

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

PHA Plans for the Wilson Housing Authority

5 Year Plan for Fiscal Years 2005 - 2009

Annual Plan for Fiscal Year 2008

Version 2

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

PHA Plan Agency Identification

PHA Name: Wilson Housing Authority PHA Number: NC020
PHA Fiscal Year Beginning: (mm/yyyy) 01/2008

PHA Programs Administered:

Public Housing and Section 8 **Section 8 Only** **Public Housing Only**
 Number of public housing units: **781** Number of S8 units: Number of public housing units:
 Number of S8 units: **550**

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

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

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (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)

The Wilson Housing Authority will continue excellent customer service; promote safe, decent, affordable housing and encourage higher quality family life for eligible residents in an economically self-sufficient, drug and crime free environment without discrimination.

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)
- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: (PHAS score)
 - Improve voucher management: (SEMAP score)
 - Increase customer satisfaction: *Goal 10*

- Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
- Renovate or modernize public housing units:
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)
 - *Provide 20% of vouchers for project-basing*

- PHA Goal: Increase assisted housing choices
 - Objectives:
 - Provide voucher mobility counseling:
 - Conduct outreach efforts to potential voucher landlords
 - Increase voucher payment standards
 - Implement voucher homeownership program:
 - Implement public housing or other homeownership programs:
 - Implement public housing site-based waiting lists: *Forrest Road Homes; Whitfield Homes and E.B. Jordan Homes.*
 - Convert public housing to vouchers:
 - Other: (list below)

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

- PHA Goal: Provide an improved living environment
 - Objectives:
 - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - Implement public housing security improvements:
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - Other: (list below)
 - *Expand services to public housing residents living in Tassman Towers by applying for Medicaid waivers*
 - *Modernize Tassman Towers to meet the Medicaid waiver requirements.*

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

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

Objectives:

- Increase the number and percentage of employed persons in assisted families:
- Provide or attract supportive services to improve assistance recipients' employability:
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below)

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

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
- Other: (list below)

Other PHA Goals and Objectives: (list below)

- *Implement and Maintain a Comprehensive Energy Conservation Program*
- *Implement measures to be Violence Against Women Act (VAWA) compliant;*

Goal: *Wilson Housing Authority will assist and provide support to families that are victims of domestic violence, dating violence and stalking in order to enhance their quality of life, staff and family awareness, exercise discretion, sensitivity and excellent customer service when providing agency services and/or referrals.*

Objective: *Provide decent and affordable housing for victims of domestic violence, dating violence and stalking. Make referrals to agency partners based on client needs: educate Wilson Housing Authority staff and clients on the seriousness of domestic violence in order to enhance quality of life.*

Services, Programs and Activities:

Have Agency Partners conduct on site training for staff and clients to increase awareness of domestic violence and child abuse.

Keep a current list of Wilson Housing Authority domestic violence victims. Upon approval by client, Manager and Housing Officer will conduct periodic visits to residents in Conventional Housing for detection of non reported domestic violence.

Ban abuser from Wilson Housing Authority property, add abuser to ban list and ensure ban list is kept in all high visibility areas at each site.

Make agency referrals to agency partners based on client needs.

Strongly encourage victims to participate in counseling programs and report any incidents.

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

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

- Standard Plan**
- Troubled Agency Plan**

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

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

The Wilson Housing Authority Annual Plan and 5-Year Plan encompasses all of the required elements under Section 511 of the Quality Housing and Work Responsibility Act of 1998. Component #1: The Authority used the State Housing Needs section of the Consolidated Plan, the City of Wilson Consolidated Plan as well as the Authority's analysis. Component #2: The Financial Resources are anticipated Federal Fiscal Year 2008 funding. Component #3: Policies Governing Eligibility include the ACOP, Section "8" Administrative Plan, Deconcentration and Income Mixing Policy, along with waiting lists. Component #4: Rent Determination Policies include the Minimum Rent Policy, Flat Rent Policy, Section "8" Minimum Rent Policy and Section "8" Payment Standards Policy. Component #5: Operations and Management: All policies relating to this component are included. Component #6 Grievance Procedure is included. Component #7: Capital Improvement Needs: Capital Fund Program Annual Statement is provided. The 5-Year Action Plan is also provided. Component #8 Demolition and Disposition is addressed. Component #9: Designation of housing is included. Component #10: Conversion of Public Housing is included. Component #11, 12 and 13 are included. Component #14 Pet Policy is included. Component #15: Civil Rights Certification is included. Component #16 Fiscal Audit is included. Component #17: PHA Asset Management is included. Component #18: Other information contains required policies found in Section 511 of the Act are included.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

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Attachments

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

Required Attachments:

- Admissions Policy for Deconcentration (*nc020a02*)
- FY 2008 Capital Fund Program Annual Statement (*nc020b02*)
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- List of Resident Advisory Board Members (*nc020c02*)
- List of Resident Board Member (*nc020d02*)
- Community Service Description of Implementation (*nc020e02*)
- Information on Pet Policy (*nc020f02*)
- Section 8 Homeownership Capacity Statement, if applicable (*nc020r02*)
- Description of Homeownership Programs, if applicable

- Other (List below, providing each attachment name)
 - *Deconcentration and Income Mixing Analysis Results (nc020g02)*
 - *Progress in Meeting 5 Year Plan Goals (nc020h02)*
 - *Criteria for Substantial Deviation and Significant Amendment (nc020i02)*
 - *Project Based Voucher Program (nc020s02)*

Optional Attachments:

- PHA Management Organizational Chart (*nc020j02*)
- FY 2008 Capital Fund Program 5 Year Action Plan (*nc020k02*)
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) (*nc020q02*)
- Other (List below, providing each attachment name)
 - *2007 Annual Statement (nc020l02)*
 - *2006 Performance and Evaluation Report (502-06) (nc020m02)*
 - *2006 Performance and Evaluation Report(50 1-06) (nc020n02)*
 - *2005 Performance and Evaluation Report (nc020o02)*
 - *2004 Performance and Evaluation Report (nc020p02)*

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
N/A	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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
N/A	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
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
N/A	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
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
N/A	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
N/A	The most recent Public Housing Drug Elimination Program (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
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
N/A	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

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	Size	Loca-tion
Income <= 30% of AMI	289	3	4	3	3	3	3
Income >30% but <=50% of AMI	73	3	4	3	3	3	3
Income >50% but <80% of AMI	10	3	4	3	3	3	3
Elderly	35	3	4	3	3	3	3
Families with Disabilities	62	3	4	3	3	3	3
White	43	3	4	3	3	3	3
Black/African American	298	3	4	3	3	3	3
American Indian/ Alaska Native	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Asian	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Native Hawaiian/ Other Pacific Islander	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Other	2	3	4	3	3	3	3

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: 2006-2010 State of North Carolina
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

B. 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	142		57%
Extremely low income <=30% AMI	126	89%	
Very low income (>30% but <=50% AMI)	12	8%	
Low income (>50% but <80% AMI)	4	3%	
Families with children	25	18%	
Elderly families	20	15%	
Families with Disabilities	29	21%	
White	5	4%	
Black/African American	137	96%	
American Indian/Alaska Native	0	0	
Asian	0	0	
Native Hawaiian/Other Pacific Islander	0	0	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	117	82%	
2 BR	9	6.3%	
3 BR	11	8%	
4 BR	4	3%	
5 BR	1	.7%	
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant-based assistance
 Public Housing
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	182		58%
Extremely low income <=30% AMI	124	68%	
Very low income (>30% but <=50% AMI)	58	32%	
Low income (>50% but <80% AMI)	0	0	
Families with children	140	77%	
Elderly families	4	2%	
Families with Disabilities	12	7%	
White	5	3%	
Black/African American	177	97%	
American Indian/Alaska Native	0	0	
Asian	0	0	
Native Hawaiian/Other Pacific Islander	0	0	

Characteristics by
Bedroom Size (Public
Housing Only)

1BR	N/A	N/A	
2 BR	N/A	N/A	
3 BR	N/A	N/A	
4 BR	N/A	N/A	
5 BR	N/A	N/A	
5+ BR	N/A	N/A	

Is the waiting list closed (select one)? No Yes

If yes:

How long has it been closed (# of months)? 5 months as of 7/31/07

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

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

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

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)
 - *Develop assisted living facilities*

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

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

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)
 - *Affirmatively market to local non-profit agencies that assist elderly families.*

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	2,808,674.00	
b) Public Housing Capital Fund (based on 2007 grant amount)	1,276,434.00	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	2,145,473.00	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
Capital Funds (2007) HUD approved after 6/30/07	1,276,434.00	
3. Public Housing Dwelling Rental Income	1,675,245.00	
4. Other income (list below)	0.00	
5. Non-federal sources (list below)		
Total resources	9,182,260.00	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe)
 - *When application is accepted.*

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)

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)

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

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

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

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

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

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

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

(3) Assignment

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

- One
- Two
- Three or More

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

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

(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)

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
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
 - *Elderly – 62 Years of Age or Older*

- *Near Elderly – At least 50 Years of Age, but under 62*
- *Disabled – Persons disabled as determined by the Social Security Administration.*
- *Involuntarily Displaced – Applicants displaced by natural disaster declared by the President of the United States, or displaced through no fault of their own by a government action or permanently displaced by fire.*
- *Working Family – Head or spouse is employed and has been for 12 consecutive months. Seasonal workers must have been employed with their current employer for the last 2 years. WHA allows up to a seven (7) day grace period for change of employment for eligibility of the working preference. This preference is automatically extended to families whose head is determined disabled by the Social Security Administration.*

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)

- 1 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)
 - 1 *Elderly – 62 Years of Age or Older*
 - 1 *Near Elderly – At least 50 Years of Age, but under 62*
 - 1 *Disabled – Persons disabled as determined by the Social Security Administration.*

- 1 *Involuntarily Displaced – Applicants displaced by natural disaster declared by the President of the United States, or displaced through no fault of their own by a government action or permanently displaced by fire.*
- 1 *Working Family – Head or spouse is employed and has been for 12 consecutive months. Seasonal workers must have been employed with their current employer for the last 2 years. WHA allows up to a seven (7) day grace period for change of employment for eligibility of the working preference. This preference is automatically extended to families whose head is determined disabled by the Social Security Administration.*

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

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

- The PHA-resident lease
- The PHA’s Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list)
 - *Housing Authority Website: www.wilsonha.org*

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:

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:

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)
 - *Rental history with previous landlords*
 - *Name of previous landlords*

(2) Waiting List Organization

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

(3) Search Time

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

If yes, state circumstances below:

Extensions are permissible at the discretion of the Housing Authority up to a maximum of sixty (60) days, primarily for these reasons:

1. *Extenuating circumstances such as hospitalization or a family emergency for an extended period of time, which has affected the family's ability to find a unit within the initial 60 day period. Verification is required.*
2. *The Housing Authority is satisfied that the family had made a reasonable effort to locate a unit, including seeking the assistance of the HA, throughout the initial sixty (60) day period. Proof of family's efforts is required.*
3. *Families, including a person with disability, may request up to one-hundred twenty (120) days to find a unit after issuance of a Voucher and may request a list, if available, of accessible units.*

(4) Admissions Preferences

- a. Income targeting

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

- b. Preferences

1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

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

- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
 - *Elderly – 62 Years of Age or Older*
 - *Near Elderly – At least 50 Years of Age, but under 62*
 - *Disabled – Persons disabled as determined by the Social Security Administration.*
 - *Involuntarily Displaced – Applicants displaced by natural disaster declared by the President of the United States, or displaced through no fault of their own by a government action or permanently displaced by fire.*

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 your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs

- Victims of reprisals or hate crimes
- Other preference(s) (list below)
 - 1 *Elderly – 62 Years of Age or Older*
 - 1 *Near Elderly – At least 50 Years of Age, but under 62*
 - 1 *Disabled – Persons disabled as determined by the Social Security Administration.*
 - 1 *Involuntarily Displaced – Applicants displaced by natural disaster declared by the President of the United States, or displaced through no fault of their own by a government action or permanently displaced by fire.*

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

- Date and time of application
- Drawing (lottery) or other random choice technique

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

- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan

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

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs *N/A*

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

- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below)

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

- Through published notices
- Other (list below)

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) *N/A*

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

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

3. If yes to question 2, list these policies below: *N/A*

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

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

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

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

- 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) *N/A*

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

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

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

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

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

f. Rent re-determinations:

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

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

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

(2) Flat Rents

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

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

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

- At or above 90% but below 100% of FMR
- 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) *N/A*

- 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) *N/A*

- 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)

6-III.B. FINANCIAL HARDSHIPS AFFECTING MINIMUM RENT [24 CFR 5.630]

Overview

If the WHA establishes a minimum rent greater than zero, the WHA must grant an exemption from the minimum rent if a family is unable to pay the minimum rent because of financial hardship.

The financial hardship exemption applies only to families required to pay the minimum rent. If a family's TTP is higher than the minimum rent, the family is not eligible for a hardship exemption. If the WHA

determines that a hardship exists, the family share is the highest of the remaining components of the family's calculated TTP.

HUD-Defined Financial Hardship

Financial hardship includes the following situations:

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

WHA Policy

A hardship will be considered to exist **only if** the loss of eligibility has an impact on the family's ability to pay the minimum rent.

For a family waiting for a determination of eligibility, the hardship period will end as of the first of the month following (1) implementation of assistance, if approved, or (2) the decision to deny assistance. A family whose request for assistance is denied may request a hardship exemption based upon one of the other allowable hardship circumstances.

- (2) The family would be evicted because it is unable to pay the minimum rent.

WHA Policy

For a family to qualify under this provision, the cause of the potential eviction must be the family's failure to pay rent to the owner or tenant-paid utilities.

- (3) Family income has decreased because of changed family circumstances, including the loss of employment.
- (4) A death has occurred in the family.

WHA Policy

In order to qualify under this provision, a family must describe how the death has created a financial hardship (e.g., because of funeral-related expenses or the loss of the family member's income).

- (5) The family has experienced other circumstances determined by the WHA.

WHA Policy

The WHA has not established any additional hardship criteria.

Implementation of Hardship Exemption

Determination of Hardship

When a family requests a financial hardship exemption, the WHA must suspend the minimum rent requirement beginning the first of the month following the family's request.

The WHA then determines whether the financial hardship exists and whether the hardship is temporary or long-term.

WHA Policy

The WHA defines temporary hardship as a hardship expected to last 90 days or less. Long term hardship is defined as a hardship expected to last more than 90 days.

When the minimum rent is suspended, the family share reverts to the highest of the remaining components of the calculated TTP. The example below demonstrates the effect of the minimum rent exemption.

Example: Impact of Minimum Rent Exemption			
Assume the WHA has established a minimum rent of \$35.			
Family Share – No Hardship		Family Share – With Hardship	
\$0	30% of monthly adjusted income	\$0	30% of monthly adjusted income
\$15	10% of monthly gross income	\$15	10% of monthly gross income
N/A	Welfare rent	N/A	Welfare rent
\$35	Minimum rent	\$35	Minimum rent
Minimum rent applies. TTP = \$35		Hardship exemption granted. TTP = \$15	

WHA Policy

To qualify for a hardship exemption, a family must submit a request for a hardship exemption in writing. The request must explain the nature of the hardship and how the hardship has affected the family’s ability to pay the minimum rent.

The WHA will make the determination of hardship within 30 calendar days.

No Financial Hardship

If the WHA determines there is no financial hardship, the WHA will reinstate the minimum rent and require the family to repay the amounts suspended.

WHA Policy

The WHA will require the family to repay the suspended amount within 30 calendar days of the WHA’s notice that a hardship exemption has not been granted.

Temporary Hardship

If the WHA determines that a qualifying financial hardship is temporary, the WHA must suspend the minimum rent for the 90-day period beginning the first of the month following the date of the family’s request for a hardship exemption.

At the end of the 90-day suspension period, the family must resume payment of the minimum rent and must repay the WHA the amounts suspended. HUD requires the WHA to offer a reasonable repayment agreement, on terms and conditions established by the WHA. The WHA also may determine that circumstances have changed and the hardship is now a long-term hardship.

WHA Policy

The WHA will enter into a repayment agreement in accordance with the procedures found in Chapter 16 of this plan.

Long-Term Hardship

If the WHA determines that the financial hardship is long-term, the WHA must exempt the family from the minimum rent requirement for so long as the hardship continues. The exemption will apply from the first of the month following the family's request until the end of the qualifying hardship. When the financial hardship has been determined to be long-term, the family is not required to repay the minimum rent.

WHA Policy

The hardship period ends when any of the following circumstances apply:

- (1) At an interim or annual reexamination, the family's calculated TTP is greater than the minimum rent.*
- (2) For hardship conditions based on loss of income, the hardship condition will continue to be recognized until new sources of income are received that are at least equal to the amount lost. For example, if a hardship is approved because a family no longer receives a \$60/month child support payment, the hardship will continue to exist until the family receives at least \$60/month in income from another source or once again begins to receive the child support.*
- (3) For hardship conditions based upon hardship-related expenses, the minimum rent exemption will continue to be recognized until the cumulative amount exempted is equal to the expense incurred.*

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. (*nc020j02*)
- A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	<i>781</i>	<i>125</i>
Section 8 Vouchers	<i>550</i>	<i>95</i>
Section 8 Certificates	<i>N/A</i>	<i>N/A</i>
Section 8 Mod Rehab	<i>N/A</i>	<i>N/A</i>
Special Purpose Section 8 Certificates/Vouchers (list individually)	<i>N/A</i>	<i>N/A</i>
Public Housing Drug Elimination Program (PHDEP)	<i>N/A</i>	<i>N/A</i>
	<i>N/A</i>	<i>N/A</i>
	<i>N/A</i>	<i>N/A</i>
Other Federal Programs(list individually)	<i>N/A</i>	<i>N/A</i>

C. Management and Maintenance Policies

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

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

Admissions and Continued Occupancy Policy (ACOP)

Community Service Plan

Pet Policy

Maintenance Plan

(2) Section 8 Management: (list below)

Section 8 Administrative Plan

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below: *N/A*

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

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

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below: *N/A*

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 (state name) **nc020b02**

-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 (state name) **nc020k02**

-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: *N/A*
2. Development (project) number: *N/A*
3. Status of grant: (select the statement that best describes the current status) *N/A*

- Revitalization Plan under development
- Revitalization Plan submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway

- Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:

- Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
If yes, list developments or activities below:
- *Forest Road Homes*
 - *Wheatfield Homes*

- 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:
- *Plans to develop new assisted living facility based on local housing market study.*

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

Demolition/Disposition Activity Description
1a. Development name: <i>E.B. Jordan Homes</i>
1b. Development (project) number: <i>20-7 AMP#3</i>
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>Portion of vacant land</i>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u><i>12/01/07</i></u>
5. Number of units affected: <i>-0-</i>
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: <i>12/01/07</i> b. Projected end date of activity: <i>01/30/08</i>

Demolition/Disposition Activity Description	
1a. Development name: <i>Whitfield Homes</i>	
1b. Development (project) number: <i>20-4</i>	
2. Activity type: Demolition <input checked="" type="checkbox"/>	Disposition <input type="checkbox"/>
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input checked="" type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <u><i>3/1/08</i></u>	
5. Number of units affected: <i>52</i>	
6. Coverage of action (select one)	
<input checked="" type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: <i>3/1/08</i>	
b. Projected end date of activity: <i>3/1/10</i>	

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description *N/A*

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

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

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description *N/A*

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

Conversion of Public Housing Activity Description
1a. Development name: 1b. Development (project) number:
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application

(date submitted or approved:)

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 *N/A*

- 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: 1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input 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)
5. Number of units affected: 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (1)]

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 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? 08/21/06

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

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

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

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

b. Economic and Social self-sufficiency programs

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

Services and Programs				
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)
<i>GED</i>	<i>34</i>	<i>Resident</i>	<i>Development</i>	<i>PH</i>
<i>Money Smart</i>	<i>1</i>	<i>Resident</i>	<i>Development</i>	<i>PH</i>
<i>Job Readiness</i>	<i>14</i>	<i>Resident</i>	<i>Development</i>	<i>PH</i>

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2005 Estimate)	Actual Number of Participants (As of:07/13/07)
Public Housing	<i>20</i>	<i>20</i>
Section 8	<i>N/A</i>	<i>N/A</i>

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

Description of Community Service requirements implementation is included as attachment (nc020e02)

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 use 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)

- *Whitfield Homes 20-2, 20-4 & 20-5*
- *E.B. Jordan Homes 20-7*

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

1. List the crime prevention activities the PHA has undertaken or plans to undertake:

(select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Crime Prevention Through Environmental Design

- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

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

- *Housing Authority Wide*

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)

- *Housing Authority Wide*

D. Additional information as required by PHDEP/PHDEP Plan *Not Required*

PHAs eligible for FY 2005 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2005 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

Description of Pet Policy (Family & Elderly/Handicapped) is included as attachment (nc020f02)

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? _____
5. Yes No: Have responses to any unresolved findings been submitted to HUD? *N/A – no unresolved findings*
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

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

18. Other Information

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 (File name) **nc020q02**
 Provided below:
3. In what manner did the PHA address those comments? (select all that apply)
 Considered comments, but determined that no changes to the PHA Plan were necessary.
 The PHA changed portions of the PHA Plan in response to comments
List changes below:
 Other: (list below)

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

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process *N/A*

- 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) *N/A*
 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) *N/A*

- 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: (provide name here) *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)

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)
 - *The Consolidated Plan of the State of North Carolina request that PHA's provide housing to eligible prospective residents that is safe, sanitary and decent. To provide economic opportunities for residents and work with other housing agencies within the jurisdiction.*

D. Other Information Required by HUD

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

Attachments

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

<i>Admissions Policy for Deconcentration</i>	<i>nc020a02</i>
<i>FY 2008 Capital Fund Program Annual Statement</i>	<i>nc020b02</i>
<i>List of Resident Advisory Board Members</i>	<i>nc020c02</i>
<i>List of Resident Board Member</i>	<i>nc020d02</i>
<i>Community Service Description of Implementation</i>	<i>nc020e02</i>
<i>Information on Pet Policy</i>	<i>nc020f02</i>
<i>Deconcentration and Income Mixing Analysis Results</i>	<i>nc020g02</i>
<i>Progress in Meeting 5 Year Plan Goals</i>	<i>nc020h02</i>
<i>Criteria for Substantial Deviation and Significant Amendment</i>	<i>nc020i02</i>
<i>PHA Management Organizational Chart</i>	<i>nc020j02</i>
<i>FY 2008 Capital Fund Program 5 Year Action Plan</i>	<i>nc020k02</i>
<i>2007 Annual Statement – REV#1</i>	<i>nc020l02</i>
<i>2006 Performance and Evaluation Report (502-06)</i>	<i>nc020m02</i>
<i>2006 Performance and Evaluation Report (501-06)</i>	<i>nc020n02</i>
<i>2005 Performance and Evaluation Report</i>	<i>nc020o02</i>
<i>2004 Performance and Evaluation Report</i>	<i>nc020p02</i>
<i>Comments of Resident Advisory Board</i>	<i>nc020q02</i>
<i>Section 8 Homeownership Capacity Statement</i>	<i>nc020r02</i>
<i>Project-Based Voucher Program</i>	<i>nc020s02</i>

PHA Plan Table Library

Component 7 Capital Fund Program Annual Statement Parts I, II, and II

Annual Statement (*See attachment nc020b02*) Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number FFY of Grant Approval: (MM/YYYY)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	
4	1410 Administration	
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	
11	1465.1 Dwelling Equipment-Nonexpendable	
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2-19)	
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

Annual Statement (*See attachment nc020b02*)
Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost

Annual Statement (*See attachment nc020b02*)

Capital Fund Program (CFP) Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)

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

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
<i>(See attachment nc020k02)</i>				
Total estimated cost over next 5 years				

Attachment: nc020a02
Admissions Policy for Deconcentration
Wilson Housing Authority

Excerpt from Wilson Housing Authority Admissions and Continued Occupancy Policy Chapter 4– Tenant Selection Assignment

J. DECONCENTRATION OF POVERTY AND INCOME-MIXING

The WHA's admission policy is designed to provide for deconcentration of poverty and income-mixing by bringing higher income tenants into lower income projects and lower income tenants into higher income projects.

Nothing in the deconcentration policy relieves the of the obligation to meet the income targeting requirement.

Gross annual income is used for income limits at admission and for income-mixing purposes.

Deconcentration and Income-Mixing Goals

The WHA's deconcentration and income-mixing goal, in conjunction with the requirement to target at least 40 percent of new admissions to conventional housing in each fiscal year to "extremely low-income families", will be to admit families above the WHA's Established Income Range (EIR) to developments below the EIR, and families below the WHA's EIR to developments above the EIR.

Deconcentration Applicability:

This policy outlines the WHA's strategy for deconcentration of poverty and income-mixing in each development. The WHA will take various measures to implement a deconcentration and income-mixing admission strategy. This policy will eventually result in an income mix that will help us to meet our deconcentration goals.

Placing higher income residents into lower income developments and lower income families into higher income developments will require concentrated efforts on our staff. This will not be achieved immediately, but the WHA will continually work toward meeting this goal.

The implementation of this policy, will not concentrate the most economically and socially deprived families in one or all of the lowest income WHA developments. We will partner with social agencies, local churches, schools and our community services staff in offering counseling to residents who may be in need of such services. We will work with our residents in establishing and maintaining a viable resident advisory board who will have input into making this program work. Residents can encourage potential residents to participate and become role models in their developments. Residents that are skilled and qualified in budgeting, childcare, housekeeping and other areas can assist

those residents that might benefit from such. This will aid the WHA in reaching our goal of an economical and social mix in all developments.

The income of residents in each development and the income of applicants on the waiting list(s) will be reviewed and compared with income census tract in which the developments are located. This will aid in determining the necessary steps in developing and maintaining an income mix in each development. Many applicants applying for housing are in the lowest income range which calls for accurate planning in order to obtain deconcentration and income mixing. We will strive to meet this goal in all our developments.

Another WHA goal is implementing a mentoring program. Matching mentors with residents needing the specific skills they possess. Residents will have written goals and how they hope to obtain them. This should help residents in attaining self-sufficiency and improved economic status.

Project Designation Methodology

Annually, the WHA will determine the average income of all families residing in general occupancy developments.

The WHA will then determine the average income of all families residing in each general occupancy development.

The WHA will then determine whether each general occupancy development falls above, within or below the Established Income Range (EIR).

The EIR is 85 percent to 115 percent (inclusive of 85 percent and 115 percent) of the -wide average income for general occupancy developments.

If a covered development is both below the 30 percent area-wide median and above the 115 percent income average for -wide covered developments, it will be considered to be within the EIR.

The WHA will then determine whether or not developments outside the EIR are consistent with local goals and strategies in the WHA Deconcentration Plan. Any deconcentration policy as needed is described in the WHA Deconcentration Plan.

Deconcentration Policy

If, at annual review, there are found to be development(s) with average income above or below the EIR, and where the income profile for a general occupancy development above or below the EIR is not explained or justified in the WHA Deconcentration Plan, the WHA shall list these covered developments in the Annual Plan.

The WHA shall adhere to the following policies for deconcentration of poverty and income mixing in applicable developments:

Skipping a family on the waiting list to reach another family in an effort to further

the goals of the WHA's deconcentration policy:

If a unit becomes available at a development below the EIR, the first eligible family on the waiting list with income above the EIR will be offered the unit. If that family refuses the unit, the next eligible family on the waiting list with income above the EIR will be offered the unit. The process will continue in this order. For the available unit at the development below the EIR, if there is no family on the waiting list with income above the EIR, or no family with income above the EIR accepts the offer, then the unit will be offered to the first eligible family on the waiting list in preference order regardless of income.

If a unit becomes available at a development above the EIR, the first eligible family on the waiting with income below the EIR will be offered the unit. If that family refuses the unit, the next eligible family on the waiting list with income below the EIR will be offered the unit. The process will continue in this order. For the available unit at the development above the EIR, if there is no family on the waiting list with income below the EIR, or no family with income below the EIR accepts the offer, then the unit will be offered to the first eligible family on the waiting list in preference order regardless of income.

A family has the sole discretion whether to accept an offer of a unit made under the WHA Deconcentration Policy. The WHA shall not take any adverse action toward any eligible family for choosing not to accept an offer of a unit under the WHA Deconcentration Policy. However, the WHA shall uniformly limit the number of offers received by applicants described in this Chapter.

The WHA shall offer incentives to families with incomes above the EIR willing to move into a development with average income below the EIR and/or to families with incomes below the EIR willing to move into a development with average income above the EIR. These incentives are described in the WHA Deconcentration Plan.

Deconcentration Compliance

Beyond the basic requirement of nondiscrimination, WHA shall affirmatively further fair housing to reduce racial and national origin concentrations.

WHA shall not require any specific income or racial quotas for any development or developments.

WHA shall not assign persons to a particular section of a community or to a development or building based on race, color, religion, sex, disability, familial status or national origin for purposes of segregating populations.

CAPITAL FUND PROGRAM TABLES START HERE

Attachment: nc020b02

Annual Statement /Performance and Evaluation Report 10/11/2007
Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Housing Authority of the City of Wilson	Grant Type and Number: Capital Fund Program No: NC19P020501-08 Replacement Housing Factor Grant No:	Federal FY of Grant: 2008
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<input checked="" type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserved for Disasters/Emergencies	<input type="checkbox"/> Revised Annual Statement/Revision Number _____
<input type="checkbox"/> Performance and Evaluation Report for Program Year Ending _____	<input type="checkbox"/> Final Performance and Evaluation Report for Program Year Ending _____	

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operations	75,000.00			
3	1408 Management Improvements	45,000.00			
4	1410 Administration	60,386.00			
5	1411 Audit	0.00			
6	1415 Liquidated Damages	0.00			
7	1430 Fees and Costs	83,500.00			
8	1440 Site Acquisition	0.00			
9	1450 Site Improvement	125,000.00			
10	1460 Dwelling Structures	462,516.00			
11	1465.1 Dwelling Equipment-Nonexpendable	7,000.00			
12	1470 Nondwelling Structures	0.00			
13	1475 Nondwelling Equipment	17,500.00			
14	1485 Demolition	0.00			
15	1490 Replacement Reserve	0.00			
16	1492 Moving to Work Demonstration	0.00			
17	1495.1 Relocation Costs	0.00			
18	1499 Development Activities	0.00			
19	1501 Collateralization or Debt Service	400,532.00			
20	1502 Contingency	0.00			
21	Amount of Annual Grant (sums of lines 2-20)	\$1,276,434.00			
22	Amount of line 21 Related to LBP Activities	0.00			
23	Amount of Line 21 Related to Section 504 Compliance	0.00			
24	Amount of Line 21 Related to Security - Soft Costs	25,000.00			
25	Amount of Line 21 Related to Security - Hard Costs	0.00			
26	Amount of Line 21 Related to Energy Conservation Measures	0.00			

Annual Statement/Performance and Evaluation Report

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

10/11/2007

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Wilson		Grant Type and Number: Capital Fund Program No: NC19P020501-08 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	
HA-Wide	Operations:	1406		75,000.00				
HA-Wide	Management Improvements:							
	Staff - Law Enforcement	1408		25,000.00				
	Computer Software	1408		20,000.00				
HA-Wide	Administration: (10% of total grant)							
	Staff - CFP Coordination	1410		50,386.00				
	Staff - Training	1410		10,000.00				
HA-Wide	Fees and Costs:							
	Professional Services/A/E	1430		33,500.00				
	Asbestos Abatement Plan and Monitoring	1430		50,000.00				
HA-Wide	Site Improvements:							
	Landscaping	1450	LS	25,000.00				
	Parking Lots, Sidewalks	1450	LS	100,000.00				
HA-Wide	Dwelling Structures:							
	Asbestos Abatement	1460	LS	150,000.00				
	Replace Kitchen Cabinets	1460	125	125,000.00				
	HVAC	1460	100	187,516.00				
NC20-8	Dwelling Equipment:	1465	14	7,000.00				
Tasman Tower	PTAC (20-8)							
HA-Wide	Non-Dwelling Equipment:							
	Replacement of Computer Equipment	1475	LS	7,500.00				
	Landscaping Equipment	1475	LS	10,000.00				
HA-Wide	Collateralization or Debt Service:	1501		400,532.00				
			TOTAL	\$1,276,434.00				

Attachment: nc020c02
Wilson Housing Authority
List of Resident Advisory Board Members

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description,)

Rufus Edmondson, Chairman

Annie Hicks, Vice Chairman

Valarie Harper

Alma Ruffin, Secretary

Alice Smith

Beatrice Anderson

Edward Williams

Bessie Barnes

Attachment: nc020d02
Wilson Housing Authority
List of Resident Board Member

Required Attachment: Resident Member on the PHA Governing Board

1. Yes No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board: **Larry D. Thigpen**

B. How was the resident board member selected: (select one)?

Elected

Appointed

C. The term of appointment is (include the date term expires):

Appointed 10/08/2003; (Reappointed) Term 11/23/2005 - 12/09/2010

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not? **N/A**

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

B. Date of next term expiration of a governing board member: **12/09/2007**

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position): **Mayor Ruth Rose**

Attachment: nc020e02
Wilson Housing Authority
COMMUNITY SERVICE DESCRIPTION OF IMPLEMENTATION

Excerpt From Wilson Housing Authority Admissions And Continued Occupancy Policy:

Chapter 15

COMMUNITY SERVICE

[24 CFR Part 960 Subpart F and 24 CFR 903.7(l)]

INTRODUCTION

The requirement has been reinstated for Federal Fiscal Year 2003.

A. REQUIREMENT

Each adult resident of the WHA shall:

Contribute 8 hours per month of community service (not including political activities) within the community in which that adult resides; or

Participate in an economic self-sufficiency program (defined below) for 8 hours per month; or

Perform 8 hours per month of combined activities (community service and economic self-sufficiency program).

B. EXEMPTIONS

The WHA shall provide an exemption from the community service requirement for any individual who:

Is 62 years of age or older.

Is a blind or disabled individual, as defined under section 216[i][1] or 1614 of the Social Security Act, and who is unable to comply with this section, or is a primary caretaker of such individual.

Is engaged in a work activity of 25 hours weekly or more.

Meets the requirements for being exempted from having to engage in a work activity under the State program funded under part A of title IV of the Social Security Act, or under any other welfare program of the State in which the conventional housing agency is located, including a State-administered welfare-

to-work program; or

Enrolled in a school of higher learning (curriculum), continuing education (GED, ABE) or

Enrolled in a self sufficiency program or

is in a family receiving assistance under a State program funded under part A of title IV of the Social Security Act, or under any other welfare program of the State in which the conventional housing agency is located, including a State-administered welfare-to-work program, and has not been found by the State or other administering entity to be in noncompliance with such program.

The WHA will re-verify exemption status annually except in the case of an individual who is 62 years of age or older or disabled.

The WHA will permit residents to change exemption status during the year if status changes.

C. DEFINITION OF ECONOMIC SELF-SUFFICIENCY PROGRAM

For purposes of satisfying the community service requirement, participating in an economic self-sufficiency program is defined, in addition to the exemption definitions described above, by HUD as: Any program designed to encourage, assist, train or facilitate economic independence of assisted families or to provide work for such families.

These economic self-sufficiency programs can include job training, employment counseling, work placement, basic skills training, education, English proficiency, workfare, financial or household management, apprenticeship, or any other program necessary to ready a participant to work (such as substance abuse or mental health treatment).

In addition to the HUD definition above, the WHA definition includes any of the following:

Participating in the Family Self-Sufficiency Program and being current in the steps outlined in the Individual Training and Services Plan.

The WHA will give residents the greatest choice possible in identifying community service opportunities.

The WHA will consider a broad range of self-sufficiency opportunities.

D. ANNUAL DETERMINATIONS

For each conventional housing resident subject to the requirement of community service, the WHA shall, at least 30 days before the expiration of each lease term, review and determine the compliance of the resident with the community service requirement.

Such determination shall be made in accordance with the principles of due process and on a nondiscriminatory basis.

The WHA will verify compliance annually. If qualifying activities are administered by an organization other than the WHA, the WHA will obtain verification of family compliance from such third parties.

Family members will not be permitted to self-certify that they have complied with community service requirements.

E. NONCOMPLIANCE

If the WHA determines that a resident subject to the community service requirement has not complied with the requirement, the WHA shall notify the resident of such noncompliance, and that:

the determination of noncompliance is subject to the administrative grievance procedure under the WHA's Grievance Procedures; and

unless the resident enters into an agreement to comply with the community service requirement, the resident's lease will not be renewed, and

the WHA may not renew or extend the resident's lease upon expiration of the lease term and shall take such action as is necessary to terminate the tenancy of the household, unless the WHA enters into an agreement, before the expiration of the lease term, with the resident providing for the resident to cure any noncompliance with the community service requirement, by participating in an economic self-sufficiency program for or contributing to community service as many additional hours as the resident needs to comply in the aggregate with such requirement over the 12-month term of the lease.

The head of household and the noncompliant adult must sign the agreement to cure.

Ineligibility for Occupancy for Noncompliance

The WHA shall not renew or extend any lease, or provide any new lease, for a dwelling unit for any household that includes an adult member who was subject to the community service requirement and failed to comply with the requirement.

F. WHA RESPONSIBILITY

The WHA will ensure that all community service programs are accessible for persons with disabilities.

The WHA will ensure that:

the conditions under which the work is to be performed are not hazardous;

the work is not labor that would be performed by the WHA's employees responsible for essential maintenance and property services; or

the work is not otherwise unacceptable.

G. WHA IMPLEMENTATION OF COMMUNITY SERVICE REQUIREMENT

The WHA's Community Service program is described in the WHA Community Service Plan.

The WHA will administer its own community service program, with cooperative relationships with other entities.

The WHA will administer the community service program through contracts and collaborative agreements with volunteer and community agencies.

WHA COMMUNITY SERVICE PLAN

The Wilson Housing Authority will require all non-exempted adult conventional housing residents to spend eight (8) hours monthly doing community service or participating in a self-sufficiency program.

The exemptions from these requirements will be any adult who:

Is 62 years or older.

Is a blind or disabled individual, as defined under 216(i)(1) or 1614 of the Social Security Act (42 U.S.C. 416(i);1382c), and who certifies that because of this disability she or he is unable to comply with the service provisions of this subpart, or

(ii) is a primary caretaker of such individual;

Is engaged in work activities of twenty-five (25) hours or more.

Meets the requirements for being exempted from having to engage in a work activity under the State program funded under part A of the title IV of the Social Security Act (42 U.S.C. 601 *et seq.*) or under any other welfare program of the State in which the WHA is located, including a State-administered welfare-to-work program; or

is a member of a family receiving assistance, benefits or services under a State program funded under part A of title IV of the Social Security Act (42 U.S.C. 601 *et seq.*) or under any other welfare program of the State in which the WHA is located, including a State-administered welfare-to work program, and has not been found by the State or other administering entity to be in non-compliance with such a program; or

Enrolled in a school of higher learning (curriculum), GED or ABE

Is enrolled in a self-sufficiency program.

All tenants that are non-compliant will be notified by their Property Manager. Adult conventional housing residents that are not exempted from the community service requirement will be partnered with one of our community service agencies or an agency

of their choice to complete their monthly eight (8) hours of community service.

After the tenant is partnered with the community service agency, the Property Manager will track the hours and services completed by the tenant. This will be done by reviewing monthly time sheets as well as monthly contact with the agency. The participating agency will complete the required forms to track tenant hours and return them to WHA on a monthly basis. All tenants should promptly notify the Property Manager of any changes that may affect their status for community service.

All compliance reviews with the resident and contact with the agency will be done by the Property Manager and entered into the Community Service tracking ledger. All eligibility reviews with the tenant will be done by the Property Manager.

The WHA will refuse to renew a resident's lease for failure to satisfy this requirement unless the resident enters into an agreement with the WHA to make up the missed hours by participating in a self-sufficiency program or contributing to community service.

Non-compliant tenants will be given the opportunity to cure the status of non-compliant thirty (30) days before the end of their twelve-month lease. They will sign a written agreement to complete the required number of hours during the second twelve-month term of the lease.

If a family member is non-compliant, the head of household will be given the opportunity to remove this family member from the lease. If he/she does not enter into a written agreement, the lease will not be renewed.

If the head of household is non-compliant and refuses to sign the agreement, the lease will be terminated.

All tenants will be given the opportunity for a Grievance Hearing on WHA's determination of non-compliance and eligibility.

All community service verifications shall be third party.

The WHA will retain reasonable documentation's of resident service requirements and of tenant perform

Community Service Implementation Report

Number of tenants eligible for: 178

Number of tenants granted exemptions: 728

Number of tenants in non-compliance: 72 *

Number of tenant terminated/evicted due to non-compliance: 7

*** Note:** Some non-compliant families are working on delinquent hours to avoid termination.

Attachment: nc020f02
Wilson Housing Authority
Information on Pet Policy

**EXCERPT FROM WISON HOUSING AUTHORITY ADMISSION AND
CONTINUED OCCUPANCY POLICY:**

Chapter 10

PET POLICY- GENERAL OCCUPANCY (FAMILY) PROJECTS

INTRODUCTION

The purpose of this policy is to establish the WHA's policy and procedures for ownership of pets, and to ensure that no applicant or resident is not discriminated against regarding admission or continued occupancy because of ownership of pets. It also establishes reasonable rules governing the keeping of common household pets.

This policy does not apply to animals that are used to assist, support or provide service to persons with disabilities, or to service animals that visit conventional housing properties.

**A. ANIMALS THAT ASSIST, SUPPORT OR PROVIDE SERVICE TO
PERSONS WITH DISABILITIES**

Residents will be required to qualify for exclusion from the pet policy for pets that assist, support or provide service to persons with disabilities.

Pet rules will not be applied to animals that assist, support or provide service to persons with disabilities. This exclusion applies to both service animals and companion animals as reasonable accommodation for persons with disabilities. This exclusion applies to such animals that reside in conventional housing and that visit these properties.

B. WHA PET POLICY

1. A non-refundable pet fee of \$100.00 and a \$50.00 pet deposit will be required of any resident wishing to have a pet unless, it is a service or companion animal for persons with disabilities. The fee and deposit may be paid in two increments of \$75.00 each. One increment payable at the time of the pet move in and the second being payable the first month after the pet move in.
2. Only one (1) pet, whose weight may not exceed 25 pounds, may be kept in any one conventional housing unit. The head of household shall be responsible for their pet. Guest may not bring pets onto the premises. Reptiles or any other animal that may endanger the health, safety, or welfare of any WHA employee or any other resident will be not permitted. Dogs will not be allowed in high-rise buildings, and outside chained animals will not be allowed.

3. Signed statement assigning responsibility to no less than two persons to care for the pet in the event the pet owner dies, is incapacitated or is otherwise unable to care for the pet.
4. Owner of the pet will be responsible for all cleanup anywhere on the grounds or in the building. If pet owner is unable, or contact with the resident cannot be made, a \$25.00 fee for each cleanup performed by WHA will be assessed.
5. All pet owners must submit an up-to-date immunization record from a qualified Veterinarian and must display a current license tag for said pet. Immunization records and pet license tags are to be updated at the time of the pet owner's annual re-certification of tenant eligibility or if the family is a new admission, at lease up.
6. Pets must be have no communicable disease(s) and be pest free.
7. Pet must be neutered or spayed and will be restricted to designated pet areas only. Pets will not be allowed in any designated area unless accompanied by a responsible person and is restrained on a leash or similar device.
8. A pet owner is in violation of the city ordinance on animal control when his or her animal causes objectionable noises, destroys or damages the property of others.
9. Pet owners must comply with all WHA, County, State, and Federal regulations on animal regulatory laws.
10. Litter boxes must be changed no less than weekly.
11. Inspections other than permitted under the lease may be made after proper notification and during reasonable hours if a complaint is received in writing and WHA has reasonable grounds to believe that a nuisance or threat to health and safety of the occupants of the dwelling or surrounding area exist.
12. In the event of a pet violation, the pet owner will be given up to ten (10) days from date of service of the notice to remedy the violation, to remove the pet or to make a written request for a meeting to discuss said violation(s). Failure to remedy the violation, to request a meeting, or to appear at a requested meeting may result in termination of tenancy. A resident who receives two written complaints, will be asked to remove their pet from WHA property. Repeat violations of this policy may be grounds for lease termination.
13. If a pet is removed due to death or incapacity of the pet owner and the two responsible parties are contacted and are unwilling or unable to remove the pet; or cannot be contacted, the pet will be removed and placed in a pet facility for a period not to exceed thirty (30) days. The cost of the animal care shall be borne by the pet

owner and his/her estate. If unable or unwilling to pay, the cost will be paid from the pet deposit.

14. UPCS code must be met and maintained in order to have a pet.
15. The eradication cost of flea infestation during residency will be the responsibility of the resident.
16. If the pet is a bird, it shall be housed in a birdcage at all times.
17. Pets may not be bred or used for commercial purposes.
18. All conditions must be met and the lease signed before admitting said pet to the dwelling unit.
19. All pets must be approved in advance by WHA before being brought onto the premises.
20. Pet owners must enter into a pet agreement with WHA.

Attachment: nc020g02
Wilson Housing Authority
Deconcentration and Income Mixing Analysis Results

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: nc020h02
Wilson Housing Authority
Progress in Meeting 5-Year Plan Goals

The Wilson Housing Authority has been successful in achieving its mission and 5 year plan goals during the fiscal year 2007. Goals are either completed or on target for completion as scheduled.

Concerning modernization the PHA has done substantial renovation of: PHA units in all developments related to energy conservation measures. This project is 90% complete.

Concerning self-sufficiency and crime and safety, PHA efforts reduced crime in the communities through: Partnerships with Wilson Police Department and other agency partners; programs to heighten community awareness about drugs and other criminal activity. Self Sufficiency programs brought on site included: budgeting, parenting, nutritional value and how to raise resident self esteem.

Concerning improving the quality of life, PHA has brought programs on site to do health screenings, family financial planning, mentoring programs for at risk youth, and parenting programs.

To ensure compliance with the HUD's latest rules and regulations, every policy was reviewed and updated as needed. Most significant was the update to the Admissions and Continued Occupancy Policy and the Section 8 Administrative Plan.

Concerning ensuring equal opportunity outreach efforts have been made by making renewed partnerships with community groups and medical facilities.

Attachment: nc020i02
Wilson Housing Authority
Definition of “Substantial Deviation” and
“Significant Amendment or Modification”

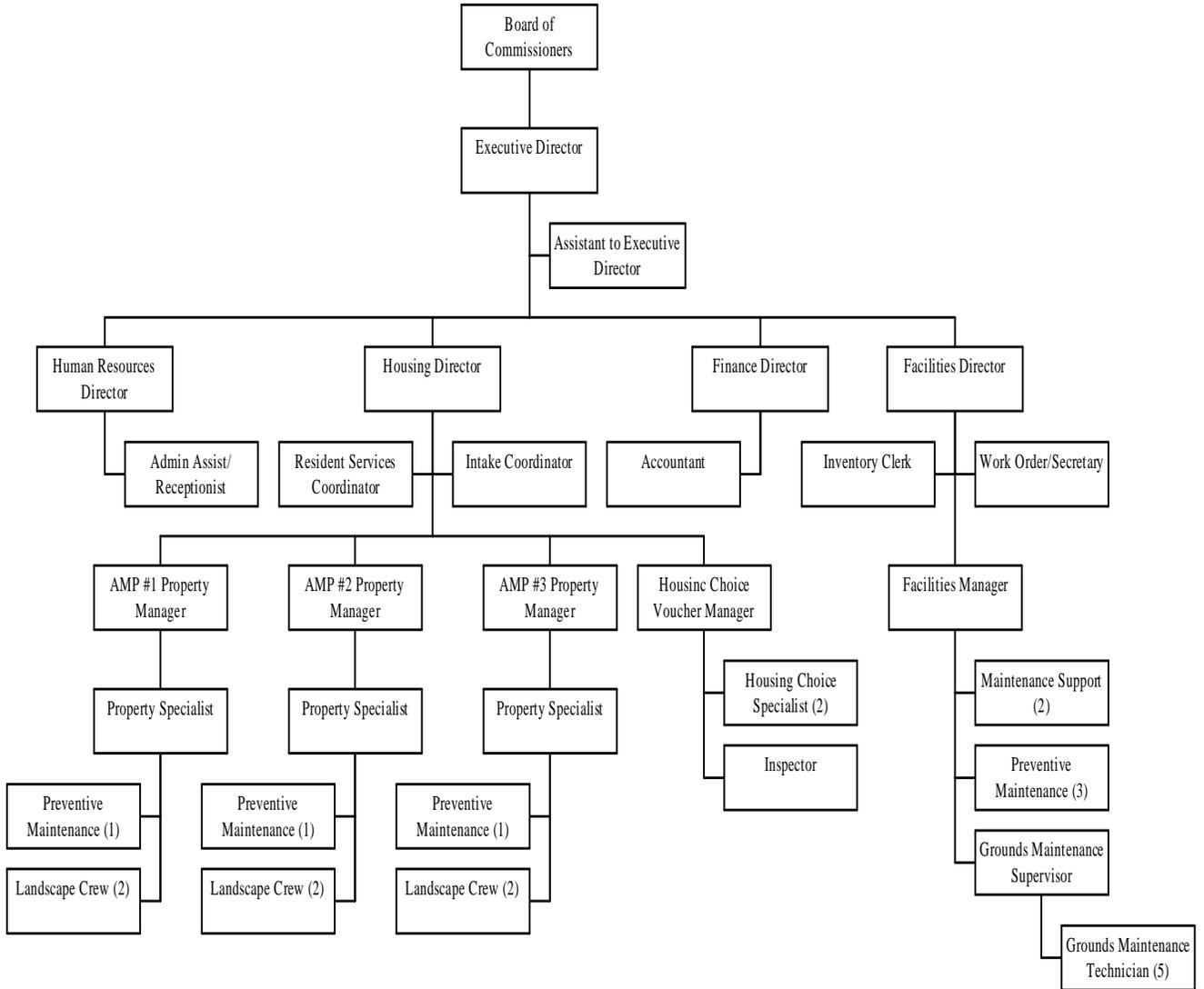
The Wilson Housing Authority, to meet the requirement of Final Rule 903/7(r) and PIH 99-51, pertaining to “Substantial Deviation” and “Significant Amendment or Modification,” offers the following:

- A. A substantial deviation from its Five-Year Plan; and a significant amendment or modification to its Five-Year Plan and Annual Plan.
- B. Changes to rent or admissions policies or organization of the waiting list.
- C. Additions of non-emergency work items (items not included in the current Annual Statement or 5-Year Action Plan).
- D. Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

Any substantial deviation from the Mission Statement and/or Goals and Objectives presented in the Five-Year Plan that cause changes in the services provided to residents or significant changes to the Agency’s financial situation will be documented in subsequent Agency Plans.

An exception to this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements offered by HUD.

Wilson Housing Authority
Attachment: nc020j02



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

Activities for Year 1	Activities for Year: 2 FFY Grant: 2009 PHA FY: 2009		
2008	Development Name/Number	Major Work Categories	Estimated Cost
See	PHA Wide	Operations:	75,000.00
	PHA Wide	Management Improvements:	
Annual		Staff - Law Enforcement	25,000.00
		Computer Software	20,000.00
Statement	PHA Wide	Administration:	
		Staff - CFP Coordination	50,386.00
		Staff - Training	10,000.00
	PHA Wide	Fees and Costs:	
		Professional Services/A/E	33,500.00
		Asbestos Abatement Plan and Monitoring	50,000.00
	PHA Wide	Site Improvements:	
		Landscaping	25,000.00
	PHA Wide	Dwelling Structures:	
		Asbestos Abatement - Single Family Units (LS)	150,000.00
		Replace Kitchen Cabinets (20-7) (125)	125,000.00
		HVAC (65 units)	173,256.00
	PHA Wide	Dwelling Equipment: PTAC (20-8) (14)	7,000.00
	PHA Wide	Non-Dwelling Equipment:	
		Replacement of Computer Equipment	7,500.00
		Landscaping Equipment	10,000.00
	PHA Wide	Collateralization or Debt Service:	400,532.00
		TOTAL	\$1,162,174.00

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

Activities for Year 1	Activities for Year: 3 FFY Grant: 2010 PHA FY: 2010		
2008	Development Name/Number	Major Work Categories	Estimated Cost
See	PHA Wide	Operations:	75,000.00
	PHA Wide	Management Improvements:	
Annual		Staff - Law Enforcement	25,000.00
		Computer Software	20,000.00
Statement	PHA Wide	Administration:	
		Staff - CFP Coordination	44,386.00
		Staff - Training	10,000.00
	PHA Wide	Fees and Costs:	
		Professional Services/A/E	33,500.00
		Asbestos Abatement Plan and Monitoring	50,000.00
	PHA Wide	Site Improvements:	
		Landscaping	25,000.00
	PHA Wide	Dwelling Structures:	
		Asbestos Abatement - Single Family Units (LS)	150,000.00
		HVAC (112 units)	298,256.00
	PHA Wide	Dwelling Equipment: PTAC (20-8) (14 ea)	7,000.00
	PHA Wide	Non-Dwelling Equipment:	
		Replacement of Computer Equipment	7,500.00
		Maintenance Truck	16,000.00
	PHA Wide	Collateralization or Debt Service:	400,532.00
		TOTAL	\$1,162,174.00

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

Activities for Year 1	Activities for Year: 4 FFY Grant: 2011 PHA FY: 2011		
2008	Development Name/Number	Major Work Categories	Estimated Cost
See	PHA Wide	Operations:	75,000.00
	PHA Wide	Management Improvements:	
Annual		Staff - Law Enforcement	25,000.00
		Computer Software	20,000.00
Statement	PHA Wide	Administration:	
		Staff - CFP Coordination	50,386.00
		Staff - Training	10,000.00
	PHA Wide	Fees and Costs:	
		Professional Services/A/E	33,500.00
		Asbestos Abatement Plan and Monitoring	50,000.00
	PHA Wide	Site Improvements:	
		Landscaping	25,000.00
	PHA Wide	Dwelling Structures:	
		Asbestos Abatement - Single Family Units	150,000.00
		HVAC (112 units)	298,256.00
	PHA Wide	Dwelling Equipment: PTAC (20-8) (14)	7,000.00
	PHA Wide	Non-Dwelling Equipment:	
		Replacement of Computer Equipment	7,500.00
		Landscaping Equipment	10,000.00
	PHA Wide	Collateralization or Debt Service:	400,532.00
		TOTAL	\$1,162,174.00

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

Activities for Year 1	Activities for Year: 5 FFY Grant: 2012 PHA FY: 2012		
2008	Development Name/Number	Major Work Categories	Estimated Cost
See	PHA Wide	Operations:	75,000.00
	PHA Wide	Management Improvements:	
Annual		Staff - Law Enforcement	25,000.00
		Computer Software	20,000.00
Statement	PHA Wide	Administration:	
		Staff - CFP Coordination	44,386.00
		Staff - Training	10,000.00
	PHA Wide	Fees and Costs:	
		Professional Services/A/E	33,500.00
		Asbestos Abatement Plan and Monitoring	50,000.00
	PHA Wide	Site Improvements:	
		Landscaping	25,000.00
	PHA Wide	Dwelling Structures:	
		Asbestos Abatement - Single Family Units (LS)	150,000.00
		HVAC (112 units)	298,256.00
	PHA Wide	Dwelling Equipment: PTAC (20-8) (14)	7,000.00
	PHA Wide	Non-Dwelling Equipment:	
		Replacement of Computer Equipment	7,500.00
		Maintenance Truck (1)	16,000.00
	PHA Wide	Collateralization or Debt Service:	400,532.00
		Total	\$1,162,174.00

Attachment: nc020102

**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 Wilson	Grant Type and Number Capital Fund Program Grant No. NC19P020501-07 Replacement Housing Factor No.	FFY of Grant Approval 2007
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Original Annual Statement
 Revised for Disasters/Emergencies
 Revised Annual Statement/Revision
 Performance and Evaluation Report for Program Year Ending
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CFP Funds	0.00		0.00	0.00
2	1406 Operations (May not exceed 10% of Line 21)	76,674.00		0.00	0.00
3	1408 Management Improvements Soft Costs	125,000.00		0.00	0.00
	1408 Management Improvements Hard Costs	0.00		0.00	0.00
4	1410 Administration	40,386.00		0.00	0.00
5	1411 Audit	0.00		0.00	0.00
6	1415 Liquidated Damages	0.00		0.00	0.00
7	1430 Fees and Costs	100,000.00		0.00	0.00
8	1440 Site Acquisition	0.00		0.00	0.00
9	1450 Site Improvements	110,000.00		0.00	0.00
10	1460 Dwelling Structures	418,842.00		0.00	0.00
11	1465.1 Dwelling Equipment - Nonexpendable	5,000.00		0.00	0.00
12	1470 Nondwelling Structures	0.00		0.00	0.00
13	1475 Nondwelling Equipment	0.00		0.00	0.00
14	1485 Demolition	0.00		0.00	0.00
15	1490 Replacement Reserve	0.00		0.00	0.00
16	1492 Moving to Work Demonstration	0.00		0.00	0.00
17	1495.1 Relocation Costs	0.00		0.00	0.00
18	1499 Development Activities	0.00		0.00	0.00
19	1501 Collateralization or Debt Service	400,532.00		0.00	0.00
20	1502 Contingency (may not exceed 8% of line 21)	0.00		0.00	0.00
21	Amount of Annual Grant (sum of lines 2 - 19)	\$1,276,434.00		\$0.00	\$0.00
22	Amount of line 21 Related to LBP Activities	0.00		0.00	0.00
23	Amount of line 21 Related to Section 504 Compliance	114,260.00		0.00	0.00
24	Amount of line 21 Related to Security - Soft Costs	25,000.00		0.00	0.00
25	Amount of line 21 Related to Security - Hard Costs	0.00		0.00	0.00
26	Amount of line 21 Related to Energy Conservation Measures	35,000.00		0.00	0.00

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

PHA Name: Housing Authority of the City of Wilson		Grant Type and Number Capital Fund Grant No: NC19P020501-07 Replacement Housing Factor No.			Federal FY of Grant: 2007			
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Obligated	Expended	
WHA Wide	Operations Operating Funds	1406		\$76,674.00		\$0.00	\$0.00	
	Subtotal 1406			\$76,674.00		\$0.00	\$0.00	
WHA Wide	Management Improvements WHA Staff Training	1408		\$20,000.00		\$0.00	\$0.00	
WHA Wide	Professional Services Tech Assist.	1408		\$70,000.00		\$0.00	\$0.00	
WHA Wide	Staff - Law Enforcement	1408		\$25,000.00		\$0.00	\$0.00	
WHA Wide	Computer Software	1408		\$10,000.00		\$0.00	\$0.00	
	Subtotal 1408			\$125,000.00		\$0.00	\$0.00	
WHA Wide	Administration Staff - CFP Coordination	1410	1	\$40,386.00		\$0.00	\$0.00	
	Subtotal 1410			\$40,386.00		\$0.00	\$0.00	
WHA Wide	Fees and Costs Professional Services - A/E	1430	LS	\$50,000.00		\$0.00	\$0.00	
WHA Wide	CFP Preparation	1430	LS	\$0.00		\$0.00	\$0.00	
20-8	Assisted Living Facility- Master Planning	1430	LS	\$30,000.00		\$0.00	\$0.00	
WHA Wide	Asbestos Abatement Plan & Monitoring	1430	LS	\$20,000.00		\$0.00	\$0.00	
	Subtotal 1430			\$100,000.00		\$0.00	\$0.00	
20-1,3,6,9	Site Improvements Miscellaneous Grounds Improvements			\$35,000.00		\$0.00	\$0.00	
20-2,4, 5	Miscellaneous Grounds Improvements			\$35,000.00		\$0.00	\$0.00	
20-7,8,10	Miscellaneous Grounds Improvements			\$40,000.00		\$0.00	\$0.00	
	Subtotal 1450			\$110,000.00		\$0.00	\$0.00	

Annual Statement / Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Wilson		Grant Type and Number Capital Fund Grant No: NC19P020501-07 Replacement Housing Factor No.			Federal FY of Grant: 2007			
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Obligated	Expended	
	Dwelling Structures							
20-2, 3, &6	Install Closet Doors	1460	358	\$50,000.00		\$0.00	\$0.00	
20-8	VCT Tile & Base in Abated Units	1460	LS	\$127,582.00		\$0.00	\$0.00	
20-8	Unit Modifications fo Assisted Liv.	1460	58	\$95,000.00		\$0.00	\$0.00	
WHA Wide	504 Modifications	1460	LS	\$2,000.00		\$0.00	\$0.00	
WHA Wide	Asbestos Abatement Single Family Units	1460	LS	\$30,000.00		\$0.00	\$0.00	
WHA Wide	Install Security Screen Doors	1460	LS	\$0.00		\$0.00	\$0.00	
WHA Wide	Air- Cond. Units	1460	LS	\$114,260.00				
	Subtotal 1460			\$418,842.00		\$0.00	\$0.00	
	Dwelling Equipment							
20-8	PTAC Replacements	1465.1	9	\$5,000.00		\$0.00	\$0.00	
	Subtotal 1465.1			\$5,000.00		\$0.00	\$0.00	
	Non-Dwelling Equipment							
WHA Wide	Replacement of Computer Equipment	1475	LS	\$0.00		\$0.00	\$0.00	
WHA Wide	Lawn Equipment	1475	LS	\$0.00		\$0.00	\$0.00	
	Subtotal 1475			\$0.00		\$0.00	\$0.00	
	Collateral Expense/Debt Service							
	CFFP	1501		\$400,532.00		\$0.00	\$0.00	
	Subtotal 1501			\$400,532.00		\$0.00	\$0.00	

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

PHA Name: Housing Authority of the City of Wilson	Grant Type and Number Capital Fund Program Grant No. NC19P020501-07 Replacement Housing Factor Grant No.						Federal FY of Grant 2007
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Dates)			All Funds Expended (Quarter Ending Dates)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NC20-1	9/12/2009			9/12/2011			
Forest Road Homes							
NC20-2	9/12/2009			9/12/2011			
Whitfield Homes							
NC20-3	9/12/2009			9/12/2011			
Forest Road Homes Addition							
NC20-4	9/12/2009			9/12/2011			
Whitfield Homes Addition							
NC20-5	9/12/2009			9/12/2011			
Whitfield Homes Addition							
NC20-6	9/12/2009			9/12/2011			
Scattered Sites							
NC20-7	9/12/2009			9/12/2011			
E. B. Jordan Homes							
NC20-8	9/12/2009			9/12/2011			
Tasman Tower							
NC20-9	9/12/2009			9/12/2011			
Scattered Sites							
NC20-10	9/12/2009			9/12/2011			
E. M. Barnes Manor							
WHA Wide	9/12/2009			9/12/2011			

Annual Statement/Performance and Evaluation Report

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

Attachment: nc020m02

PHA Name: Housing Authority of the City of Wilson	Grant Type and Number Capital Fund Program Grant No. NC19P020502-06 Supplemental Replacement Housing Factor No.	FFY of Grant Approval 2006
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- Original Annual Statement
 Revised for Disasters/Emergencies
 Revised Annual Statement/Revision #1
 Performance and Evaluation Report for Program Year Ending **6/30/07**
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CFP Funds	0.00	0.00	0.00	0.00
2	1406 Operations (May not exceed 10% of Line 21)	0.00	0.00	0.00	0.00
3	1408 Management Improvements Soft Costs	43,328.00	0.00	0.00	0.00
	1408 Management Improvements Hard Costs	0.00	0.00	0.00	0.00
4	1410 Administration	0.00	0.00	0.00	0.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	0.00	0.00	0.00	0.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvements	0.00	0.00	0.00	0.00
10	1460 Dwelling Structures	0.00	0.00	0.00	0.00
11	1465.1 Dwelling Equipment - Nonexpendable	0.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	\$55,000.00	\$98,328.00	\$98,328.00	\$36,679.14
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	1501 Collateralization or Debt Service	0.00	0.00	0.00	0.00
20	1502 Contingency (may not exceed 8% of line 21)	0.00	0.00	0.00	0.00
21	Amount of Annual Grant (sum of lines 2 - 21)	\$98,328.00	\$98,328.00	\$98,328.00	\$36,679.14
22	Amount of line 21 Related to LBP Activities	0.00	0.00	0.00	0.00
23	Amount of line 21 Related to Section 504 Compliance	0.00	0.00	0.00	0.00
24	Amount of line 21 Related to Security - Soft Costs	0.00	0.00	0.00	0.00
25	Amount of line 21 Related to Security - Hard Costs	0.00	0.00	0.00	0.00
26	Amount of line 21 Related to Energy Conservation Measures	0.00	0.00	0.00	0.00

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

PHA Name: Housing Authority of the City of Wilson		Grant Type and Number Capital Fund Grant No: NC19P020502-06 Replacement Housing Factor No.			Federal FY of Grant: 2006			
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original		Obligated	Expended	
WHA Wide	Operations Operating Funds	1406		\$0.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1406			\$0.00	\$0.00	\$0.00	\$0.00	
WHA Wide	Management Improvements Tech. Assistance Consulting Services	1408		\$43,328.00	\$43,328.00	\$0.00	\$0.00	
	Subtotal 1408			\$43,328.00	\$43,328.00	\$0.00	\$0.00	
	Administration							
	Subtotal 1410			\$0.00	\$0.00	\$0.00	\$0.00	
	Fees and Costs							
	Subtotal 1430			\$0.00	\$0.00	\$0.00	\$0.00	
	Site Improvements							
	Subtotal 1450			\$0.00	\$0.00	\$0.00	\$0.00	

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

PHA Name: Housing Authority of the City of Wilson		Grant Type and Number Capital Fund Grant No: NC19P020501-06 Replacement Housing Factor No.			Federal FY of Grant: 2006			
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Obligated	Expended	
	Dwelling Structures							
	Subtotal 1460			\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Equipment							
	Subtotal 1465.1			\$0.00	\$0.00	\$0.00	\$0.00	
WHA Wide	Non-Dwelling Equipment Vehicle Purchases	1475	5	\$55,000.00	\$98,328.00	\$98,328.00	\$36,679.14	
	Subtotal 1475			\$55,000.00	\$98,328.00	\$98,328.00	\$36,679.14	
	Collateral Expense/Debt Service CFFP	1501		\$0.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1501			\$0.00	\$0.00	\$0.00	\$0.00	

Annual Statement/Performance and Evaluation Report

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

Attachment: nc020n02

PHA Name: Housing Authority of the City of Wilson	Grant Type and Number Capital Fund Program Grant No. NC19P020501-06 Replacement Housing Factor No.	FFY of Grant Approval 2006
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Original Annual Statement
 Revised for Disasters/Emergencies
 Revised Annual Statement/Revision #1
 Performance and Evaluation Report for Program Year Ending **6/30/07**
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CFP Funds	0.00	0.00	0.00	0.00
2	1406 Operations (May not exceed 10% of Line 21)	76,674.00	76,674.00	76,674.00	76,674.00
3	1408 Management Improvements Soft Costs	70,000.00	160,000.00	160,000.00	47,149.45
	1408 Management Improvements Hard Costs	0.00	0.00	0.00	0.00
4	1410 Administration	50,386.00	50,386.00	50,386.00	10,000.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	28,421.00	23,421.00	38,421.00	0.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvements	0.00	0.00	0.00	0.00
10	1460 Dwelling Structures	505,006.00	420,006.00	505,006.00	0.00
11	1465.1 Dwelling Equipment - Nonexpendable	3,500.00	3,500.00	3,500.00	0.00
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	17,500.00	17,500.00	17,500.00	0.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	1501 Collateralization or Debt Service	410,687.00	410,687.00	410,687.00	0.00
20	1502 Contingency (may not exceed 8% of line 21)	0.00	0.00	0.00	0.00
21	Amount of Annual Grant (sum of lines 2 - 21)	\$1,162,174.00	\$1,162,174.00	\$1,262,174.00	\$133,823.45
22	Amount of line 21 Related to LBP Activities	0.00	0.00	0.00	0.00
23	Amount of line 21 Related to Section 504 Compliance	2,000.00	2,000.00	2,000.00	0.00
24	Amount of line 21 Related to Security - Soft Costs	50,000.00	40,000.00	40,000.00	12,500.00
25	Amount of line 21 Related to Security - Hard Costs	0.00	35,000.00	35,000.00	0.00
26	Amount of line 21 Related to Energy Conservation Measures	0.00	0.00	0.00	0.00

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

PHA Name: Housing Authority of the City of Wilson		Grant Type and Number Capital Fund Grant No: NC19P020501-06 Replacement Housing Factor No.				Federal FY of Grant: 2006		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Obligated	Expended	
	Operations							
WHA Wide	Operating Funds	1406		\$76,674.00	\$76,674.00	\$76,674.00	\$76,674.00	
	Subtotal 1406			\$76,674.00	\$76,674.00	\$76,674.00	\$76,674.00	
	Management Improvements							
WHA Wide	Consulting Services	1408		\$0.00	\$100,000.00	\$100,000.00	\$34,649.45	
WHA Wide	Staff - Law Enforcement	1408		\$50,000.00	\$40,000.00	\$40,000.00	\$12,500.00	
WHA Wide	Computer Software	1408		\$20,000.00	\$20,000.00	\$20,000.00	\$0.00	
	Subtotal 1408			\$70,000.00	\$160,000.00	\$160,000.00	\$47,149.45	
	Administration							
WHA Wide	Staff - Training	1410	LS	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	
WHA Wide	Staff - CFP Coordination	1410	1	\$40,386.00	\$40,386.00	\$40,386.00	\$0.00	
	Subtotal 1410			\$50,386.00	\$50,386.00	\$50,386.00	\$10,000.00	
	Fees and Costs							
WHA Wide	Professional Services - A/E	1430	LS	\$19,921.00	\$19,921.00	\$19,921.00	\$0.00	
WHA Wide	CFP Preparation	1430	LS	\$3,500.00	\$3,500.00	\$3,500.00	\$0.00	
WHA Wide	Asbestos Abatement Plan & Monitoring	1430	LS	\$5,000.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1430			\$28,421.00	\$23,421.00	\$23,421.00	\$0.00	
	Site Improvements							
	Subtotal 1450			\$0.00	\$0.00	\$0.00	\$0.00	

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

PHA Name: Housing Authority of the City of Wilson		Grant Type and Number Capital Fund Grant No: NC19P020501-06 Replacement Housing Factor No.				Federal FY of Grant: 2006		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Obligated	Expended	
	Dwelling Structures							
20-2,3, &6	Install Closet Doors	1460	358	\$250,000.00	\$105,000.00	\$105,000.00	\$0.00	
20-8	VCT Tile & Base in Abated Units	1460	LS	\$178,006.00	\$178,006.00	\$178,006.00	\$0.00	
WHA Wide	504 Modifications	1460	LS	\$2,000.00	\$2,000.00	\$2,000.00	\$0.00	
WHA Wide	Install Security Screen Doors	1460		\$55,000.00	\$35,000.00	\$35,000.00	\$0.00	
20-8	Assisted Liv Unit Modernization	1460		\$20,000.00	\$100,000.00	\$100,000.00	\$0.00	
	Subtotal 1460			\$505,006.00	\$420,006.00	\$420,006.00	\$0.00	
	Dwelling Equipment							
20-8	PTAC Replacements	1465.1	7	\$3,500.00	\$3,500.00	\$3,500.00	\$0.00	
	Subtotal 1465.1			\$3,500.00	\$3,500.00	\$3,500.00	\$0.00	
	Non-Dwelling Equipment							
WHA Wide	Replacement of Computer Equipment	1475	LS	\$7,500.00	\$7,500.00	\$7,500.00	\$0.00	
WHA Wide	Lawn Equipment	1475		\$10,000.00	\$10,000.00	\$10,000.00	\$0.00	
	Subtotal 1475			\$17,500.00	\$17,500.00	\$17,500.00	\$0.00	
	Collateral Expense/Debt Service							
	CFPP	1501		\$410,687.00	\$410,687.00	\$410,687.00	\$0.00	
	Subtotal 1501			\$410,687.00	\$410,687.00	\$410,687.00	\$0.00	

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

PHA Name: Housing Authority of the City of Wilson	Grant Type and Number Capital Fund Program Grant No. NC19P020501-06 Replacement Housing Factor Grant No.						Federal FY of Grant 2006
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Dates)			All Funds Expended (Quarter Ending Dates)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NC20-1	7/17/2008			7/17/2010			
Forest Road Homes							
NC20-2	7/17/2008			7/17/2010			
Whitfield Homes							
NC20-3	7/17/2008			7/17/2010			
Forest Road Homes Addition							
NC20-4	7/17/2008			7/17/2010			
Whitfield Homes Addition							
NC20-5	7/17/2008			7/17/2010			
Whitfield Homes Addition							
NC20-6	7/17/2008			7/17/2010			
Scattered Sites							
NC20-7	7/17/2008			7/17/2010			
E. B. Jordan Homes							
NC20-8	7/17/2008			7/17/2010			
Tasman Tower							
NC20-9	7/17/2008			7/17/2010			
Scattered Sites							
NC20-10	7/17/2008			7/17/2010			
E. M. Barnes Manor							
WHA Wide	7/17/2008			7/17/2010			

Annual Statement/Performance and Evaluation Report

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

Attachment: nc020o02

PHA Name: Housing Authority of the City of Wilson	Grant Type and Number Capital Fund Program Grant No. NC19P020501-05 Replacement Housing Factor No.	FFY of Grant Approval 2005
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Original Annual Statement
 Revised for Disasters/Emergencies
 Revised Annual Statement/Revision
 No.1
 Performance and Evaluation Report for Program Year Ending **06/30/07**
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CFP Funds	0.00	0.00	0.00	0.00
2	1406 Operations (May not exceed 10% of Line 21)	70,544.00	70,544.00	70,544.00	70,544.00
3	1408 Management Improvements Soft Costs	80,000.00	77,000.00	77,000.00	60,293.70
	1408 Management Improvements Hard Costs	0.00	0.00	0.00	0.00
4	1410 Administration	45,225.00	55,225.00	55,225.00	36,965.30
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	53,500.00	93,000.00	93,000.00	76,198.51
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvements	0.00	0.00	0.00	0.00
10	1460 Dwelling Structures	594,797.00	536,497.00	536,497.00	90,316.11
11	1465.1 Dwelling Equipment - Nonexpendable	4,500.00	16,300.00	16,300.00	4,257.65
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	27,500.00	27,500.00	27,500.00	14,348.02
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	1501 Collateralization or Debt Service	414,828.00	414,828.00	414,828.00	391,605.40
20	1502 Contingency (may not exceed 8% of line 21)	0.00	0.00	0.00	0.00
21	Amount of Annual Grant (sum of lines 2 - 21)	\$1,290,894.00	\$1,290,894.00	\$1,290,894.00	\$744,528.69
22	Amount of line 21 Related to LBP Activities	0.00	0.00	0.00	0.00
23	Amount of line 21 Related to Section 504 Compliance	2,000.00	2,000.00	2,000.00	0.00
24	Amount of line 21 Related to Security - Soft Costs	50,000.00	50,000.00	50,000.00	50,000.00
25	Amount of line 21 Related to Security - Hard Costs	0.00	10,000.00	10,000.00	0.00
26	Amount of line 21 Related to Energy Conservation Measures	0.00	0.00	0.00	0.00

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

PHA Name: Housing Authority of the City of Wilson		Grant Type and Number Capital Fund Grant No: NC19P020501-05 Replacement Housing Factor No.			Federal FY of Grant: 2005			
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Obligated	Expended	
WHA Wide	Operations Operating Funds	1406		\$70,544.00	\$70,544.00	\$70,544.00	\$70,544.00	
	Subtotal 1406			\$70,544.00	\$70,544.00	\$70,544.00	\$70,544.00	
WHA Wide	Management Improvements Consulting Services	1408		\$10,000.00	\$7,000.00	\$7,000.00	\$7,000.00	
WHA Wide	Staff - Law Enforcement	1408		\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	
WHA Wide	Computer Software	1408		\$20,000.00	\$20,000.00	\$20,000.00	\$3,293.70	
	Subtotal 1408			\$80,000.00	\$77,000.00	\$77,000.00	\$60,293.70	
WHA Wide	Administration Staff - CFP Coordination	1410	1	\$45,225.00	\$55,225.00	\$55,225.00	\$36,965.30	
	Subtotal 1410			\$45,225.00	\$55,225.00	\$55,225.00	\$36,965.30	
WHA Wide	Fees and Costs Professional Services - A/E	1430	LS	\$45,000.00	\$80,000.00	\$80,000.00	\$73,818.51	
WHA Wide	CFP Preparation	1430	LS	\$3,500.00	\$3,500.00	\$3,500.00	\$0.00	
WHA Wide	Asbestos Abatement Plan & Monitoring	1430	LS	\$5,000.00	\$9,500.00	\$9,500.00	\$2,380.00	
	Subtotal 1430			\$53,500.00	\$93,000.00	\$93,000.00	\$76,198.51	
	Site Improvements							
	Subtotal 1450			\$0.00	\$0.00	\$0.00	\$0.00	

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

PHA Name: Housing Authority of the City of Wilson		Grant Type and Number Capital Fund Grant No: NC19P020501-05 Replacement Housing Factor No.			Federal FY of Grant: 2005			
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Obligated	Expended	
	Dwelling Structures							
20-1 & 20-3	Floor Tile Abatement	1460	83	\$217,064.00	\$62,064.00	\$62,064.00	\$0.00	
20-1 & 20-3	VCT Tile & Base in Abated Units	1460	98	\$167,580.00	\$64,780.00	\$64,780.00	\$0.00	
20-1 & 20-3	Painting Abatement Units	1460	35	\$148,153.00	\$148,153.00	\$148,153.00	\$83,496.00	
20-3	Install Dryer Vents (FA)	1460	18	\$4,500.00	\$4,500.00	\$4,500.00	\$0.00	
20-1 & 20-3	Resident Moves	1460	50	\$35,500.00	\$0.00	\$0.00	\$0.00	
WHA Wide	504 Modifications	1460	LS	\$2,000.00	\$2,000.00	\$2,000.00	\$0.00	
WHA Wide	Asbestos Abatement Single Family Units	1460	LS	\$20,000.00	\$20,000.00	\$20,000.00	\$6,820.11	
WHA Wide	Install Security Screen Doors	1460		\$0.00	\$10,000.00	\$10,000.00	\$0.00	
20-3	Roofs/Soffit/Address-o-lites	1460		\$0.00	\$72,000.00	\$72,000.00	\$0.00	
20-8	Asb. Abatement/Floor Tile/Painting	1460		\$0.00	\$153,000.00	\$153,000.00	\$0.00	
	Subtotal 1460			\$594,797.00	\$536,497.00	\$536,497.00	\$90,316.11	
	Dwelling Equipment							
20-8	Install Ceiling Fans	1465.1	58	\$0.00	\$10,000.00	\$0.00	\$0.00	
20-8	PTAC Replacements	1465.1	14	\$4,500.00	\$6,300.00	\$4,500.00	\$4,257.65	
	Subtotal 1465.1			\$4,500.00	\$16,300.00	\$4,500.00	\$4,257.65	
	Non-Dwelling Equipment							
WHA Wide	Resident Services Van	1475	1	\$0.00	\$0.00	\$0.00	\$0.00	
WHA Wide	Replacement of Computer Equipment	1475	LS	\$7,500.00	\$7,500.00	\$7,500.00	\$331.02	
WHA Wide	Lawn Equipment	1475		\$20,000.00	\$20,000.00	\$20,000.00	\$14,017.00	
	Subtotal 1475			\$27,500.00	\$27,500.00	\$27,500.00	\$14,348.02	
	Collateral Expense/Debt Service							
	CFFP	1501		\$414,828.00	\$414,828.00	\$414,828.00	\$391,605.40	
	Subtotal 1501			\$414,828.00	\$414,828.00	\$414,828.00	\$391,605.40	

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 Wilson	Grant Type and Number Capital Fund Program Grant No. NC19P020501-05 Replacement Housing Factor Grant No.						Federal FY of Grant 2005
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Dates)			All Funds Expended (Quarter Ending Dates)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NC20-1	8/18/2007			8/18/2009			
Forest Road Homes							
NC20-2	8/18/2007			8/18/2009			
Whitfield Homes							
NC20-3	8/18/2007			8/18/2009			
Forest Road Homes Addition							
NC20-4	8/18/2007			8/18/2009			
Whitfield Homes Addition							
NC20-5	8/18/2007			8/18/2009			
Whitfield Homes Addition							
NC20-6	8/18/2007			8/18/2009			
Scattered Sites							
NC20-7	8/18/2007			8/18/2009			
E. B. Jordan Homes							
NC20-8	8/18/2007			8/18/2009			
Tasman Tower							
NC20-9	8/18/2007			8/18/2009			
Scattered Sites							
NC20-10	8/18/2007			8/18/2009			
E. M. Barnes Manor							
WHA Wide	8/18/2007			8/18/2009			

Annual Statement/Performance and Evaluation Report

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

Attachment: nc020p02

PHA Name: Housing Authority of the City of Wilson	Grant Type and Number Capital Fund Program Grant No. NC19P020501-04 Replacement Housing Factor No.	FFY of Grant Approval 2004
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- Original Annual Statement
 Revised for Disasters/Emergencies
 Revised Annual Statement/Revision 1
 Performance and Evaluation Report for Program Year Ending **06/30/07**
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CFP Funds - CFPP Proceeds	3,700,000.00	3,700,000.00	3,700,000.00	1,134,942.00
	Total Non-CFP Funds - Energy - PFS Add-on	2,650,000.00	2,650,000.00	2,650,000.00	993,016.00
2	1406 Operations (May not exceed 10% of Line 20)	14,333.00	14,333.00	14,333.00	14,333.00
3	1408 Management Improvements Soft Costs	0.00	0.00	0.00	0.00
	1408 Management Improvements Hard Costs	70,000.00	70,000.00	70,000.00	70,000.00
4	1410 Administration	0.00	0.00	0.00	0.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	0.00	0.00	0.00	80,000.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvements	268,246.00	268,246.00	268,246.00	27,000.00
10	1460 Dwelling Structures	258,193.00	258,193.00	258,193.00	274,553.77
11	1465.1 Dwelling Equipment - Nonexpendable	30,000.00	30,000.00	30,000.00	50,165.45
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	35,000.00	35,000.00	35,000.00	44,020.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
17	1498 Mod Used for Development	0.00	0.00	0.00	0.00
18	1501 Collateral Expense/Debt Service	275,949.00	275,949.00	275,949.00	275,948.60
19	1502 Contingency (may not exceed 8% of line 20)	0.00	0.00	0.00	0.00
	1172 Advanced Amortization	292,160.00	292,160.00	292,160.00	262,160.00
20	Amount of Annual Grant (sum of lines 2 - 19)	\$1,243,881.00	\$1,243,881.00	\$1,243,881.00	\$1,098,180.82
21	Amount of line 20 Related to LBP Activities	0.00	0.00	0.00	0.00
22	Amount of line 20 Related to Section 504 Compliance	2,000.00	2,000.00	2,000.00	1,980.00
23	Amount of line 20 Related to Security - Soft Costs	50,000.00	50,000.00	50,000.00	50,000.00
24	Amount of line 20 Related to Security - Hard Costs	65,050.00	65,050.00	65,050.00	6,131,133.00
25	Amount of line 20 Related to Energy Conservation Measures	334,346.00	334,346.00	334,346.00	0.00

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

PHA Name: Housing Authority of the City of Wilson		Grant Type and Number Capital Fund Grant No: NC19P020501-04 Replacement Housing Factor No.			Federal FY of Grant: 2004			
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Obligated	Expended	
WHA Wide	Operations Operating Funds	1406		\$14,333.00	\$14,333.00	\$14,333.00	\$14,333.00	
	Subtotal 1406			\$14,333.00	\$14,333.00	\$14,333.00	\$14,333.00	
WHA Wide	Management Improvements Staff - Law Enforcement	1408	1s	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	
	Computer Software	1408	1s	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	
	Subtotal 1408			\$70,000.00	\$70,000.00	\$70,000.00	\$70,000.00	
WHA Wide	Administration Staff - CFP Coordination	1410	1	\$0.00	\$0.00	\$0.00	\$0.00	
	Staff - Training	1410	1s	\$0.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1410			\$0.00	\$0.00	\$0.00	\$0.00	
PHA Wide	Fees and Costs Professional Services - A/E	1430	1s	\$0.00	\$80,000.00	\$80,000.00	\$80,000.00	
	CFP Preparation	1430	1s	\$0.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1430			\$0.00	\$80,000.00	\$80,000.00	\$80,000.00	
WHA Wide	Site Improvements Security Lighting	1450	1s	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	
	Landscaping	1450	1s	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	
NC20-1	Replace Water Distribution System	1450	1s	\$227,081.00	\$0.00	\$0.00	\$0.00	
NC20-3	Replace Water Distribution System	1450	1s	\$0.00	\$0.00	\$0.00	\$0.00	
NC20-6	Replace Water Distribution System	1450	1s	\$14,165.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1450			\$268,246.00	\$27,000.00	\$27,000.00	\$27,000.00	
20-10	Dwelling Structures Replace Water Closets	1460	40	\$2,795.00	0.00	0.00	0.00	
NC20-1 & 3	Separate Water Service	1460		\$93,100.00	0.00	0.00	0.00	
NC20-1 & 3	Floor Tile Abatement -Clearance Testing	1460		\$33,936.00	0.00	0.00	0.00	
NC20-9 & 10	Replace Bathroom Flooring	1460		\$20,705.00	0.00	0.00	0.00	

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

PHA Name: Housing Authority of the City of Wilson		Grant Type and Number Capital Fund Grant No: NC19P020501-04 Replacement Housing Factor No.				Federal FY of Grant: 2004		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Obligated	Expended	
	Dwelling Structures							
WHA-wide	Install Security Screen Doors (FA)	1460	145	\$65,050.00	\$65,050.00	\$65,050.00	\$61,311.33	
WHA-wide	504 Modifications (FA)	1460	Is	\$2,000.00	\$2,000.00	\$2,000.00	\$1,980.00	
WHA-wide	Asbestos Abatement-Single Family Units	1460	Is	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	
20-1	Install Windows	1460	10	\$20,607.00	\$0.00	\$0.00	\$0.00	
WHA-wide	Contract-05	1460	Is	\$0.00	\$262,515.00	\$262,515.00	\$167,388.44	
WHA-wide	Contract-07	1460	Is	\$0.00	\$23,874.00	\$23,874.00	\$23,874.00	
	Subtotal 1460			\$258,193.00	\$373,439.00	\$373,439.00	\$274,553.77	
	Dwelling Equipment							
20-8	Refrigerators	1465.1	58	\$0.00	\$21,000.00	\$21,000.00	\$14,207.65	
20-8	PTAC's	1465.1	14	\$0.00	\$8,000.00	\$8,000.00	\$5,957.80	
WHA Wide	Appliances	1465.1	Is	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	
	Subtotal 1465.1			\$30,000.00	\$59,000.00	\$59,000.00	\$50,165.45	
	Non-Dwelling Equipment							
	Car - CH - Inspections	1475	1	\$0.00	\$17,000.00	\$17,000.00	\$9,020.00	
WHA Wide	Replacement Computer Equipment	1475	25	\$35,000.00	\$35,000.00	\$35,000.00	\$35,000.00	
	Subtotal 1475			\$35,000.00	\$52,000.00	\$52,000.00	\$44,020.00	
	Collateral Expense/Debt Service							
WHA Wide	CFFP	1501	Is	\$275,949.00	\$275,949.00	\$275,949.00	\$275,948.60	
	Subtotal 1501			\$275,949.00	\$275,949.00	\$275,949.00	\$275,948.60	
	Advanced Amortization							
	Prepayment of CFFP	1172	Is	\$262,160.00	\$262,160.00	\$262,160.00	\$262,160.00	
	Subtotal 1172			\$262,160.00	\$262,160.00	\$262,160.00	\$262,160.00	

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

PHA Name: Housing Authority of the City of Wilson		Grant Type and Number Capital Fund Grant No: NC19P020501-04 Replacement Housing Factor No.				Federal FY of Grant: 2004		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Obligated	Expended	
	<u>NON-CFP- CFFP Proceeds</u> Dwelling Structures							
NC20-1	Roofs, attic separation, soffit/fascia	1460	90	\$360,000.00	\$332,730.00	\$332,730.00	\$288,578.00	
	Bathroom Renovations	1460	80	\$176,000.00	\$146,844.00	\$146,844.00	\$139,697.00	
	Security Screens/Blinds	1460	80	\$136,000.00	\$119,100.00	\$119,100.00	\$0.00	
	Replace Waste Arms	1460	74	\$37,000.00	\$28,800.00	\$28,800.00	\$11,520.00	
	Replace Water Distribution System	1460		\$83,798.00	\$200,599.00	\$200,599.00	\$148,419.00	
	Separate Water Service	1460		\$0.00	\$109,200.00	\$109,200.00	\$34,560.00	
	Floor Tile Abatement	1460		\$0.00	\$244,800.00	\$244,800.00	\$122,580.00	
NC20-2	Bathroom Renovations	1460	144	\$316,800.00	\$268,459.00	\$268,459.00	\$0.00	
	Install Closet Doors	1460	144	\$0.00	\$0.00	\$0.00	\$0.00	
	Security Screens/Blinds	1460	144	\$243,100.00	\$214,800.00	\$214,800.00	\$0.00	
	Attic Access Panels	1460	144	\$257,400.00	\$50,050.00	\$50,050.00	\$0.00	
NC20-3	Bathroom Renovations	1460	24	\$52,800.00	\$41,878.00	\$41,878.00	\$29,900.00	
	Install Closet Doors	1460	24	\$0.00	\$0.00	\$0.00	\$0.00	
	Security Screens/Blinds	1460	24	\$40,800.00	\$21,600.00	\$21,600.00	\$0.00	
	Replace Waste Arms	1460	24	\$12,000.00	\$9,600.00	\$9,600.00	\$0.00	
	Replace Water Distribution System	1460		\$30,000.00	\$88,500.00	\$88,500.00	\$0.00	
	Separate Water Service	1460		\$0.00	\$28,800.00	\$28,800.00	\$0.00	
	Floor Tile Abatement	1460		\$0.00	\$81,600.00	\$81,600.00	\$0.00	
NC20-4	Bathroom Renovations	1460	62	\$136,400.00	\$133,504.00	\$133,504.00	\$0.00	
	Roofs, attic separation, soffit/fascia	1460	71	\$284,000.00	\$291,427.00	\$291,427.00	\$164,993.00	
	Install Range Hoods	1460	71	\$31,950.00	\$53,500.00	\$53,500.00	\$8,100.00	

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

PHA Name: Housing Authority of the City of Wilson		Grant Type and Number Capital Fund Grant No: NC19P020501-04 Replacement Housing Factor No.				Federal FY of Grant: 2004		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Obligated	Expended	
NC20-5	Bathroom Renovations	1460	48	\$105,600.00	\$99,633.00	\$99,633.00	\$0.00	
	Roofs, attic separation, soffit/fascia	1460	72	\$288,000.00	\$320,529.00	\$320,529.00	\$158,001.00	
NC20-6	Bathroom Renovations	1460	110	\$242,000.00	\$203,485.00	\$203,485.00	\$0.00	
	Install Closet Doors	1460	125	\$0.00	\$0.00	\$0.00	\$0.00	
	Replace Water Distribution System	1460		\$147,695.00	\$360,000.00	\$360,000.00	\$0.00	
NC20-7	Replace Gas Piping	1460	115	\$57,500.00	\$40,250.00	\$40,250.00	\$0.00	
NC20-9	Attic separation, Mech. Closets	1460	42	\$163,800.00	\$0.00	\$0.00	\$0.00	
	Replace Tubs, Surrounds & Flooring	1460	42	\$67,000.00	\$102,121.00	\$102,121.00	\$0.00	
	Remove Existing Electric Heat System	1460	42	\$50,400.00	\$0.00	\$0.00	\$0.00	
	Reinsulate Attics	1460	42	\$13,787.00	\$0.00	\$0.00	\$0.00	
NC20-10	Replace Tubs, Surrounds & Flooring	1460	32	\$60,295.00	\$62,216.00	\$62,216.00	\$28,594.00	
	Reinsulate Attics	1460	40	\$13,000.00	\$0.00	\$0.00	\$0.00	
WHA-WiDE	Install Deadbolt Locks	1460	781	\$292,875.00	\$45,975.00	\$45,975.00	\$0.00	
Proceeds From CFFP - Total				\$3,700,000.00	\$3,700,000.00	\$3,700,000.00	\$1,134,942.00	

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

PHA Name: Housing Authority of the City of Wilson		Grant Type and Number Capital Fund Grant No: NC19P020501-04 Replacement Housing Factor No.				Federal FY of Grant: 2004		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Obligated	Expended	
<u>NON-CFP - Energy - PFS Add-On</u>								
Dwelling Structures								
NC20-1	Window Replacement	1460	80	\$176,000.00	\$198,500.00	\$198,500.00	\$0.00	
	Replacement Water Closets		80	\$28,000.00	\$15,925.00	\$15,925.00	\$12,055.00	
	Replace Water Systems and Meters		90	\$40,500.00	\$37,251.00	\$37,251.00	\$19,961.00	
NC20-2	Window Replacement	1460	143	\$314,600.00	\$358,000.00	\$358,000.00	\$1,440.00	
	Replacement Water Closets		143	\$50,050.00	\$25,025.00	\$25,025.00	\$0.00	
	Replace Water Systems and Meters		143	\$85,201.00	\$85,201.00	\$85,201.00	\$85,201.00	
	Replace Heating Systems		143	\$546,832.00	\$549,510.00	\$549,510.00	\$21,618.00	
NC20-3	Window Replacement	1460	24	\$32,193.00	\$36,000.00	\$36,000.00	\$0.00	
	Replacement Water Closets		24	\$8,400.00	\$4,200.00	\$4,200.00	\$3,063.00	
	Replace Water Systems and Meters		24	\$10,800.00	\$9,824.00	\$9,824.00	\$5,264.00	
NC20-4	Insulate Ceilings	1460	63	\$19,551.00	\$19,551.00	\$19,551.00	\$19,551.00	
	Replace Heating Systems		63	\$195,510.00	\$195,510.00	\$195,510.00	\$195,510.00	
	Replacement Water Closets		63	\$22,050.00	\$12,250.00	\$12,250.00	\$0.00	
	Replace Water Systems and Meters		71	\$54,745.00	\$54,745.00	\$54,745.00	\$54,745.00	
NC20-5	Insulate Ceilings	1460	49	\$20,389.00	\$20,389.00	\$20,389.00	\$20,389.00	
	Replace Heating Systems		49	\$203,889.00	\$203,889.00	\$203,889.00	\$203,889.00	
	Replacement Water Closets		49	\$17,150.00	\$12,775.00	\$12,775.00	\$0.00	
	Replace Water Systems and Meters		72	\$30,164.00	\$30,164.00	\$30,164.00	\$30,164.00	

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

PHA Name: Housing Authority of the City of Wilson		Grant Type and Number Capital Fund Grant No: NC19P020501-04 Replacement Housing Factor No.				Federal FY of Grant: 2004		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Obligated	Expended	
NC20-6	Window Replacement	1460	125	\$119,401.00	\$119,401.00	\$119,401.00	\$119,401.00	
	Replacement Water Closets		110	\$38,500.00	\$21,875.00	\$21,875.00	\$4,327.00	
	Replace Water Systems and Meters		125	\$56,250.00	\$51,170.00	\$51,170.00	\$27,420.00	
NC20-7	Replacement Water Closets		115	\$40,250.00	\$20,125.00	\$20,125.00	\$0.00	
	Install Water Meters		115	\$51,832.00	\$46,856.00	\$46,856.00	\$25,006.00	
NC20-8	Replacement Water Closets	1460	58	\$20,300.00	\$10,150.00	\$10,150.00	\$0.00	
NC20-9	Replacement Water Closets	1460	42	\$14,700.00	\$7,350.00	\$7,350.00	\$5,301.00	
	Install Water Meters		42	\$18,858.00	\$17,193.00	\$17,193.00	\$9,213.00	
	Replace Heating Systems		42	\$239,400.00	\$287,690.00	\$287,690.00	\$0.00	
NC20-10	Install Water Meters		40	\$17,960.00	\$16,374.00	\$16,374.00	\$8,774.00	
	Replace Heating Systems		40	\$147,200.00	\$144,800.00	\$144,800.00	\$115,560.00	
	Replace Water Closets		40	\$0.00	\$7,000.00	\$7,000.00	\$5,164.00	
WHA Wide	Replacement Faucets and Showerheads	1460	781	\$29,325.00	\$31,307.00	\$31,307.00	\$0.00	
Energy Improvements - Total				\$2,650,000.00	\$2,650,000.00	\$2,650,000.00	\$993,016.00	

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

PHA Name: Housing Authority of the City of Wilson	Grant Type and Number Capital Fund Program Grant No. NC19P020501-04 Replacement Housing Factor Grant No.						Federal FY of Grant 2004
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Dates)			All Funds Expended (Quarter Ending Dates)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NC20-1	9/6/2006			9/5/2008			
Forest Road Homes							
NC20-2	9/6/2006			9/5/2008			
Whitfield Homes							
NC20-3	9/6/2006			9/5/2008			
Forest Road Homes Addition							
NC20-4	9/6/2006			9/5/2008			
Whitfield Homes Addition							
NC20-5	9/6/2006			9/5/2008			
Whitfield Homes Addition							
NC20-6	9/6/2006			9/5/2008			
Scattered Sites							
NC20-7	9/6/2006			9/5/2008			
E. B. Jordan Homes							
NC20-8	9/6/2006			9/5/2008			
Tasman Tower							
NC20-9	9/6/2006			9/5/2008			
Scattered Sites							
NC20-10	9/6/2006			9/5/2008			
E. M. Barnes Manor							
WHA Wide	9/6/2006			9/5/2008			

Attachment: nc020q02
Wilson Housing Authority
FYB 2008 PHA Plan
Comments of Resident Advisory Board or Boards

Wilson Housing Authority Resident Advisory Board Minutes
Tasman Towers
213 Broad Street, Wilson, NC 27893
January 17, 2007

Present: Alma Ruffin, Bea Gay, Mary Anderson, Annie Hicks, Rufus Edmondson, Valarie Harper, Mary Jones

Absent: Alice Smith, Iris Smith, Sandra Murray, Bessie Barnes

Staff: Crystal Meador, Rossalyn Farmer

Ms. Farmer welcomed all the Board members and thanked them for their support.

Commissioner Edmondson call the meeting to order followed by prayer.

The Mission Statement was recited collectively as a group.

Ms. Meador gave the Board a break down of the PHAS report and how the agency was scored.

Ms. Farmer reported on the status of the Section 8 lease-ups. She informed the Board that the Section 8 waiting list would re-open for two days during January. (January 23 and 24). She informed the Board that over 100 Conventional Housing residents applied for Section 8 in September however, most of them were not in good standing with the agency due to delinquent community service hours.

Ms. Farmer informed the Board that the protocol for annual inspections in Conventional Housing would be changing. The agency had contracted out the inspections to U S Inspections Group and the inspections would be done housing authority wide at one time instead of every month. The Managers would conduct more quality control inspections in order to monitor housekeeping and leasing issues.

Ms. Meador gave the Board an update on the modernization project for Tasman. She informed them the bid opening was December 12, 2006 and that WHA Board approval would take place at the January Board of Commissioners meeting. Ms. Meador informed the Board that the Tasman residents did not need to start packing at this point.

Ms. Farmer informed the Board that all warrants had been served on families found to have committed fraud that owed the agency over \$1,000.00. These cases were found by using the EIV system.

Ms. Meador informed the Board that WHA now had a new Executive Director. Mr. Edward Jagnandan. He comes to us from Louisiana, He has over 30 years of housing experience and we are looking forward to working with him.

The floor was opened up for comments, questions or concerns the Board may have.

Ms. Annie Hicks had a complaint of mice, Mr. Edmondson had a leak in his kitchen and Ms. Mattie Clay complained about her stove.

The Board was advised that all these complaints would be referred to Maintenance.

The Board was re-advised of the calls that were considered emergencies.

With no other business to come before the Board the meeting was adjourned.

**RESIDENT ADVISORY BOARD MEETING MINUTES
TASMAN TOWERS BOARD ROOM
MAY 8, 2007**

Present: R. Edmondson, A. Hicks, B. Gay, A. Smith, V. Harper, A. Ruffin,
B. Barnes, E. Williams

Staff Present: R. W. Farmer

Consultant: **Dave Shafer, H. A. Resources**

Ms. Farmer welcomed the RAB members and introduced Mr. Shafer. Chairman Edmondson called the meeting to order after prayer.

Ms. Farmer explained to the Board members that she and Mr. Shafer would be presenting the proposed revisions to the 2007 WHA Annual and Five Year Plan.

She explained the purpose of this meeting was to hear all of their comments and concerns and to answer any questions the Board may have.

Mr. Shafer issued packets containing the revisions to the Capitol Fund Program to all Board members. Mr. Shafer explained that the budget and the proposed work would now be broken out by AMPs. Ms. Shafer reviewed the scope of work for each AMP as had been done previously. Mr. Shafer reviewed the proposed changes as listed in the hand outs and asked the Board for questions, comments and concerns.

Ms. Smith commented on cold wind coming through the new windows. Ms. Farmer advised Ms. Smith that this issue would be addressed with the Contractor and Maintenance.

The issue was raised regarding WHA purchasing playground equipment for the youth. The Board was advised that this would be taken into consideration.

Ms. Smith and Ms. Gay raised concerns about the ground area at their back door. The ground is unlevelled since the modernization has begun. Ms. Smith explains that it needs to be corrected to prevent her from having an accident. Water also rises at Ms. Smith's back door.

Ms. Gay had a question about a window ceil in her bedroom not being replaced yet.

With these issues to be addressed, there were no other questions about the CFP revisions.

Ms. Farmer listed and reviewed other revisions to the Annual and Five Year Plan. These revisions included: Section 8 FSS Program, HCV Homeownership Program, and Demolition

disposition, Tasman Towers Assisted Living Facility, site based waiting list for Tasman Assisted Living Facility, Non Profit ventures, Section 32 Homeownership Program, and mixed finance communities.

Ms. Farmer explained all the revisions individually and the reason for adding them to the WHA Annual and Five Year Plan. WHA wants to ensure all clients and residents have an opportunity to achieve the American dream (homeownership). Also, to ensure all clients are able to become economically self sufficient.

Ms. Gay asked for reassurance as to whether or not the Tasman residents would have a choice to participate in the Assisted Living Facility Program or remain in the Conventional Housing Program. Ms. Farmer assured Ms. Gay that this had not changed since the program was explained in February to all Tasman residents and to the RAB in March. Residents will always have a preference over applicants for Tasman Assisted Living Facility. The site based waiting list as explained would be for The Tasman Assisted Living Facility only. Eligible applicants would have to the right to be on the regular Conventional Housing waiting list and/or the Tasman Assisted Living Facility waiting list at the same time. Ms. Farmer explained there would be certified CNAs around the clock, a staff nurse and contracted physician. Meals would be cooked and served in the facility also; residents that were not participants in the Assisted Living Facility would have the option of buying their lunch at the site.

The Board asked about residents that wanted to transfer from Tasman because they felt they did not need the service at this time. Ms. Farmer replied transfers are being granted for these people.

The Board was still receptive to the Assisted Living Facility and commented that it was a very good program for persons needing that level of care but did not want to leave their home.

Ms. Farmer asked for any more comments questions or concerns regarding the revisions, there being none, Ms. Farmer advised the Board that a survey would be sent to all residents to get their input on the proposed scope of work. The surveys will need to be returned to the Property Manager, Tasman Central office or the RAB representative for the site.

The meeting was adjourned.

**WHA Resident Advisory Board Minutes
Tasman Towers Board Room
213 Broad Street
July 18, 2007**

Present: **R. Edmondson, A. Hicks, V. Harper, A. Ruffin, Williams Edwards, A. Smith, B. Gay, Mattie Clay**

Staff: E. Jagnandan. R. Farmer

Absent: M. Anderson

Ms. Farmer welcomed all the residents and thanked them for coming out for the meeting.

Chairman Edmondson opened with prayer and called the meeting to order officially.

Ms. Farmer informed the Board that the Asset Management transition in Conventional Housing requiring the staff to restructure was complete. The Conventional Housing Specialist has moved to the Property Manager's office in order that residents needs can be more efficiently met.

Mr. Jagnandan informed the Board that the Assisted Living Project for Tasman was still in the works however there were a few problems encountered regarding getting the state to issue an exemption for PHAs. Mr. Jagnandan informed the Board that the petition signed by the Tasman residents was complete and he would be meeting with the state officials in the near future.

The Board was informed the HUD ROSS grant application was complete and staff would be submitted it before the week is out as previously discussed.

Ms. Farmer gave the Board an update on the daycare facility for EB Jordan. The staff has

met with Bishop and Ms. Batts regarding the facility. Staff has forwarded them the demographic stats they requested. A time to assess the property with Bishop and Ms. Batts has been set determine the unit that would be meet the requirements.

Mr. Jagnandan informed the Board that the properties for that he has proposed to do Section 32 and mixed finance are 20-9, 20-1 and 20-4. He informed the Board the resident residing in the unit will be offered first choice of purchase. If they chose not to do so, the WHA would relocate the. Members of the Board asked if WHA would incur the cost associated with the move, Ms. Jagnandan responded yes.

Ms. Farmer informed the Board the WHA Board of Commissioners did approve the Ban Policy that the RAB had previously talked about and received.

Staff is currently looking at prices for playground equipment and determining the areas bet suited for the project.

Ms. Farmer requested to add two items to the agenda, the Board approved.

The items added were the 2008 Annual and Five Year Plan and an update on the Tasman modernization move.

The Board was informed that the Public Hearing for the Annual and Five Year Plan is scheduled for September 27, 2007 at 3:00pm at Tasman. The Capitol Fund budget will be discussed again as was previously with the Board, an update of the status of all homeownership programs will be discussed. There have been no policy changes except the housekeeping policy and the ban policy.

Any amendments requested from HUD pertaining to the 2008 Revised Annual and Five Year Plan will be included.

The Board was informed that the resident moves at Tasman are going well and are on schedule.

The floor was opened for Board comments, concerns and suggestions.

Board members asked again for clarification, if WHA was paying for all cost incurred by Tasman residents, staff responded yes.

Forrest Road residents made a complaint about children in the area fighting and being rowdy. Ms. Farmer advised that she and Ms. Hargrove had met with the Office Pendergrass for that district because we were aware of some of the problems. The police would be making more rounds in the area during all shifts and the Ms. Hargrove had met with some of the families regarding their children.

Ms. Smith asked about the speed bumps for the area. The Board was advised that staff had met with City of Wilson representatives and a petition would be needed. The petition

would soon be circulated for residents to sign.

Ms. Gay and Ms. Smith thanked the staff for correcting the area around their back doors where was stood.

With no more business at had the meeting was adjourned.

Attachment: nc020r02
Wilson Housing Authority
Section 8 Homeownership Capacity Statement

The Housing Authority demonstrates its capacity to administer the Section 8 Homeownership program by:

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

Wilson Housing Authority has partnered with WCI Association located in Wilson, NC. WCI Association is a HUD certified agency.

- Demonstrating that it has other relevant experience.

Wilson Housing Authority has been in partnership with WCI Association for one year.

Attachment: nc020s02
Housing Authority of the City of
Section 8 Project Based Voucher Program

Agencies utilizing the Section 8 Project Based Voucher Program, including certificate programs that were converted to vouchers or intending to utilize the Section 8 Project Based Voucher Program during the upcoming fiscal year are required to provide the following information. Based on this information Nelrod will prepare the required attachment.

Our agency is currently operating or intends to operate a Section 8 Project Based Voucher Program. Yes X No ___

Projected number of units: 100

General location(s) (eligible census tracts or areas within eligible census tracts):

Twelve (12) units will be project-based at SHDP 400 development in census track 7. Eighty-eight (88) units will be project-based within Wilson County, NC.

How is this action consistent with the PHA Plan? Include the reasons why project basing instead of tenant basing the same number of units is appropriate.

Project Basing Vouchers provides incentives to the local private developers to develop additional Affordable housing units in the region and supports our strategic goal to promote and increase the supply of affordable housing.