

# PHA Plans

## Streamlined Annual Version

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

OMB No. 2577-0226  
(exp. 05/31/2006)

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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief for certain types of PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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

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# Streamlined Annual PHA Plan

## for Fiscal Year: 2008

### PHA Name:

# Monroe Housing Authority

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

## Streamlined Annual PHA Plan Agency Identification

**PHA Name:** Monroe Housing Authority

**PHA Number:** NC065

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

### PHA Programs Administered

**Public Housing and Section 8**

Number of public housing units: **206**

Number of S8 units: **318**

**Section 8 Only**

Number of S8 units:

**Public Housing Only**

Number of public housing units:

**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: Ms. Margaret Griffin

Phone: 704 - 289 - 2514

TDD:

Email (if available):

### Public Access to Information

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

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

### Display Locations For PHA Plans and Supporting Documents

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

If yes, select all that apply:

Main administrative office of the PHA

PHA development management offices

Main administrative office of the local, county or State government

Public library     PHA website     Other (list below)

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

Main business office of the PHA     PHA development management offices

Other (list below)

**Streamlined Annual PHA Plan**  
**Fiscal Year 20 08**  
[24 CFR Part 903.12(c)]

**Table of Contents**  
[24 CFR 903.7(r)]

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

**A. PHA PLAN COMPONENTS**

- 1. Site-Based Waiting List Policies  
**903.7(b)(2) Policies on Eligibility, Selection, and Admissions**
- X 2. Capital Improvement Needs  
**903.7(g) Statement of Capital Improvements Needed**
- 3. Section 8(y) Homeownership  
**903.7(k)(1)(i) Statement of Homeownership Programs**
- 4. Project-Based Voucher Programs
- 5. PHA Statement of Consistency with Consolidated Plan. Complete only if PHA has changed any policies, programs, or plan components from its last Annual Plan.
- X 6. Supporting Documents Available for Review
- X 7. Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report
- X 8. Capital Fund Program 5-Year Action Plan
- X 9. Violence against Women Act

**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? **NO**
2. If yes, complete the following table; if not skip to B.

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

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).
3. 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)?

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

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

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

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

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

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

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

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

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

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

[24 CFR Part 903.15]

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

1. Consolidated Plan jurisdiction: **(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)
  - X The PHA has based its statement of needs of families on its waiting lists on the needs expressed in the Consolidated Plan/s.
  - X The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
  - X The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
  - X Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
    - 1. To provide housing to low income families that meet requirements.**
  - Other: (list below)
  
3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments:
  - ( To provide, safe, sanitary and decent housing. To assist the PHA in providing economic opportunities to its residents and to work with other housing agencies to provide to prospective, eligible residents)**

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

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

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

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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
	<p>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.</p> <p style="margin-left: 40px;">A. Substantial Deviation            B. Mission &amp; Goals            C. Violence against Women</p>	<p>Joint Annual PHA Plan for Consortia: Agency Identification and Annual Management and Operations</p>

## **Monroe Housing Authority Definition of “Substantial Deviation” and “Significant Amendment or Modification”**

The 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) or change in use of replacement reserve funds under the Capital Fund.
- 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, in excess of \$50,000.00 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.

## **MISSION & GOAL STATEMENT**

The Monroe Housing Authority is meeting the Mission and goals of the annual plan.

The aim of the Monroe Housing Authority is to ensure safe, decent and affordable housing; create opportunities for residents self-sufficiency and economic independence; and assure fiscal integrity in all programs.

The Housing Authority has achieved a PHAS score, which reflects excellent management in all area of the Public Housing Program.

The Housing Authority during the year of 2008/2009 will work with the residents to have other agencies such as family services, health services, educational services and employment services to assist the residents with their individual needs. The Housing Authority is bidding a security system in each community to up-grade the security for our residents. We will be working with local law enforcement to provide a community watch. We will also be constructing a maintenance storage building to store our equipment.

The Housing Authority recognizes the resident as their ultimate customer. The Authority is continually Trying to improve our management and service delivery efforts through oversight, assistance and selective intervention by highly skilled, diagnostic and result- oriented personnel. The Authority has created a problem solving partnership with our residents, the community, and government leadership. Thus our Authority maintains our housing units and common areas in the best possible condition.

## 9. Violence against women Act

### Violence against Women Act

The Monroe Housing Authority has created a Violence against Women Policy. The residents are being advised of the policy

The Housing Authority is in the process of working with law enforcement agencies as well as the local social service agencies for women and children to provide assistance for the following areas.

- a. **Law enforcement:** Investigation & Court activity,
- b. **Social Services Agencies:** Assistance with Counseling, Health Care, Child Care assistance and other activities that would be required.

As the program grows it will be revised and enlarged as required.



## 8. Capital Fund Program Five-Year Action Plan

Annual Statement /Performance and Evaluation Report										
Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)										
Part 1: Summary										
PHA Name:			Grant Type and Number:				Federal FY of Grant:			
<b>Monroe Housing Authority</b>			Capital Fund Program No: <b>NC19P06550104</b>				<b>2004</b>			
			Replacement Housing Factor Grant No:							
Original Annual Statement		Reserved for Disasters/Emergencies		X Revised Annual Statement/Revision Number <u>1</u>						
X Performance and Evaluation Report for Period Ending		3/31/2008		X 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	Operating Expenses		5,000.00		154.87		154.87	154.87	
3	1408	Management Improvements		2,000.00		.00				
4	1410	Administration		2,000.00		.00				
5	1411	Audit								
6	1415	Liquidated Damages								
7	1430	Fees and Costs		33,000.00		32,300.00		32,300.00	32,300.00	
8	1440	Site Acquisition								
9	1450	Site Improvement		50,814.00		30,028.40		30,028.40	30,028.40	
10	1460	Dwelling Structures								
11	1465.1	Dwelling Equipment-Nonexpendable		8,426.00		.00				
12	1470	Nondwelling Structures		226,375.00		294,707.29		294,707.29	294,707.29	
13	1475	Nondwelling Equipment		30,000.00		424.44		424.44	424.44	
14	1485	Demolition								
15	1490	Replacement Reserve								
16	1492	Moving to Work Demonstration								
17	1495.1	Relocation Costs								
18	1499	Development Activities								

19	1501 Collateralization or Debt Service									
20	1502 Contingency									
21	Amount of Annual Grant (sums of lines 2-20)			<b>\$357,615.00</b>		<b>357,615.00</b>		<b>357,615.00</b>		<b>357,615.00</b>
22	Amount of line 21 Related to LBP Activities									
23	Amount of Line 21 Related to Section 504 Compliance									
24	Amount of Line 21 Related to Security - Soft Costs									
25	Amount of Line 21 Related to Security - Hard Costs									
26	Amount of Line 21 Related to Energy Conservation Measures									

**Annual Statement/Performance and Evaluation Report and Evaluation Report**

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

**Part II: Supporting Pages**

PHA Name:				<b>Grant Type and Number:</b>				<b>Federal FY of Grant:</b>	
<b>Monroe Housing Authority</b>		Capital Fund Program No:		<b>NC19P06550104</b>				<b>2004</b>	
		Replacement Housing Factor Grant No:							
Development	General Description of Major Work		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
Number	Categories								
Name/HA-Wide					Original	Revised	Funds	Funds	
Activities							Obligated	Expended	
HA-Wide	<b>Operations:</b>		1406		<b>5,000.00</b>	<b>154.87</b>	<b>154.87</b>	<b>154.87</b>	Complete
HA-Wide	<b>Management Improvements:</b>		1408						
	Employee Training				<b>2,000.00</b>	<b>0.00</b>			
HA-Wide	<b>Administration:</b>		1410		<b>2,000.00</b>	0.00			
HA-Wide	<b>Fees &amp; Costs:</b>		1430		33,000.00	32,300.00	32,300.00	30,300.00	In Process
	Hire Consultant for Needs Assessment A/E								
	<b>Site Improvements</b>		1450		50,814.00	30,028.40	30,028.40	30,028.40	Complete
NC 65-1	Provide general site improvements								
	Provide additional parking for residents								

NC 65-4	Provide site improvements									
					Capital Fund Program Tables					Page 2 of 4





<b>Annual Statement/Performance and Evaluation Report and Evaluation Report</b>										
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b>										
<b>Part III: Implementation Schedule</b>										
PHA Name:				Grant Type and Number:				Federal FY of Grant:		
<b>Monroe Housing Authority</b>				Capital Fund Program No:		<b>NC19P06550104</b>		<b>2004</b>		
				Replacement Housing Factor Grant No:						
Development Number	All Funds Obligated			All Funds Expended			Reasons for Revised Target Dates			
Name/HA-Wide	(Quarter Ending Date)			(Quarter Ending Date)						
Activities	Original	Revised	Actual	Original	Revised	Actual				
HA-Wide	9/13/2006		4/11/2006	9/12/2008		11/1/2007				
NC 65-1	9/13/2006		4/11/206	9/12/2008		11/1/2007				
NC 65-4	9/13/2006		4/11/2006	9/12/2008		11/1/2007				





**Annual Statement/Performance and Evaluation Report and Evaluation Report**

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

**Part II: Supporting Pages**

PHA Name:				<b>Grant Type and Number:</b>				<b>Federal FY of Grant:</b>	
<b>Monroe Housing Authority</b>		Capital Fund Program No:		NC19P06550105				<b>2005</b>	
		Replacement Housing Factor Grant No:							
Development	General Description of Major Work		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
Number	Categories								
Name/HA-Wide					Original	Revised	Funds	Funds	
Activities							Obligated	Expended	
HA-Wide	<b>Operations:</b>		1406		.00	0.00			
HA-Wide	<b>Management Improvements:</b>		1408		3,000.00	0.00			
	Upgrade Computer Software								
HA-Wide	<b>Administration:</b>		1410		2,000.00	2,000.00			
HA-Wide	<b>Fees &amp; Costs</b>		1430		31,000.00	33,415.00	33,415.00	29,620.00	In Process
	Consultant for Plan and Budget Updates								
	A/E								
	<b>Dwelling Structures</b>		1460		73,782.00	70,227.20	70,227.20	70,227.20	Complete
NC 65-1	Replace locks with levers on screens \$17.50			1185					
	downstairs only								
NC 65-4	Replace locks with levers on screens \$17.50			228					
	downstairs only								

NC 65-1	Bi-fold doors to replace existing doors at furnace rooms (all units except Bragg, West and Jackson Streets 133 24" doors x \$160 \$21,280 29 36" doors x \$189 \$5,481.00		162						
NC 65-1	Replace water heaters that did not get when a/c installed 65 units x \$500		20						
HA Wide	Replace missing shingles and repair roofs on several buildings								
				Capital Fund Program Tables				Page 2 of 4	





**Annual Statement /Performance and Evaluation Report**

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

PHA Name:		<b>Grant Type and Number:</b>		<b>Federal FY of Grant:</b>
<b>Monroe Housing Authority</b>		Capital Fund Program No:	<b>NC19P06550106</b>	<b>2006</b>
		Replacement Housing Factor Grant No:		

<b>Original Annual Statement</b>	<b>Reserved for Disasters/Emergencies</b>	<b>X</b>	<b>Revised Annual Statement/Revision Number #1 _____</b>
<b>X</b>	<b>Performance and Evaluation Report for Period Ending</b>	<b>3/31/07</b>	<b>Final Performance and Evaluation Report for Program Year Ending _____</b>

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses	2,000.00	2,000.00		
3	1408 Management Improvements	2,000.00	2,000.00		
4	1410 Administration	2,000.00	2,000.00		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	30,000.00	30,000.00	29,500.00	10,460.00
8	1440 Site Acquisition				
9	1450 Site Improvement	95,155.00	.00		
10	1460 Dwelling Structures	170,720.00	265,875.00		
11	1465.1 Dwelling Equipment-Nonexpendable	2,000.00	2,000.00		
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				



**Annual Statement/Performance and Evaluation Report and Evaluation Report**

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

**Part II: Supporting Pages**

PHA Name:			<b>Grant Type and Number:</b>						<b>Federal FY of Grant:</b>	
<b>Monroe Housing Authority</b>			Capital Fund Program No:		<b>NC19P06550106</b>				<b>2006</b>	
			Replacement Housing Factor Grant No:							
Development	General Description of Major Work		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
Number	Categories									
Name/HA-Wide					Original	Revised	Funds	Funds		
Activities							Obligated	Expended		
HA-Wide	<b>Operations:</b>		1406		<b>2,000.00</b>					
HA-Wide	<b>Management Improvements:</b>		1408							
	Employee Training				<b>2,000.00</b>					
HA-Wide	<b>Administration:</b>		1410		<b>2,000.00</b>					
HA-Wide	<b>Fees &amp; Costs:</b>		1430		30,000.00	30,000.00	29,500.00	10,460.00	obligater	
	Consultant for Plan and Budget Updates									
	A/E									
	<b>Site Improvements:</b>		1450		95,155.00	0.00				
HA-Wide	Landscaping - remove shrubs and rework									







Annual Statement /Performance and Evaluation Report									
Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary									
PHA Name:			Grant Type and Number:			Federal FY of Grant:			
Monroe Housing Authority			Capital Fund Program No: NC19P06550107			2007			
			Replacement Housing Factor Grant No:						
Original Annual Statement		Reserved for Disasters/Emergencies		X Revised Annual Statement/Revision Number #1					
X Performance and Evaluation Report for Period Ending 3/31/08				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	Operating Expenses	2,000.00	2,000.00					
3	1408	Management Improvements	2,000.00	2,000.00					
4	1410	Administration	2,000.00	2,000.00					
5	1411	Audit							
6	1415	Liquidated Damages							
7	1430	Fees and Costs	30,000.00	31,000.00	27,000.00	1,350.00			
8	1440	Site Acquisition							
9	1450	Site Improvement	61,499.00	173,649.00					
10	1460	Dwelling Structures	189,650.00	77,649.00					
11	1465.1	Dwelling Equipment-Nonexpendable	19,375.00	19,375.00					
12	1470	Nondwelling Structures	4,350.00	4,350.00					
13	1475	Nondwelling Equipment	22,000.00	22,000.00					
14	1485	Demolition							
15	1490	Replacement Reserve							
16	1492	Moving to Work Demonstration							
17	1495.1	Relocation Costs							
18	1499	Development Activities							











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

PHA Name:	<b>Monroe Housing Authority</b>	Grant Type and Number:		Federal FY of Grant:	<b>2008</b>
		Capital Fund Program No:	<b>NC19P06550108</b>		
		Replacement Housing Factor Grant No:			

<input checked="" type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserved for Disasters/Emergencies	<input type="checkbox"/> Revised Annual Statement/Revision Number _____
Performance and Evaluation Report for Period Ending _____		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 Operating Expenses	1,000.00			
3	1408 Management Improvements	1,000.00			
4	1410 Administration	1,000.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	30,874.00			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures	200,000.00			
13	1475 Nondwelling Equipment	95,506.00			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				



**Annual Statement/Performance and Evaluation Report and Evaluation Report**

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

**Part II: Supporting Pages**

PHA Name:				<b>Grant Type and Number:</b>				<b>Federal FY of Grant:</b>	
<b>Monroe Housing Authority</b>		Capital Fund Program No:		NC19P06550108				<b>2008</b>	
		Replacement Housing Factor Grant No:							
Development	General Description of Major Work		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
Number	Categories								
Name/HA-Wide					Original	Revised	Funds	Funds	
Activities							Obligated	Expended	
HA-Wide	<b>Operations:</b>		1406		<b>1,000.00</b>				
HA-Wide	<b>Management Improvements:</b>		1408						
	Employee Training				<b>1,000.00</b>				
HA-Wide	<b>Administration:</b>		1410		<b>1,000.00</b>				
HA-Wide	<b>Fees &amp; Costs:</b>		1430		30,874.00				
	Consultant for Plan and Budget Updates								
	A/E								
HA-wide	<b>Non-Dwelling Structures</b>		1470		200,000.0				
	Provide new garage/Storage building to house all maintenance vehicles relocate								
	Power lines								

<b>HA-wide</b>	<b>Non-Dwelling - Equipment</b>	1475		95,506.00					
	Security system for all sites, Monitoring								
	Cameras, installation and related								
	Equipment.								
	<b>TOTAL</b>								





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

HA Name: Monroe Housing Authority		<input checked="" type="checkbox"/> Original		<input type="checkbox"/> Revision No. _____	
Development Number/Name/HA-Wide	Year 1 2008	Work Statement for Year 2 FFY Grant: 2009 PHA FY: 2009	Work Statement for Year 3 FFY Grant: 2010 PHA FY: 2010	Work Statement for Year 4 FFY Grant: 2011 PHA FY: 2011	Work Statement for Year 5 FFY Grant: 2012 PHA FY: 2012
NC 65-1	Annual	241,880.00	233,080.00	233,880.00	192,680.00
NC 65-4	Statement	36,500.00	31,300.00	27,500.00	96,700.00
HA-Wide		51,000.00	65,000.00	68,000.00	40,000.00
		<b>329,380.00</b>	<b>329,380.00</b>	<b>329,380.00</b>	<b>329,380.00</b>
Physical Improvements		283,380.00	244,380.00	281,380.00	219,380.00
Management Improvements		5,000.00	2,000.00	5,000.00	2,000.00
HA-Wide Non-Dwelling Structures & Equipment		6,000.00	47,000.00	8,000.00	73,000.00
Administration		2,000.00	2,000.00	2,000.00	2,000.00
Other		31,000.00	32,000.00	31,000.00	31,000.00
Operations		2,000.00	2,000.00	2,000.00	2,000.00
CFP Funds Listed for		<b>\$329,380.00</b>	<b>\$329,380.00</b>	<b>\$329,380.00</b>	<b>\$329,380.00</b>
5-Year planning					
Replacement Housing					
Factor Funds					

