0
10	1460 Dwelling Structures	\$1,005,327	\$1,617,370	\$610,712	\$0
11	1465.1 Dwelling Equipment—Nonexpendable	\$0	\$0	\$0	\$0
12	1470 Nondwelling Structures	\$313,959	\$10,000	\$0	\$0
13	1475 Nondwelling Equipment	\$81,342	\$85,342	\$15,273	\$9,930
14	1485 Demolition	\$0	\$0	\$0	\$0
15	1490 Replacement Reserve	\$0	\$0	\$0	\$0
16	1492 Moving to Work Demonstration	\$0	\$0	\$0	\$0
17	1495.1 Relocation Costs	\$0	\$0	\$0	\$0
18	1499 Development Activities	\$0	\$0	\$0	\$0
19	1501 Collaterization or Debt Service	\$0	\$0	\$0	\$0
		\$0	\$0	\$0	\$0

		Original	Revised	Obligated	Expended
20	1502 Contingency	\$0			
21	Amount of Annual Grant: (sum of lines 2 - 20)	\$3,034,692	\$3,034,692	\$1,733,179	\$613,569
22	Amount of line 21 Related to LBP Activities	\$0	\$0	\$0	\$0
23	Amount of line 21 Related to Section 504 compliance	\$0	\$0	\$0	\$0
24	Amount of line 21 Related to Security - Soft Costs	\$0	\$0	\$0	\$0
25	Amount of Line 21 Related to Security - Hard Costs	\$0	\$0	\$0	\$0
26	Amount of line 21 Related to Energy Conservation Measures	\$0	\$512,084	\$0	\$0

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF DURHAM		Grant Type and Number Capital Fund Program Grant No: NC19P01350106 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NC13-2&3 McDougald Terrace	Repair/repave parking areas/streets	1450	100%	\$175,000	\$0	\$0	\$0	
NC13-4 Scattered Sites	Settlement repairs	1460	100%	\$0	\$85,000	\$0	\$0	Bid process
NC13-6 Oldham Towers	Roof replacement (Main/Annex Bldgs.)	1460	100%	\$200,000	\$0	\$0	\$0	A/E specs.
	Repair/repave parking lots	1450	100%	\$137,084	\$0	\$0	\$0	
	Chillers (Main/Annex Bldgs.)	1460	100%	\$0	\$137,084	\$0	\$0	
NC13-7 Cornwallis Road	Exterior renovations - replace gutters/downspouts; rotten wood replacement (soffits, fascia, corner boards); install vinyl siding Dryer outlet/vents	1460	86 units	\$427,090	\$610,712	\$610,712	\$0	Contract award
		1460	200 units	\$40,000	\$40,000	\$0	\$0	

NC13-8 Liberty Street	Closet doors installation	1460		\$0	\$104,574	\$0	\$0	\$0	Bid process
NC13-9 Club Boulevard					\$0				
NC13-10 Hoover Road					\$0				
NC13-11 J. J. Henderson	HVAC renovations - cooling tower Trash compactor system	1460 1460	100% 100%	\$100,000 \$0	\$100,000 \$125,000	\$0	\$0		A/E specs.
NC13-12 Morreene Road	2nd Floor support/stair repairs/breezeway drainage repairs	1460	100%	\$138,237	\$0	\$0	\$0		
NC13-13 Damar Court	Washer hookups Basement ventilation/access doors	1460 1460	102 units 100%	\$0 \$0	\$200,000 \$65,000	\$0 \$0	\$0 \$0		Bid process
NC13-15 Oxford Manor	CPTED improvements	1450	100%	\$20,000	\$20,000	\$0	\$0		
NC13-16 Kerrwood Estates					\$0	\$0			
NC13-18 Birchwood Heights					\$0	\$0			
NC13-20 Forest Hill Heights	Drapes/blinds - community center Interior painting - community center Fire/emergency alarm system	1470 1470 1460	100% 100% 55 units	\$5,000 \$5,000 \$100,000 \$0	\$5,000 \$5,000 \$100,000	\$0 \$0 \$0	\$0 \$0 \$0		

	Plumbing repairs	1460	55 units		\$50,000	\$0	\$0	
NC13-22 Laurel Oaks				\$0	\$0			
PHA-wide	Finance/Admin. Training	1408		\$5,000	\$5,000	\$4,564	\$4,564	In progress
	Maintenance Training	1408		\$10,000	\$10,000	\$1,457	\$1,457	In progress
	Capital Improvements Training	1408		\$5,000	\$5,000	\$0	\$0	
	Housing Managers Training	1408		\$35,000	\$35,000	\$5,926	\$5,926	In progress
	Youth Leadership Training (NC13-10, 12, 15)	1408		\$10,000	\$10,000	\$0	\$0	
	Admissions Training	1408		\$4,000	\$4,000	\$0	\$0	
	Resident Initiatives (Staff/Residents) Training	1408		\$15,000	\$15,000	\$300	\$300	In progress
	Administration	1410		\$205,425	\$205,425	\$205,425	\$1,870	In progress
	Fees and Costs	1430		\$123,033	\$123,033	\$0	\$0	
	Vacancy reduction renovations	1406		\$250,000	\$250,000	\$250,000	\$250,000	Complete
	Operating costs	1406		\$339,522	\$339,522	\$339,522	\$339,522	Complete
	Site-based offices renovations	1470		\$303,959	\$0	\$0	\$0	
	Site-based offices furniture/equipment	1475		\$81,342	\$0	\$0	\$0	
	Executive/Mngt./F&A Staff	1408		\$300,000	\$300,000	\$300,000	\$0	In progress
	Gas pipeline inspection equipment	1475		\$0	\$4,000	\$0	\$0	
CO	Site based office furniture/equipment	1475		\$0	\$67,407	\$1,338	\$0	In progress
NC13-2&3 McDougald Terrace	Site based office furniture/equipment	1475		\$0	\$1,392	\$1,392	\$1,003	In progress
NC13-6 Oldham Towers	Site based office furniture/equipment	1475		\$0	\$6,946	\$6,946	\$6,218	In progress
NC13-7 Cornwallis Road	Site based office furniture/equipment	1475		\$0	\$332	\$332	\$0	In progress
NC13-11 J. J. Henderson	Site based office furniture/equipment	1475		\$0	\$864	\$864	\$264	In progress
NC13-12	Site based office furniture/equipment	1475		\$0	\$2,122	\$2,122	\$1,463	In progress

Morreene Road								
NC13-13 Damar Court	Site based office furniture/equipment	1475		\$0	\$756	\$756	\$33	In progress
NC13-15 Oxford Manor	Site based office furniture/equipment	1475		\$0	\$1,523	\$1,523	\$949	In progress

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF DURHAM		Grant Type and Number Capital Fund Program No: NC19P01350106 Replacement Housing Factor No:				Federal FY of Grant: 2006	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NC13-2&3 McDougald Terrace	7/18/2008	N/A	N/A	7/17/2010	N/A	N/A	
NC13-4 Scattered Sites	N/A	7/18/2008		N/A	7/17/2010		
NC13-6 Oldham Towers	7/18/2008			7/17/2010			
NC13-7 Cornwallis Road	7/18/2008			7/17/2010			
NC13-8 Liberty Street	7/18/2008			7/17/2010			
NC13-9 Club Boulevard	N/A			N/A			
NC13-10 Hoover Road	N/A			N/A			
NC13-11 J. J. Henderson	7/18/2008			7/17/2010			
NC13-12 Morreene Road	7/18/2008	N/A		7/17/2010	N/A		
NC13-13 Damar Court	N/A	7/18/2008		N/A	7/17/2010		
NC13-15 Oxford Manor	7/18/2008			7/17/2010			
NC13-16 Kerrwood Estates	N/A			N/A			
NC13-18 Birchwood Heights	N/A			N/A			
NC13-20 Forest Hill Heights	7/18/2008			7/17/2010			

	Original	Revised	Actual	Original	Revised	Actual
NC13-22 Laurel Oaks	N/A			N/A		
PHA - wide						
Finance/Admin. Training	7/18/2008			7/17/2010		
Maintenance Training	7/18/2008			7/17/2010		
Capital Imp. Training	7/18/2008			7/17/2010		
Hsg. Mgr. Training	7/18/2008			7/17/2010		
Youth Ldrshp. Training	7/18/2008			7/17/2010		
Admissions Training	7/18/2008			7/17/2010		
Resident Init. Training	7/18/2008			7/17/2010		
Administration	7/18/2008		12/31/06	7/17/2010		
Fees and Costs	7/18/2008			7/17/2010		
Vacancy reduction renovations	7/18/2008		12/31/06	7/17/2010	12/31/2006	
Operating costs	7/18/2008		12/31/06	7/17/2010	12/31/2006	
Site-based offices renovations	7/18/2008	N/A		7/17/2010	N/A	
Site-based offices furniture/equipment	7/18/2008	N/A		7/17/2010	N/A	
Executive/Mngt./F&A staff	7/18/2008		12/31/06	7/17/2010		
Gas pipeline inspection equipment	N/A	7/18/2008		N/A	7/17/2010	
CO site based office furniture/equipment	N/A	7/18/2008		N/A	7/17/2010	
NC13-2 & 3 site based office furniture/equipment	N/A	7/18/2008		N/A	7/17/2010	
NC13-6 site based office furniture/equipment	N/A	7/18/2008		N/A	7/17/2010	
NC13-7 site based office furniture/equipment	N/A	7/18/2008		N/A	7/17/2010	
NC13-11 site based office furniture/equipment	N/A	7/18/2008		N/A	7/17/2010	
NC13-12 site based	N/A	7/18/2008		N/A	7/17/2010	

	Original	Revised	Actual	Original	Revised	Actual	
office furniture/equipment							
NC13-13 site based office furniture/equipment	N/A	7/18/2008		N/A	7/17/2010		
NC13-15 site based office furniture/equipment	N/A	7/18/2008		N/A	7/17/2010		

2006 CAPITAL FUND PROGRAM

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF DURHAM	Grant Type and Number Capital Fund Program Grant No: NC19R01350106 AMENDED Replacement Housing Factor Grant No:	Federal FY of Grant: 2006
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 6/30/07
 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	\$0		\$0	
2	1406 Operations	\$0		\$0	
3	1408 Management Improvements	\$0		\$0	
4	1410 Administration	\$0		\$0	
5	1411 Audit	\$0		\$0	
6	1415 Liquidated Damages	\$0		\$0	
7	1430 Fees and Costs	\$0		\$0	
8	1440 Site Acquisition	\$0		\$0	
9	1450 Site Improvement	\$0		\$0	
10	1460 Dwelling Structures	\$0		\$0	
11	1465.1 Dwelling Equipment—Nonexpendable	\$0		\$0	
12	1470 Nondwelling Structures	\$0		\$0	
13	1475 Nondwelling Equipment	\$0		\$0	
14	1485 Demolition	\$0		\$0	
15	1490 Replacement Reserve	\$0		\$0	
16	1492 Moving to Work Demonstration	\$0		\$0	
17	1495.1 Relocation Costs	\$0		\$0	

		Original	Revised	Obligated	Expended
18	1499 Development Activities	\$127,575		\$127,575	
19	1501 Collateralization or Debt Service	\$0		\$0	
20	1502 Contingency	\$0		\$0	
21	Amount of Annual Grant: (sum of lines 2 - 20)	\$127,575		\$127,575	
22	Amount of line 21 Related to LBP Activities	\$0		\$0	
23	Amount of line 21 Related to Section 504 compliance	\$0		\$0	
24	Amount of line 21 Related to Security - Soft Costs	\$0		\$0	
25	Amount of Line 21 Related to Security - Hard Costs	\$0		\$0	
26	Amount of line 21 Related to Energy Conservation Measures	\$0		\$0	

ATTACHMENT J

DESIGNATION OF PUBLIC HOUSING FOR OCCUPANCY BY ELDERLY FAMILIES

In accordance with PIH Notice 2005-2 issued January 5, 2005 and renewed in PIH Notice 2006-1 issued on January 3, 2006, the Housing Authority of the City of Durham (DHA) submitted a plan for designation of certain housing for elderly families, which was approved February 5, 2007.

In accordance with the requirements of the PIH Notices, DHA certifies the following:

Sites that house only the elderly:

1. Scattered Sites, (NC19P013004), developed in 1962, designed for elderly residents, is composed of 50 units in 25 duplex apartments.
2. J. J. Henderson Housing Center, (NC19P013011), was completed in 1978. This is a nine-story building with 178 apartments for the elderly. For many years, the Council for Senior Citizens was housed in this building, providing daily services. They recently moved their administration and operations section to a newly constructed office building, but continue to provide daily services to the residents of J. J. Henderson Housing Center.
3. Forest Hill Heights, (NC19P013020), was completed in 1981. This is a garden apartment community of 55 units for the elderly.
4. Morning Glory Senior Village, (NC19P013024), was completed in 2005, as part of the Few Gardens HOPE VI revitalization project. This community consists of nineteen one-bedroom units in the two-story main building, and two one-bedroom cottages and four two-bedroom cottages located around the perimeter of the main building.

AGES OF RESIDENTS IN ELDERLY PUBLIC HOUSING COMPLEXES

	Total Units	Age 54 and under	Age 55 to 64	Age 65 and over	Total Elderly
Scattered Sites	50	5	13	31	49
J. J. Henderson	178	24	64	89	177
Forest Hill Heights	55	4	10	39	53
Morning Glory Senior Village	25	0	5	20	25
Total	308	33	92	179	304

DHA further certifies that the statutory requirements of the original plan are being met and there are no unanticipated adverse impacts on the housing resources of the groups not being served due to the designation. Near elderly persons (50 years and older) will be considered if space permits and if inclusion will enhance the quality of life for that person.

ATTACHMENT K

SECTION 8 HOME OWNERSHIP CAPACITY STATEMENT

The Section 8 Home Ownership Program of the Durham Housing Authority (DHA) permits eligible participants and eligible applicants in the Section 8 Housing Choice Voucher Program, including participants with portable vouchers, the option of purchasing a home using Section 8 assistance.

More specifically, DHA's Housing Choice Voucher Administrative Plan includes a Homeownership Option which specifies the following criteria:

- a) establishing a minimum homeowners downpayment requirement of at least 3 percent and requiring that at least 1 percent of the downpayment come from the family's resources;
- b) requiring that financing for purchase of a home under its Section 8 homeownership program 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.

ATTACHMENT L

COMPONENT 10 (B) VOLUNTARY CONVERSION INITIAL ASSESSMENTS

- a. How many of the PHA's developments are subject to the Required Initial Assessments? **Nine**
- b. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)? **Four.** There are four designated elderly communities.
- c. How many Assessments were conducted for the PHA's covered Developments? **Nine**
- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:

Development Name	Number of Units
Liberty Street	108
Damar Court	102
Oxford Manor	172
Cornwallis Road	200

ATTACHMENT M

SECTION 8 PROJECT BASED RENTAL ASSISTANCE

The Durham Housing Authority (DHA) may seek approval to implement a Project Based Section 8 Voucher Assistance program.

No more than 20 percent of the baseline allocation will be committed for the project based voucher program. No project greater than 60 units will be considered.

The deconcentration policy for the Project Based Section 8 Voucher Assistance program is to ensure that no less than 75% of its new admissions are families that have incomes at or below 30% of the area median income.

No project that is located in a census tract with a poverty rate greater than twenty percent will be considered unless granted an exception by HUD. Site selection standards shall comply with 24 CFR Part 983.57. Project-based assistance for housing at the selected site is consistent with the goal of deconcentrating poverty and expanding housing and economic opportunities.

Existing and rehabilitated housing site and neighborhood standards must be:

1. Adequate in size, exposure, and contour to accommodate the number and type of units proposed, and adequate utilities and streets must be available to service the site.
2. Promote greater choice of housing opportunities and avoid undue concentration of assisted persons in areas containing a high proportion of low-income persons.
3. Be accessible to social, recreational, educational, commercial, and health facilities and services that are at least equivalent to those typically found in neighborhoods consisting largely of unassisted standard housing of similar market rents.
4. Be so located that travel time and cost via public transportation or private automobile from the neighborhood to places of employment providing a range of jobs for lower-income workers is not excessive.

New construction site and neighborhood standards must be:

1. The site must be adequate in size, exposure, and contour to accommodate the number and type of units proposed, and adequate utilities and streets must be available to service the site.
2. The site must not be located in area of minority concentration except as permitted in 24 CFR Part 983.57.
3. The site must promote greater choice of housing opportunities and avoid undue concentration of assisted person in areas containing a high proportion of low-income persons.

4. The neighborhood must not be one that is seriously detrimental to family life or in which substandard dwellings or other undesirable conditions predominate, unless there is actively in progress a concerted program to remedy the undesirable conditions.
5. The housing must be accessible to social recreational, educational, commercial, and health facilities and services and other municipal facilities and services that are at least equivalent to those typically found in neighborhoods consisting largely of unassisted, standard housing of similar market rents.
6. Except for new construction, housing designed for elderly persons, travel time, and cost via public transportation or private automobile from the neighborhood to places of employment providing a range of jobs for lower-income workers, must not be excessive.

The Housing Authority will have the discretion to set the contract term for each project, up to ten years.

Project based units are subject to the same inspection requirements as any other voucher units.

The Housing Authority intends to issue a Request for Proposal to solicit proposals for the Project Based Housing Choice Voucher Program. The availability of project-based assistance will be legally advertised in a newspaper of general circulation once a week for two consecutive weeks. In addition, DHA will conduct an owner's workshop to advise all interested parties of the program advantages, proposal requirements, evaluation criteria, tenant selection requirements, and other general program requirements.

The following items will be included in the program advertisement:

- The deadline for submission of applications (not less than 30 days after the date of the announcement of availability).
- The total estimated number of units to be selected for assistance.
- The proposal evaluation criteria and timelines for selection of units.

Project based vouchers will be used primarily as a method for making projects for hard to house populations financially feasible. This is consistent with our objective of leveraging private and public funds to create additional housing opportunities.

Program Selection Criteria

In addition to the criteria identified above under eligible units, the following threshold criteria must be met for an application to be considered for selection for the (Project Based Assistance (PBA) program:

- DHA will not limit proposals to a single site or impose restrictions that explicitly or practically preclude owner submission of proposals for Project Based Voucher (PBV) housing on different sites.
- The proposed project must not permanently displace any current tenants. Tenants may be temporarily relocated if necessary during rehabilitation of the unit at the expense of the owner.
- Rental levels must not exceed 100% of the Fair Market Rent or any approved exception payment standard and must be reasonable in relation to rents charged in the private market for unassisted comparable units.
- If a unit has been allocated a low-income housing tax credit (IRS Code 42), the rent levels will be set in accordance with the program regulations at 24 CFR 983.301
- Supportive Services - at least one member of the family is receiving the following qualifying services:
 1. Services to increase their skill levels and/or incomes that would obtain greater economic or social self-sufficiency.
 2. Provides near elderly, elderly or disabled individuals with options that allow them to live independently but in an environment that provides support activities such as cleaning, cooking, transportation, etc.
 3. Medical or disability related services other than drug and alcohol treatment in the case of current abusers.
 4. FSS counseling supportive services or other services to address acute and/or complex needs. The family must sign a statement of family responsibility at the time of the initial lease execution with DHA. The statement of family responsibility will include all family obligations in the service plan. If the FSS participant is successful with completing the FSS contract of participation or the supportive service requirement, the unit continues to count as an excepted unit for as long as the family resides in the unit.

DHA will monitor the excepted family's continued receipt of supportive services and take appropriate actions regarding those families that fail without good cause to complete their supportive services requirement. DHA will monitor the services on at a minimum semi-annually.

Following are the review criteria with associated point values that will be used by DHA in the evaluation process of proposals received under the PBA program. There is no minimum passing score, nor a specific maximum score. Projects will be ranked by score and the highest ranked projects will undergo further review by DHA. The selected projects must comply with all requirements set forth in the Project Based Assistance Plan and all applicable HUD regulations.

Evaluation Criteria

Points

The proposed housing serves an under served target population in order of priority: disabled, elderly, and large families. 20
In order to receive the 20 points, you must serve one of the above-described special populations and will be required to provide a supportive services plan, subject to DHA's approval prior to the execution of a HAP contract.

The proposal preserves and rehabilitates historic properties or develops new affordable housing through new construction. 20

20 Points - proposal indicates rehabilitation of historic properties or new affordable housing construction.

10 Points - Proposal indicates the rehabilitation of rental property to alter below standards rental units to decent, safe, and sanitary conditions.

5 Points - Existing property

The proposal submitted demonstrates a thorough, in-depth, well-planned project, meeting all federal requirements and other eligibility criteria. 20

20 Points - Projects totaling at least 1,000 units developed in compliance with applicable codes and regulations.

15 Points - Projects totaling at least 300 units developed in compliance with applicable codes and regulations.

5 Points - Project totaling at least 150 units developed in compliance with applicable codes and regulations.

The applicant's qualifications are appropriate for the project under consideration and firm financial commitments are adequately documented. 20
To receive the maximum points under this factor the applicant must have either a commitment letter, a letter acknowledging the specific project and pending request for funding or a formal application for funding must have been submitted to all public or private funding sources.

20 Points - Commitment letters from all funding sources.

10 Points - Commitment letters from at least 75% of the funding sources.

5 Points - Commitment letters from at least 50% of the funding sources.

Rental subsidy is necessary for the viability of the project; management of the project is consistent with Section 8 requirements and the degree to which supportive services will be provided to the project. 20

TOTAL MAXIMUM POINTS 100

ATTACHMENT N

Pet Rule

These rules are to be adopted in compliance with HUD, state, and local laws. Pets to be allowed are dogs, cats, birds, fish, and gerbils. There are to be no exceptions to the above list. Any of the above that would at any time be or become unpredictable or dangerous would be prohibited. Examples are as follows: snakes, lizards, pitbulls, dobermans pinchers, german shepherds, rotweillers, and etc.

1. Rules for Ownership
 - A. Resident will have to sign an agreement with the Durham Housing Authority to own a pet. This agreement will include all details of the pet policy and the resident agrees to abide by all rules.
 - B. Resident can have only one pet such as a dog or cat per household.
 - C. Dog or cat are not to weigh more that 15 lbs when grown and are never to be outside without a leash or without adult supervision. (In case of a handicap or disabled resident, they may have some responsible adult to exercise their pet, but the owner is responsible for the pet at all times).
 - D. All other pets must be caged at all times. Cages are to be kept clean and will be checked during housing evaluations. During extermination, it is the responsibility of the owner to remove the animal during the spraying or dusting of the unit.
 - E. Residents are required to abide by state and local laws governing ownership of pets.
 - F. No residents shall keep any pet that is not registered to them in their unit.

All pets are to be inoculated and licensed in accordance with state and local laws. Documentation of the above information is to be provided before signing the pet policy agreement. If the information is not available, the resident will not be given permission to own a pet. The resident is to provide an annual update on pet certification and inoculations as well as information on spaying or neutering which is also a requirement for dog and cat ownership.

2. Sanitation and Pet Care

- A. Pet owners are required to remove immediately and properly dispose of all pet waste. Waste must be placed inside a plastic bag and placed inside of the dumpsters. Litter boxes should be changed no less than once a week.
- B. A fee of \$10.00 will be charged each time the custodian has to clean up animal waste.
- C. Animal must be kept clean.
- D. No outside housing for any animal.
- E. Feeding of animals must be inside your unit.
- F. Pets are not to be left outside unattended.
- G. The owner of the pet will be liable for all damages (personal or property) caused by the pet.
- H. Under no circumstances will dog fighting as a sport or recreation be allowed.
- I. Extermination for fleas is owner's responsibility.
- J. The resident must always cage pet when scheduled maintenance, evaluations, or exterminations are to be performed.

3. Pet Fee

- A. Durham Housing Authority requires a \$300.00 non-refundable pet fee which must be paid with the application.
- B. Durham Housing Authority has the right to ask the owner to remove the pet from the premises if anyone's safety is threatened or the pet becomes a nuisance.

ATTACHMENT O

Durham Housing Authority's Community Service Program

In compliance with the Community Service and Self-Sufficiency Requirements for Public Housing, Durham Housing Authority (DHA) has developed a plan of action to meet the mandate. The Resident Services Director will implement the program. The Public Housing Management staff will enforce this mandate. The Resident Councils will provide appropriate assistance as needed.

The overall goal is to establish a community service program that allows for full compliance with HUD requirements of eight hours (8) per month for community service, self-sufficiency activities or a combination of both. This plan offers two components from which residents will be able to choose: 1) an intense job skills and training program provided through the Resident Services department and 2) community/volunteer service coordinated by the resident. This level of activity of flexibility will promote program participation and compliance.

Residents who qualify for the exemption status will complete a community service exception form and will be provided with detailed information regarding what documents are necessary for certification, as well as cut-off dates for compliance. Any change in resident exemption status must be reported immediately to DHA for proper followup and the recertification/verification process.

Residents required to participate in the program will be monitored through the following procedures:

1. Residents will be informed by the Recertification Team during occupancy classes, move-in orientation, and reexamination. Resident Services Case Managers will attend the occupancy classes and annual site-based reexaminations.
2. A community service program acknowledgment form will be signed by the residents. The form acknowledges the resident's exception status or their responsibility to perform monthly eight hours of community service.
3. These same forms are then signed by the Recertification Team and forwarded to the Resident Services department and/or the Case Manager present at the occupancy/reexamination meeting.
4. The Support Services Coordinator and/or assigned Case Manager will make contact with each resident within five business days to inform the resident of the available self-sufficiency programs and services. A monthly calendar of such programs and services will be distributed in a door-to-

door outreach effort and posted within all DHA community buildings.

5. Residents will complete a services program eight hour requirement verification form each month describing hours earned and activities completed.
6. The services program eight hour requirement verification form will be submitted to their respective Property Manager by the first Friday of each month, then collected by the Support Services Coordinator, and assigned a Case Manager on the following Monday.
7. Supportive Services Coordinator will file completed community services program eight hour requirement verification form in binders, log and maintain earned and unearned hours of each resident utilizing the Tenmast community service tracking module each month.
8. Support Services Coordinator will mail community service requirement status letters describing earned and unearned hours to each participating resident and the Recertification Manager by the first of the month in which the annual reexamination is scheduled to be conducted.\
9. Recertification Team will inform the Property Managers of the compliance or noncompliance using the compliance/noncompliance certification form.
10. If the Property Manager determines that the community service requirement has not been met, the resident will be given the opportunity to cure the noncompliance.
11. The noncompliant household member and the head of household must sign a noncompliance form and cure agreement.
12. The Property Manger will offer the household member(s) the opportunity to enter into a cure agreement prior to the anniversary of the lease. The Property Manger will forward the cure agreement to the Recertification Manager and Supportive Services Coordinator.
 - a. The agreement shall state that the household member(s) agree to participate in community service activities to comply with the requirement over the past 12-month period.
 - b. The cure shall occur over the 12-month period beginning with the date of the agreement. The household member(s) shall also comply with the current year's community service requirement.
 - c. The first hours earned for community service will be applied toward the current commitment until the current year's

commitment is completed.

13. Supportive Services Coordinator will submit quarterly reports to the Property Manger and Recertification Manager.
14. If any household member(s) does not accept the terms of the cure agreement or falls behind in their obligation under the agreement to perform community service, the Property Manger shall take action to terminate the lease of the head of household.

If any head of household /household member does not agree with the determination of the Property Manger, he/she may avail themselves to the process outlined in the current grievance policy/procedures.

ATTACHMENT P

Capital Fund Financing Program Statement of Intent

Durham Housing Authority (DHA) intends to submit a proposal application to participate in the Capital Fund Financing Program (CFFP), in order to address the immediate needs of its aging public housing stock, as identified in the Physical Needs Assessment Report - August 2005, and the Energy and Water Conservation Audits Report - May 2006. The CFFP, authorized under the 1998 Quality Housing and Work Responsibility Act (QHWRA), will enable DHA to borrow a larger sum of funds now (bond financing or conventional loan) and repay with future capital fund allocations. Up to 33% of future capital fund appropriations (subject to the availability of appropriations) may be used for debt service. The proceeds will be utilized for capital fund eligible expenses, to include the cost of financing.

Specifically, DHA, intends to utilize the proceeds to accomplish the following eligible activities:

- Gap financing in a mixed-finance transaction for the demolition, disposition, and revitalization of the NC13-2 & 3 McDougald Terrace, NC13-6 Oldham Towers, NC13-8 Liberty Street, NC13-11 J. J. Henderson Housing Center, and NC13-20 Forest Hill Heights Developments.
- Financing for the comprehensive rehabilitation of the NC13-9 Club Boulevard, NC13-12 Morreene Road, and NC13-13 Damar Court Developments.

ATTACHMENT Q

Durham Housing Authority's Violence Against Women Act (VAWA) Policy

The "Violence Against Women and Department of Justice Reauthorization Act of 2005" (Publication L. 109-162), Section 606 amends the low-income assistance voucher program (Sec. 8 (c) and 8 (d)); Section 607 amends public housing admissions (Sec. 6 (c)) and lease provision (Sec. 6 (1)) under Section 6 of the U. S. Housing Act of 1937, and provides new benefits to victims of domestic violence, dating violence, and stalking. In addition, this section creates a new Section 6 (u) that would establish certification for the application of termination protection and provides for the confidentiality of that information.

In accordance with the "ACT", Durham Housing Authority will assist residents of public housing and applicants and voucher holders of project-based and tenant-based programs by establishing policies that will enable the housing authority to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault or stalking.

VIOLENCE AGAINST WOMEN ACT POLICY

Overview: The “Violence Against Women and Department of Justice Reauthorization Act of 2005” (Pub. L. 109-162) was signed into law on January 5, 2006. The Act reauthorizes and expands provisions of the Violence Against Women Act (VAWA), which was originally enacted in 1994.

North Carolina Senate Bill #1029 enacted into law comprehensive legislation to ban tenant discrimination against victims of domestic violence, sexual assault and stalking. This law protects victims from discrimination by landlords and provides a statutory framework for allowing victims to change locks or terminate their leases without penalty when necessary to escape a perpetrator.

The Housing Authority of the City of Durham (DHA) does not provide or coordinate any support services or programs provided or offered by any agency, to child or adult victims of domestic violence, dating violence, sexual assault or stalking.

Purpose: To establish procedures for reports of domestic violence occurring in public housing communities that serve the needs of child and adult victims of domestic violence, dating violence, sexual assault or stalking.

Implementation: Immediately.

Steps:

1. In accordance with the confidentiality requirements of the ACT, no personally identifying information related to victims of domestic violence shall be included in HUD’s Management Information System. De-identified or encrypted information may be used. Personally identifying information includes but is not limited to such things as names, addresses, and social security numbers.
2. Tenants requesting protection under the domestic violence act must provide certification regarding his or her status as a victim and eligibility for protection. Records of this certification may include but will not be limited to documentation signed by an employee, agent, or volunteer of a victim service provider, such as an attorney or a medical professional, from whom the victim has sought assistance in addressing domestic violence, dating violence, sexual assault, or stalking or the effect of the abuse, in which the professional attests under penalty of perjury (28 U.S.C.1746) to the professional’s belief that the incident or incidents in question are bona fide incidents of abuse, and the victim of domestic violence, dating violence, or stalking has signed or attested to the documentation, or by producing a Federal, State, or local police or court record.
3. Criminal activity directly relating to domestic violence engaged in by a member of a tenant’s household or any guest or other person under the tenant’s control shall not be cause for termination if the tenant or the immediate family member of the tenant’s family is the victim or threatened victim of the domestic violence.
4. DHA may bifurcate the lease to remove a lawful occupant or tenant who engages in a

criminal act of violence to a family member or other without evicting victimized lawful occupants.

5. DHA shall honor court orders regarding rights of access or control of property involving parties to domestic violence.
6. DHA may evict or terminate a dwelling lease for other good cause unrelated to the incidents or incidents of domestic violence.
7. DHA at the request of a tenant shall change the locks on the apartments of victims of domestic violence with proper certifications.
8. DHA shall approve a transfer request from a victim of domestic violence after proper certification, to an appropriate size unit based on availability. No further transfer request will be approved unless the victim can attest that he or she did not divulge confidentiality of the current address.
9. A certification of domestic violence must include the name of the perpetrator.
10. The tenant shall provide such certification within 14 business days after DHA requests such certification **in writing**. If the certification is not received within 14 business days of DHA's written request, DHA may extend the 14-day deadline at its discretion.
11. DHA shall trespass/ban all perpetrators of domestic violence from all property owned or operated by the agency.
12. Information provided by the victim pursuant to the certification shall be retained in confidence and not entered into any shared database nor provided to any related entity except when the disclosure is: consented to by the individual in writing, required for use in eviction proceedings, or otherwise required by law.