

PHA Plans
Streamlined Annual
Version 1

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

OMB No. 2577-0226
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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief for certain types of PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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

Streamlined Annual PHA Plan
for Fiscal Year: 2008

PHA Name:

The Housing Authority of the City of Sanford, North Carolina
NC035v01

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

Streamlined Annual PHA Plan Agency Identification

PHA Name: Sanford Housing Authority **PHA Number:** NC035

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

PHA Programs Administered:

Public Housing and Section 8 **Section 8 Only** **Public Housing Only**
Number of public housing units: **441** Number of S8 units: Number of public housing units:
Number of S8 units: **441**

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

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

PHA Plan Contact Information:

Name: Kenneth D. Armstrong Phone: 1-919-776-7655
TDD: 1-919-774-6903 Email (if available): karmstrong@shanc.org

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

If yes, select all that apply:

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

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

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

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

Table of Contents

[24 CFR 903.7(r)]

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

A. PHA PLAN COMPONENTS

- 1. Site-Based Waiting List Policies **N/A**
903.7(b)(2) Policies on Eligibility, Selection, and Admissions
- 2. Capital Improvement Needs **Page 5**
903.7(g) Statement of Capital Improvements Needed
- 3. Section 8(y) Homeownership **Page 6**
903.7(k)(1)(i) Statement of Homeownership Programs
- 4. Project-Based Voucher Programs **Page 7**
- 5. PHA Statement of Consistency with Consolidated Plan. Complete only if PHA has changed any policies, programs, or plan components from its last Annual Plan. **Page 8**
- 6. Supporting Documents Available for Review **Page 9**
- 7. Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report
FFY2008 CFP Annual Statement - Page 11
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- 8. Capital Fund Program 5-Year Action Plan **Page 31**
- 9. VAWA Policy **Page 34**
- 10. Board Resolutions & Policy Changes **Page 35**
- 11. Planned Assisted Living Complex **Page 41**

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

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

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

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

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

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

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

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

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

A. Site-Based Waiting Lists-Previous Year

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

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

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

B. Site-Based Waiting Lists – Coming Year

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

1. How many site-based waiting lists will the PHA operate in the coming year?
2. Yes No: Are any or all of the PHA’s site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?

If yes, how many lists?

3. Yes No: May families be on more than one list simultaneously
If yes, how many lists?
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
- PHA main administrative office
 - All PHA development management offices
 - Management offices at developments with site-based waiting lists
 - At the development to which they would like to apply
 - Other (list below)

2. Capital Improvement Needs

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

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

A. Capital Fund Program

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

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

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

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

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

HOPE VI Revitalization Grant Status	
a. Development Name:	
b. Development Number:	
c. Status of Grant:	
<input type="checkbox"/>	Revitalization Plan under development
<input type="checkbox"/>	Revitalization Plan submitted, pending approval
<input type="checkbox"/>	Revitalization Plan approved
<input type="checkbox"/>	Activities pursuant to an approved Revitalization Plan underway

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

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

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

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

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

2. Program Description:

a. Size of Program

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

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

b. PHA-established eligibility criteria

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

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

Advertising, offering to all Section 8 Residents

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

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

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

4. Use of the Project-Based Voucher Program

Intent to Use Project-Based Assistance

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

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

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

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

20 units – North West sector of Sanford, NC

5. PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

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

1. Consolidated Plan jurisdiction: (provide name here)

State of North Carolina

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

- The PHA has based its statement of needs of families on its waiting lists on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
- Other: (list below)

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

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

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard FiveYear, and Streamlined Five-Year/Annual Plans;</i>	5 Year and Annual Plans
✓	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan</i>	Streamlined Annual Plans
✓	<i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan. FY2006</i>	5 Year and standard Annual Plans
✓	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
✓	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA’s public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
✓	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
✓	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
✓	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
✓	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
✓	Public housing rent determination policies, including the method for setting public housing flat rents. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
✓	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
✓	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
✓	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
✓	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
✓	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
✓	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
✓	Any policies governing any Section 8 special housing types <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
✓	Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
✓	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
✓	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
✓	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
✓	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
✓	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
✓	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
✓	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
✓	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
✓	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
✓	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
✓	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
✓	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Pet Policy
✓	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
✓	Other supporting documents (optional) (list individually; use as many lines as necessary)	VAWA Policy Deconcentration Analysis
	Consortium agreement(s) and for Consortium Joint PHA Plans <u>Only</u> : Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection.	Joint Annual PHA Plan for Consortia: Agency Identification and Annual Management and Operations

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Sanford Housing Authority, Sanford, NC		Grant Type and Number Capital Fund Program Grant No: NC19PO3550108 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$121,235.00			
3	1408 Management Improvements	\$10,000.00			
4	1410 Administration	\$60,000.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$47,677.00			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$260,674.00			
11	1465.1 Dwelling Equipment—Nonexpendable	\$20,000.00			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$27,000.00			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service	\$209,591.00			
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$756,177.00			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Sanford Housing Authority, Sanford, NC		Grant Type and Number Capital Fund Program Grant No: NC19P03550108 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	
	<u>OPERATIONS</u>							
PHA-WIDE	Operations	1406	447 Units	\$121,235.00				
	SUBTOTAL			\$121,235.00				
	<u>MANAGEMENT IMPROVEMENTS</u>							
PHA-WIDE	Computer software& hardware & update policies.	1408	LS	\$10,000.00				
	SUBTOTAL			\$10,000.00				
	<u>ADMINISTRATION</u>							
PHA-WIDE	a. Proration of salaries	1410	LS	\$40,000.00				
PHA-WIDE	b. Clerk of Works salary	1410	LS	\$20,000.00				
	SUBTOTAL			\$60,000.00				
	<u>FEES & COSTS</u>							
PHA-WIDE	a. Architects fee to prepare bid and contract documents, drawings, specifications and assist the PHA at bid opening, awarding the contract, and to supervise the construction work on a periodic basis. Fee to be negotiated. Contract Labor.	1430.1	447 Units	\$46,427.00				
PHA-WIDE	b. Consulting fees for Agency Plan preparation and annual updates.	1430.2	447 Units	\$1,250.00				
	SUBTOTAL			\$47,677.00				
	<u>DWELLING STRUCTURES</u>							
NC035-1 A&B	a. Replace drywall (Phase I)	1460	16 Units	\$136,000.00				
	Subtotal			\$136,000.00				

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: Sanford Housing Authority, Sanford, NC		Grant Type and Number Capital Fund Program Grant No: NC19P03550108 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	
PHA-Wide	b. Replace Water Heaters	1460	16 Units	\$8,000.00				
	Subtotal			\$8,000.00				
PHA-Wide	c. Replace wall HVAC units as necessary	1460	10 Units	\$8,000.00				
	Subtotal			\$8,000.00				
PHA-Wide	d. Replace roofing	1460	60 Units	\$108,674.00				
	Subtotal			\$108,674.00				
	SUBTOTAL			\$260,674.00				
	<u>DWELLING EQUIPMENT NON-EXPENDABLE</u>							
PHA-Wide	Replace ranges & refrigerators	1465.1	30 Units	\$20,000.00				
	SUBTOTAL			\$20,000.00				
	<u>NON-DWELLING STRUCTURES</u>							
NC35-6	Reconfigure one 3 BR unit into office space.	1470						
	SUBTOTAL							
	<u>NON-DWELLING EQUIPMENT</u>							
PHA-Wide	Purchase new lawn tractor, Gator & golf carts.	1475	LS	\$22,000.00				
	Purchase Sidewalk Grinder			\$5,000.00				
	SUBTOTAL			\$27,000.00				
	<u>CALLATERIZATION OR DEBT SERVICE</u>							
PHA-Wide	Repayment of Fannie Mae Loan	1501	LS	\$209,591.00				
	SUBTOTAL			\$209,591.00				
	GRAND TOTAL			\$756,177.00				

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

PHA Name: Sanford Housing Authority, Sanford, NC		Grant Type and Number Capital Fund Program No: NC19P03550108 Replacement Housing Factor No:				Federal FY of Grant: 2008	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA-WIDE	6/12/10			6/12/12			
NC35-1	6/12/10			6/12/12			
NC35-2	6/12/10			6/12/12			
NC35-3	6/12/10			6/12/12			
NC35-4	6/12/10			6/12/12			
NC35-5	6/12/10			6/12/12			
NC35-6	6/12/10			6/12/12			
NC35-7	6/12/10			6/12/12			

NC35-1=115 Apts.
 NC35-2=50 Apts.
 NC35-3=56 Apts.
 NC35-4=99 Apts.
 NC35-5=26 Apts.
 NC35-6=55 Apts.
 NC35-7=40 Apts.
Total=441 Apts.

Annual Statement/Performance and Evaluation Report

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

PHA Name: Sanford Housing Authority, Sanford, NC	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: NC19RO3550208	Federal FY of Grant: 2008
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	38,473.00			
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	38,473.00			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report

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

PHA Name: Sanford Housing Authority, Sanford, NC	Grant Type and Number Capital Fund Program Grant No: NC19P03550107 Replacement Housing Factor Grant No:	Federal FY of Grant: 2007
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no: 1)
 Performance and Evaluation Report for Period Ending: 3/31/08
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$121,614.00	\$121,614.00	\$99,178.00	\$99,178.00
3	1408 Management Improvements	\$10,000.00	\$20,000.00	\$9,933.00	\$9,933.00
4	1410 Administration	\$60,000.00	\$60,000.00	\$60,000.00	\$32,842.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$47,677.00	\$47,677.00	\$13,177.00	\$1,250.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$0.00	\$6,800.00	\$6,800.00	\$6,800.00
10	1460 Dwelling Structures	\$183,500.00	\$144,827.00	\$13,623.00	\$10,170.00
11	1465.1 Dwelling Equipment—Nonexpendable	\$18,000.00	\$18,000.00	\$6,099.00	\$6,099.00
12	1470 Nondwelling Structures	\$28,834.00	\$50,000.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$20,000.00	\$20,707.00	\$20,707.00	\$20,707.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service	\$209,591.00	\$209,591.00	\$209,591.00	\$0.00
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$699,216.00	\$699,216.00	\$439,108.00	\$186,979.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	\$8,000.00	\$12,000.00	\$7,372.00	\$7,372.00

Annual Statement/Performance and Evaluation Report

Budget Revision #1

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) 3/31/08

Part II: Supporting Pages

PHA Name: Sanford Housing Authority, Sanford, NC		Grant Type and Number Capital Fund Program Grant No: NC19P03550107 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007			
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	
	<u>OPERATIONS</u>							
PHA-WIDE	Operations	1406	447 Units	\$121,614.00	\$121,614.00	\$99,178.00	\$99,178.00	In
	SUBTOTAL			\$121,614.00	\$121,614.00	\$99,178.00	\$99,178.00	Progress
	<u>MANAGEMENT IMPROVEMENTS</u>							
PHA-WIDE	Computer software& hardware & update policies.	1408	LS	\$10,000.00	\$20,000.00	\$9,933.00	\$9,933.00	In
	SUBTOTAL			\$10,000.00	\$20,000.00	\$9,933.00	\$9,933.00	Progress
	<u>ADMINISTRATION</u>							
PHA-WIDE	a. Proration of salaries	1410	LS	\$40,000.00	\$60,000.00	\$60,000.00	\$32,842.00	In
								Progress
PHA-WIDE	b. Clerk of Works salary	1410	LS	\$20,000.00	\$0.00	\$0.00	\$0.00	Deleted
	SUBTOTAL			\$60,000.00	\$60,000.00	\$60,000.00	\$32,842.00	
	<u>FEES & COSTS</u>							
PHA-WIDE	a. Architects fee to prepare bid and contract documents, drawings, specifications and assist the PHA at bid opening, awarding the contract, and to supervise the construction work on a periodic basis. Fee to be negotiated. Contract Labor.	1430.1	447 Units	\$46,427.00	\$46,427.00	\$11,927.00	\$0.00	Contract
PHA-WIDE	b. Consulting fees for Agency Plan preparation and annual updates.	1430.2	447 Units	\$1,250.00	\$1,250.00	\$1,250.00	\$1,250.00	Comp.
	SUBTOTAL			\$47,677.00	\$47,677.00	\$13,177.00	\$1,250.00	
	<u>SITE IMPROVEMENT</u>							
NC035-1A	Add paving @001A & 002 w/fung. from 2007	1450	Various	\$0.00	\$3,400.00	\$3,400.00	\$3,400.00	Added/
NC035-2	5-yr. Action Plan.	1450	Various	\$0.00	\$3,400.00	\$3,400.00	\$3,400.00	Comp.
	SUBTOTAL			\$0.00	\$6,800.00	\$6,800.00	\$6,800.00	

Annual Statement/Performance and Evaluation Report

Budget Revision #1

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) 3/31/08

Part II: Supporting Pages

PHA Name: Sanford Housing Authority, Sanford, NC		Grant Type and Number Capital Fund Program Grant No: NC19P03550107 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
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	
	<u>DWELLING STRUCTURES</u>							
NC035-1 A&B	a. Replace drywall (Phase I)	1460	16 Units	\$153,000.00	\$92,952.00	\$0.00	\$0.00	No
	Subtotal			\$153,000.00	\$92,952.00	\$0.00	\$0.00	Progress
PHA-Wide	b. Replace Water Heaters	1460	16 Units	\$8,000.00	\$8,000.00	\$3,716.00	\$263.00	In
	Subtotal			\$8,000.00	\$8,000.00	\$3,716.00	\$263.00	Progress
PHA-Wide	c. Replace wall HVAC units as necessary	1460	10 Units	\$8,000.00	\$12,000.00	\$7,372.00	\$7,372.00	In
	Subtotal			\$8,000.00	\$12,000.00	\$7,372.00	\$7,372.00	Progress
PHA-Wide	d. Replace roofing	1460	12 Units	\$14,500.00	\$14,500.00	\$0.00	\$0.00	No
	Subtotal			\$14,500.00	\$14,500.00	\$0.00	\$0.00	Progress
NC035-2	e. Add replace flooring @345 Temple w/fung. from 2007 5-yr. Action Plan.	1460	1 Unit	\$0.00	\$2,535.00	\$2,535.00	\$2,535.00	Add/Comp.
	Subtotal			\$0.00	\$2,535.00	\$2,535.00	\$2,535.00	
NC035-5	f. Add replacement of kitchen cabinets (includes Countertops & accessories) w/fung. from 2007 5-yr. Action Plan.	1460	26 Units	\$0.00	\$14,840.00	\$0.00	\$0.00	Added
	Subtotal			\$0.00	\$14,840.00	\$0.00	\$0.00	
	SUBTOTAL			\$183,500.00	\$144,827.00	\$13,623.00	\$10,170.00	
	<u>DWELLING EQUIPMENT NON-EXPENDABLE</u>							
PHA-Wide	Replace ranges & refrigerators	1465.1	30 Units	\$18,000.00	\$18,000.00	\$6,099.00	\$6,099.00	In
	SUBTOTAL			\$18,000.00	\$18,000.00	\$6,099.00	\$6,099.00	Progress
	<u>NON-DWELLING STRUCTURES</u>							
NC35-6	Reconfigure one 3 BR unit into office space.	1470	LS	\$28,834.00	\$50,000.00	\$0.00	\$0.00	No
	SUBTOTAL			\$28,834.00	\$50,000.00	\$0.00	\$0.00	Progress

Annual Statement/Performance and Evaluation Report

Budget Revision #1

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) 3/31/08

Part II: Supporting Pages

PHA Name: Sanford Housing Authority, Sanford, NC		Grant Type and Number Capital Fund Program Grant No: NC19P03550107 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
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	
	<u>NON-DWELLING EQUIPMENT</u>							
PHA-Wide	Purchase new lawn tractor, Gator & golf carts.	1475	LS	\$20,000.00	\$20,707.00	\$20,707.00	\$20,707.00	Comp.
	SUBTOTAL			\$20,000.00	\$20,707.00	\$20,707.00	\$20,707.00	
	<u>CALLATERIZATION OR DEBT SERVICE</u>							
PHA-Wide	Repayment of Fannie Mae Loan	1501	LS	\$209,591.00	\$209,591.00	\$209,591.00	\$0.00	Obligated
	SUBTOTAL			\$209,591.00	\$209,591.00	\$209,591.00	\$0.00	
	GRAND TOTAL			\$699,216.00	\$699,216.00	\$439,108.00	\$186,979.00	

Annual Statement/Performance and Evaluation Report

Budget Revision #1

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) 3/31/08

Part III: Implementation Schedule

PHA Name: Sanford Housing Authority, Sanford, NC		Grant Type and Number Capital Fund Program No: NC19P03550107 Replacement Housing Factor No:				Federal FY of Grant: 2007	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA-WIDE	7/17/09	9/12/09		7/17/11	9/12/11		Per LOCC's Contract Dates.
NC35-1	7/17/09	9/12/09		7/17/11	9/12/11		Per LOCC's Contract Dates.
NC35-2	7/17/09	9/12/09		7/17/11	9/12/11		Per LOCC's Contract Dates.
NC35-3	7/17/09	9/12/09		7/17/11	9/12/11		Per LOCC's Contract Dates.
NC35-4	7/17/09	9/12/09		7/17/11	9/12/11		Per LOCC's Contract Dates.
NC35-5	7/17/09	9/12/09		7/17/11	9/12/11		Per LOCC's Contract Dates.
NC35-6	7/17/09	9/12/09		7/17/11	9/12/11		Per LOCC's Contract Dates.
NC35-7	7/17/09	9/12/09		7/17/11	9/12/11		Per LOCC's Contract Dates.

NC35-1=115 Apts.
 NC35-2=50 Apts.
 NC35-3=56 Apts.
 NC35-4=99 Apts.
 NC35-5=26 Apts.
 NC35-6=55 Apts.
 NC35-7=40 Apts.
Total=441 Apts.

Annual Statement/Performance and Evaluation Report

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

PHA Name: Sanford Housing Authority, Sanford, NC	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: NC19R03550207	Federal FY of Grant: 2007
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 3/31/08
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	\$35,584.00		\$0.00	\$0.00
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$35,584.00		\$0.00	\$0.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report

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

PHA Name: Sanford Housing Authority, Sanford, NC	Grant Type and Number Capital Fund Program Grant No: NC19P03550106 Replacement Housing Factor Grant No:	Federal FY of Grant: 2006
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no: 3)
 Performance and Evaluation Report for Period Ending: 3/31/08
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$95,000.00	\$95,000.00	\$95,000.00	\$95,000.00
3	1408 Management Improvements	\$23,226.00	\$23,226.00	\$22,197.00	\$21,041.00
4	1410 Administration	\$60,000.00	\$60,000.00	\$60,000.00	\$60,000.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$45,990.00	\$45,990.00	\$45,990.00	\$16,957.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$115,784.00	\$120,838.00	\$120,838.00	\$118,835.00
11	1465.1 Dwelling Equipment—Nonexpendable	\$29,791.00	\$30,027.00	\$29,594.00	\$27,430.00
12	1470 Nondwelling Structures	\$68,000.00	\$68,000.00	\$68,000.00	\$68,000.00
13	1475 Nondwelling Equipment	\$8,000.00	\$8,000.00	\$8,000.00	\$8,000.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	\$25,000.00	\$19,710.00	\$19,710.00	\$19,710.00
19	1501 Collateralization or Debt Service	\$209,591.00	\$209,591.00	\$209,591.00	\$122,260.00
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$680,382.00	\$680,382.00	\$678,920.00	\$557,233.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

Annual Statement/Performance and Evaluation Report

Budget Revision #3

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) 3/31/08

Part II: Supporting Pages

PHA Name: Sanford Housing Authority, Sanford, NC		Grant Type and Number Capital Fund Program Grant No: NC19P03550106 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	<u>OPERATIONS</u>							
PHA-WIDE	Operations	1406	447 Units	\$95,000.00	\$95,000.00	\$95,000.00	\$95,000.00	Comp.
	SUBTOTAL			\$95,000.00	\$95,000.00	\$95,000.00	\$95,000.00	
	<u>MANAGEMENT IMPROVEMENTS</u>							
PHA-WIDE	Computer software& hardware & update policies.	1408	LS	\$23,226.00	\$23,226.00	\$22,197.00	\$21,041.00	In
	SUBTOTAL			\$23,226.00	\$23,226.00	\$22,197.00	\$21,041.00	Progress
	<u>ADMINISTRATION</u>							
PHA-WIDE	a. Proration of salaries	1410	LS	\$60,000.00	\$60,000.00	\$60,000.00	\$60,000.00	Comp.
PHA-WIDE	b. Clerk of Works salary	1410	LS	\$0.00	\$0.00	\$0.00	\$0.00	Delete
	SUBTOTAL			\$60,000.00	\$60,000.00	\$60,000.00	\$60,000.00	
	<u>FEES & COSTS</u>							
PHA-WIDE	a. Architects fee to prepare bid and contract documents, drawings, specifications and assist the PHA at bid opening, awarding the contract, and to supervise the construction work on a periodic basis. Fee to be negotiated. Contract Labor. *(\$9,490 for 2006 CFP A&E Fee plus \$34,500 for 2006 CFFP A&E Fee = \$43,990 TOTAL FEE).	1430.1	447 Units	\$43,990.00	\$43,990.00	\$43,990.00	\$14,957.00	In Progress
	Subtotal			\$43,990.00	\$43,990.00	\$43,990.00	\$14,957.00	
PHA-WIDE	b. Consulting fees for Agency Plan preparation and annual updates.	1430.2	447 Units	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	Comp.
	Subtotal			\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	
	SUBTOTAL			\$45,990.00	\$45,990.00	\$45,990.00	\$16,957.00	

Annual Statement/Performance and Evaluation Report

Budget Revision #3

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) 3/31/08

Part II: Supporting Pages

PHA Name: Sanford Housing Authority, Sanford, NC		Grant Type and Number Capital Fund Program Grant No: NC19P03550106 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	<u>DWELLING STRUCTURES</u>							
NC035-4	a. Kitchen cabinets (Phase II)(FINAL)	1460	42 Units	\$108,391.00	\$108,391.00	\$108,391.00	\$106,388.00	In
	Subtotal			\$108,391.00	\$108,391.00	\$108,391.00	\$106,388.00	Progress
PHA-Wide	b. Replace Water Heaters	1460	16 Units	\$7,393.00	\$9,327.00	\$9,327.00	\$9,327.00	Comp.
	Subtotal			\$7,393.00	\$9,327.00	\$9,327.00	\$9,327.00	
PHA-Wide	c. Replace wall HVAC units as necessary	1460	10 Units	\$0.00	\$0.00	\$0.00	\$0.00	Delete
	Subtotal			\$0.00	\$0.00	\$0.00	\$0.00	
NC035-5	d. Add partial payment for kitchen renov. @925 Vance St. w/fung. from 2007 5-yr. Action Plan.	1460	1 Unit	\$0.00	\$3,120.00	\$3,120.00	\$3,120.00	Added/ Comp.
	Subtotal			\$0.00	\$3,120.00	\$3,120.00	\$3,120.00	
	SUBTOTAL			\$115,784.00	\$120,838.00	\$120,838.00	\$118,835.00	
	<u>DWELLING EQUIPMENT NON-EXPENDABLE</u>							
PHA-Wide	Replace ranges & refrigerators	1465.1	15 Units	\$29,791.00	\$30,027.00	\$29,594.00	\$27,430.00	In
	SUBTOTAL			\$29,791.00	\$30,027.00	\$29,594.00	\$27,430.00	Progress
	<u>NON-DWELLING STRUCTURES</u>							
PHA-WIDE	a. Repay building CP&L	1470	LS	\$68,000.00	\$68,000.00	\$68,000.00	\$68,000.00	Comp.
	Subtotal			\$68,000.00	\$68,000.00	\$68,000.00	\$68,000.00	
PHA-WIDE	b. Renovate office	1470	LS	\$0.00	\$0.00	\$0.00	\$0.00	Defer
	Subtotal			\$0.00	\$0.00	\$0.00	\$0.00	
	SUBTOTAL			\$68,000.00	\$68,000.00	\$68,000.00	\$68,000.00	

Annual Statement/Performance and Evaluation Report

Budget Revision #3

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) 3/31/08

Part II: Supporting Pages

PHA Name: Sanford Housing Authority, Sanford, NC		Grant Type and Number Capital Fund Program Grant No: NC19P03550106 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	<u>NON-DWELLING EQUIPMENT</u>							
PHA-WIDE	Purchase new Bobcat front end loader	1475	LS	\$8,000.00	\$8,000.00	\$8,000.00	\$8,000.00	Comp.
	SUBTOTAL			\$8,000.00	\$8,000.00	\$8,000.00	\$8,000.00	
	<u>DEVELOPMENT ACTIVITIES</u>							
PHA-WIDE	Build 2 new replacement housing units	1499	LS	\$25,000.00	\$19,710.00	\$19,710.00	\$19,710.00	Comp.
	SUBTOTAL			\$25,000.00	\$19,710.00	\$19,710.00	\$19,710.00	
	<u>CALLATERIZATION OR DEBT SERVICE</u>							
PHA-WIDE	Repayment of Fannie Mae Loan	1501	LS	\$209,591.00	\$209,591.00	\$209,591.00	\$122,260.00	In
	SUBTOTAL			\$209,591.00	\$209,591.00	\$209,591.00	\$122,260.00	Progress
	GRAND TOTAL			\$680,382.00	\$680,382.00	\$678,920.00	\$557,233.00	

Annual Statement/Performance and Evaluation Report

Budget Revision #3

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) 3/31/08

Part III: Implementation Schedule

PHA Name: Sanford Housing Authority, Sanford, NC		Grant Type and Number Capital Fund Program No: NC19P03550106 Replacement Housing Factor No:				Federal FY of Grant: 2006	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA-WIDE	7/17/08			7/17/10			
NC35-1	7/17/08			7/17/10			
NC35-2	7/17/08			7/17/10			
NC35-3	7/17/08			7/17/10			
NC35-4	7/17/08			7/17/10			
NC35-5	7/17/08			7/17/10			
NC35-6	7/17/08			7/17/10			
NC35-7	7/17/08			7/17/10			

NC35-1=115 Apts.
 NC35-2=50 Apts.
 NC35-3=56 Apts.
 NC35-4=99 Apts.
 NC35-5=26 Apts.
 NC35-6=55 Apts.
 NC35-7=40 Apts.
Total=441 Apts.

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan						
Part I: Summary						
PHA Name: Sanford Housing Authority, Sanford, NC					<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2009 PHA FY: 2009	Work Statement for Year 3 FFY Grant: 2010 PHA FY: 2010	Work Statement for Year 4 FFY Grant: 2011 PHA FY: 2011	Work Statement for Year 5 FFY Grant: 2012 PHA FY: 2012	
PHA WIDE	Annual Statement	\$596,382.00	\$649,177.00	\$563,382.00	\$616,177.00	
NC35-1		\$40,795.00	\$0.00	\$0.00	\$15,000.00	
NC35-2		\$25,000.00	\$0.00	\$125,795.00	\$0.00	
NC35-3		\$30,000.00	\$48,000.00	\$0.00	\$0.00	
NC35-4		\$64,000.00	\$34,000.00	\$0.00	\$65,000.00	
NC35-5		\$0.00	\$25,000.00	\$0.00	\$20,000.00	
NC35-6		\$0.00	\$0.00	\$67,000.00	\$0.00	
NC35-7		\$0.00	\$0.00	\$0.00	\$40,000.00	
CFP Funds Listed for 5-year planning		\$756,177.00	\$756,177.00	\$756,177.00	\$756,177.00	
Replacement Housing Factor Funds		\$38,473.00	\$38,473.00	\$38,473.00	\$38,473.00	

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

Activities for Year: <u>4</u> FFY Grant: 2011 PHA FY: 2011			Activities for Year: <u>5</u> FFY Grant: 2012 PHA FY: 2012		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
PHA-WIDE	Operations	\$48,791.00	PHA-WIDE	Operations	\$40,791.00
PHA-WIDE	Management Improvements	\$10,000.00	PHA-WIDE	Management Improvements	\$10,000.00
PHA-WIDE	Fees & Costs	\$65,000.00	PHA-WIDE	Fees & Costs	\$65,000.00
PHA-WIDE	<u>Dwelling Equipment</u>		PHA-WIDE	<u>Dwelling Equipment</u>	
	Range & Refrigerator	\$15,000.00		Range & Refrigerator	\$15,000.00
PHA-WIDE	Administration	\$60,000.00	PHA-WIDE	Administration	\$60,000.00
PHA-WIDE	1501-Fannie Mae Loan	\$209,591.00	PHA-WIDE	1501-Fannie Mae Loan	\$209,591.00
PHA-WIDE	Convert Master Gas & Water Systems to Retail (Phase II)	\$50,000.00	PHA-WIDE	<u>Non-Dwelling Construction</u>	
PHA-WIDE	<u>Non-Dwelling Construction</u>			AMC Spaces	\$20,000.00
	Renovate Community Spaces & Office & Maintenance Shop	\$50,000.00	PHA-WIDE	<u>Demolition</u>	
				Determine Need	\$20,000.00
PHA-WIDE	Purchase Land for Development	\$25,000.00	PHA-WIDE	<u>Development Activities</u>	
PHA-WIDE	Tree Removal	\$5,000.00		Determine Feasibility	\$20,000.00
PHA-WIDE	Purchase New Backhoe Bobcat	\$25,000.00	PHA-WIDE	Purchase Land for Development	\$25,000.00
	SUBTOTAL	\$563,382.00	PHA-WIDE	Security Screens	\$25,000.00
			PHA-WIDE	Gutters	\$20,000.00
NC35-2	Complete Renovation (Phase I)	\$25,000.00	PHA-WIDE	Water Shut-Offs	\$10,000.00
	Paving, Grading, Landscaping, Utilities & Drainage (Phase II)	\$70,795.00		Build Replacement Housing RHF	\$75,795.00
				SUBTOTAL	\$616,177.00
	Screen Doors	\$10,000.00	NC35-1A	Replace HVAC @ Main Office	\$15,000.00
	HVAC	\$20,000.00		SUBTOTAL	\$15,000.00
	SUBTOTAL	\$125,795.00			
			NC35-4	Walls, Ceilings, Floors, & Doors	\$20,000.00
NC35-6	Walls, Ceilings, Floors & Doors	\$67,000.00		Reroofing	\$15,000.00
	SUBTOTAL	\$67,000.00		Windows	\$30,000.00
				SUBTOTAL	\$65,000.00
			NC35-5	Walls, Ceilings, Floors, & Doors	\$20,000.00
				SUBTOTAL	\$20,000.00
			NC35-7	Walls, Ceilings, Floors, & Doors	\$20,000.00
				Reroofing	\$20,000.00
				SUBTOTAL	\$40,000.00
Total CFP Estimated Cost		\$756,177.00			\$756,177.00

9. VAWA Policy

C2.0 Admissions - Eligibility Criteria

- I. The SHA shall not deny admission to any applicant on the basis that the applicant is or has been a victim of domestic violence, or stalking if the applicant otherwise qualifies for admission.

10. Board Resolutions & Policy Changes

BOARD RESOLUTION 09-2008

EXTRACT FROM MINUTES OF BOARD OF COMMISSIONERS OF THE SANFORD HOUSING AUTHORITY HELD ON Tuesday May 13, 2008.

UPON A MOTION MADE AND PASSED a resolution was passed approving an amendment to the Section 8 admit policy. The amendment will add a new policy to address the issue of funding short falls from the U.S Dept of Housing. Said Policy will state that in the case of funding short falls of housing assistances payments the SHA will examine the HAP register to determine the highest payments and make cut accordingly based on the highest HAP amounts.

I, Ken D. Armstrong, the duly appointed, qualified and acting secretary of the Sanford Housing Authority, do hereby certify that the above extract of minutes of a meeting held on Tuesday May 13, 2008, is true and correct copy of the original minutes of said meeting on file and record in so far as said original minutes related to matters set-forth.

IN TESTIMONY, I have hereunto set my hand and seal of said Authority this 14th day of May 2008.

Secretary

SEAL

SANFORD HOUSING AUTHORITY

Ken D Armstrong
Executive Director
1000 Carthage Street
P.O. Box 636
Sanford, NC 27331

BOARD RESOLUTION 07-2008

**RESOLUTION ADOPTING AND ESTABLISHING A change to our
PERSONNEL POLICY FOR THE SANFORD HOUSING AUTHORITY**

WHREAS, The Authority has adopted regulations and policies to manage these programs on behalf of the United States Of America HUD.

WHEREAS, it is necessary for the Authority to change and update our Personnel Policy to meet the guidelines and laws of the U.S. Department of Housing And Urban Development and the State of North Carolina.

NOW Therefore be it resolved by the board of commissioners of the Authority that:

The Sanford Housing Authority hereby adopts the on call pay of time and one half for hours worked. On call pay is given regardless of number of hours worked during a workweek.for our Personnel Policy to be put into place this 9th day of April 2008.

The Above Resolution was introduced by Chairman Grogan read in full and considered:

Vice Chairman _____ moved the forgoing Resolution be adopted as introduced and read, which motion was seconded by Commissioner _____ and upon roll call the “Ayes” and “Nays” were as follows:

Ayes

Nays

Chairman Grogan
Commissioner Hamel
Commissioner Tibbs
Vice Chairman Smith
Commissioner James

None

Absent

Edwin Grogan
Chairman April 8, 2008

IN TESTIMONY, I have hereunto set my hand and seal of said Authority this 9th day of April 2008

Ken D. Armstrong, Secretary

BOARD RESOLUTION 13-2008

**RESOLUTION ADOPTING AND ESTABLISHING A NEW
MAINTENANCE POLICY FOR THE SANFORD HOUSING AUTHORITY**

WHEREAS, The Sanford Housing Authority, through the Annual Contributions Contract Administers the Section 8 and Public Housing Programs.

WHEREAS, The Authority has adopted regulations and policies to manage these programs on behalf of the United States Of America HUD.

WHEREAS, it is necessary for the Authority to change and update our Maintenance Policy to meet the guidelines and laws of the U.S. Department of Housing And Urban Development and the State of North Carolina.

NOW Therefore be it resolved by the board of commissioners of the Authority that:

The Sanford Housing Authority hereby adopts the new Maintenance Policy to be put into place this 10th day of June 2008.

The Above Resolution was introduced by Chairman Grogan read in full and considered:

Commissioner James moved the forgoing Resolution be adopted as introduced and read, which motion was seconded by Commissioner Hamel and upon roll call the “Ayes” and “Nays” were as follows:

Ayes

Nays

Chairman Grogan
Commissioner Hamel
Vice Chairman Smith
Commissioner James

None

Absent

Commissioner Tibbs

Edwin Grogan
Chairman June 10, 20008

Ken D. Armstrong
Secretary

IN TESTIMONY, I have hereunto set my hand and seal of said Authority this 10th day of June 2008

BOARD RESOLUTION 12-2008

RESOLUTION ADOPTING AND ESTABLISHING A NEW DISASTER POLICY FOR THE SANFORD HOUSING AUTHORITY

WHEREAS, The Sanford Housing Authority, through the Annual Contributions Contract Administers the Section 8 and Public Housing Programs.

WHEREAS, The Authority has adopted regulations and policies to manage these programs on behalf of the United States Of America HUD.

WHEREAS, it is necessary for the Authority to change and update our DISASTER Policy to meet the guidelines and laws of the U.S. Department of Housing And Urban Development and the State of North Carolina.

NOW Therefore be it resolved by the board of commissioners of the Authority that:

The Sanford Housing Authority hereby adopts the new Disaster Policy to be put into place this 10th day of June 2008.

The Above Resolution was introduced by Chairman Grogan read in full and considered:

Vice Chairman Smith moved the forgoing Resolution be adopted as introduced and read, which motion was seconded by Commissioner Hamel and upon roll call the "Ayes" and "Nays" were as follows:

Ayes

Chairman Grogan
Commissioner Hamel
Vice Chairman Smith
Commissioner James

Nays

None

Absent

Commissioner Tibbs

Edwin Grogan
Chairman June 10, 20008

Ken D. Armstrong
Secretary

IN TESTIMONY, I have hereunto set my hand and seal of said Authority this 10th day of June 2008

BOARD RESOLUTION 08-2008

**RESOLUTION ADOPTING AND ESTABLISHING A change to our
PERSONNEL POLICY FOR THE SANFORD HOUSING AUTHORITY**

WHREAS, The Authority has adopted regulations and policies to manage these programs on behalf of the United States Of America HUD.

WHEREAS, it is necessary for the Authority to change and update our Personnel Policy to meet the guidelines and laws of the U.S. Department of Housing And Urban Development and the State of North Carolina.

NOW Therefore be it resolved by the board of commissioners of the Authority that:

The Sanford Housing Authority hereby adopts the new wording to our Personnel Policy as follows on call maintenance employees will be paid 1 hour extra at regular pay for every day they are on call. If they respond to an after hours emergency call, they will be paid time and one half for hours worked. On call pay is given regardless of the number of hours worked during a workweek. Said wording will be put into place this 13th day of May 2008.

The Above Resolution was introduced by Chairman Grogan read in full and considered:

Vice Chairman Smith moved the forgoing Resolution be adopted as introduced and read, which motion was seconded by Commissioner Tibbs and upon roll call the “Ayes” and “Nays” were as follows:

Ayes

Nays

Chairman Grogan
Commissioner Hamel
Commissioner Tibbs
Vice Chairman Smith
Commissioner James
Absent-None

None

Edwin Grogan
Chairman May 13, 2008

IN TESTIMONY, I have hereunto set my hand and seal of said Authority this 13th day of May 2008

Ken D. Armstrong, Secretary

BOARD RESOLUTION 05-2008

EXTRACT FROM MINUTES OF BOARD OF COMMISSIONERS OF THE SANFORD HOUSING AUTHORITY HELD ON Tuesday March 12, 2008.

UPON A MOTION MADE AND PASSED a resolution was passed approving the housing authority's Audit Report for FYE September 30, 2007. The report was completed and submitted by Malcolm Johnson & Company, P.A.

I, Ken D. Armstrong, the duly appointed, qualified and acting secretary of the Sanford Housing Authority, do hereby certify that the above extract of minutes of a meeting held on Tuesday March 12, 2008, is true and correct copy of the original minutes of said meeting of file and record in so far as said original minutes to matters set-forth.

IN TESTIMONY, I have hereunto set my hand and seal of said Authority this 12th day of March 2008.

Secretary

SEAL

SANFORD HOUSING AUTHORITY

Ken D. Armstrong
Executive Director
1000 Carthage Street
P.O. Box 636
Sanford, N.C. 27331

11. Planned Assisted Living Complex

The Housing Authority is currently in the planning phase of a new 50 unit Elderly Assisted Living complex located at NC035-4 Stewart Manor. Construction and/or conversion is planned for Spring 2009. The facility will provide Sanford Housing Authority elderly residents with a new state of the art living facility. Amenities will include an in-house meal planning service, transportation for residents and 24 hour nursing care and security.