

Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. *Include statements related to these programs as applicable.*

Lincoln Towers (DE001000019)

- Lincoln Towers is a WHA 120-unit high-rise building composed of 60 efficiency and 60 1-bedroom apartments located within the highly desirable Trolley Square community in the city of Wilmington. Designated as a family hi-rise building, its current layout is not conducive in meeting the needs of today's family living requirements.
- The WHA intends to develop a mixed financed project for the complete modernization of Lincoln Towers to include a newly constructed 10-story high-rise multi-use facility, which will include commercial office space, market rate rental housing, and new public housing units. The WHA intends to apply for 2010 DSHA Low Income Housing Tax Credits and Housing Development Fund Grant/Loan Financing. A HUD Mixed Finance Development Proposal will be submitted in 2010.

Riverside (DE001000003)

- **Riverside Target Area:** The WHA intends to demolish all 146 public housing units in the target area in 2009. The projected demolition cost is \$1.4 million. The WHA will be looking for possible financial assistance from the city and state. WHA has applied to HUD for demolition approval.

Southbridge (Former Southbridge Extension) (DE001000004)

- **Vacant Land Sale:** The WHA is actively looking for buyers of a portion of WHA unimproved land of approximately 9.65 acres composed of three parcels located at 900 South Claymont Street and Elbert Park in the Southbridge community of Wilmington. The proceeds from the sale of the land will be used as funding leverage for future WHA development activities.
- **Senior Mid-Rise Development:** The WHA will assist in securing financing and be a development partner in the construction of a four-story 36-unit senior designated mid-rise apartment complex on a portion of the land. The WHA intends to apply for 2009 DSHA Low Income Housing Tax Credits and Housing Development Fund Grant/Loan Financing. A HUD Mixed Finance Development Proposal will be submitted in 2009.

Capital Fund: Replacement Housing Factor Projects

In continuation of the Wilmington Housing Authority's production of replacement housing units, WHA has accrued \$3,561,302.00 in First Increment Replacement Housing Factor (RHF) funds from FY 2003 through 2008 to fund the fifteen (15) rental units. These funds will be used in the following manner:

- **New Construction:**
 - 22nd and Heald Street Project-Phase One:** WHA intends to construct ten (10) 3 bedroom semi-detached rental units as replacement for housing units lost through demolition or disposition. Phase two will be the construction of six (6) additional rental units to be built at a later date and with different sources of funding.
- **Acquisition:**
 - 202 A and 202 C West 30th Street Project:** In December of 2007, WHA acquired 202 A and 202 C West 30th Street, two newly constructed 3-bedroom semi-detached rental units as a replacement for housing units lost through demolition or disposition.
 - 2901 and 2903 North Monroe Street Project:** WHA will acquire two (2) newly constructed 3-bedroom semi-detached rental units as a replacement for housing units lost through demolition or disposition.
 - 2800 Prestwyck Court Project:** WHA will acquire one (1) newly constructed 3-bedroom semi-detached rental unit as a replacement for housing units lost through demolition or disposition.

The new RHF units under our plan will initially be operated as public housing ACC (subsidized) units but will be made available as a "lease to purchase" option for qualified, income-eligible WHA residents in accordance with WHA's public housing homeownership program.

Demolition and/or Disposition – see attached Demolition and Disposition lists. (De001e01 and De001f01)

Homeownership Program Units – WHA is currently working on a Homeownership Section 32 application that will be submitted to the SAC by June 2009 for all units within developments DE001000008 and DE001000015.

Project-Based Vouchers – 150 at Parkview Apartments and 18 at Madison Town Homes.

7.0

8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing. See attachments De001n01 – De001aa01.
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. See attached De001bb01.
8.3	Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.
9.0	Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. See attached Housing Needs documentation for families in the jurisdiction served by the WHA, and housing needs for the Public Housing and HCV programs. (De001h01)

9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>1) Maximize the number of affordable units available to the PHA within its current resources by:</p> <ul style="list-style-type: none"> ▪ Employing effective maintenance and management policies to minimize the number of public housing units off-line ▪ Reducing turnover time for vacated public housing units ▪ Reducing time to renovate public housing units ▪ Seeking replacement of public housing units lost to the inventory through mixed finance development ▪ Maintaining or increasing Section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction ▪ Undertaking measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required ▪ Maintaining or increasing Section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration ▪ Participating in the Consolidated Plan development process to ensure coordination with broader community strategies <p>2) Increase the number of affordable housing units by:</p> <ul style="list-style-type: none"> ▪ Applying for additional Section 8 units should they become available ▪ Pursuing housing resources other than public housing or Section 8 tenant-based assistance ▪ Leveraging affordable housing resources in the community through the creation of mixed-finance housing ▪ Using Replacement Housing Factor funds to construct/purchase new affordable housing <p>3) Target available assistance to families by:</p> <ul style="list-style-type: none"> ▪ Employing admissions preferences aimed at families who are working ▪ Adopting rent policies to support and encourage work ▪ Seeking designation of public housing for the near-elderly ▪ Applying for special-purpose vouchers targeted to the elderly, should they become available ▪ Carrying out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing ▪ Applying for special-purpose vouchers targeted to families with disabilities, should they become available ▪ Affirmatively marketing to local non-profit agencies that assist families with disabilities <p>4) Conduct activities to affirmatively further fair housing by:</p> <ul style="list-style-type: none"> ▪ Counseling Section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units ▪ Marketing the Section 8 program to owners outside of areas of poverty/minority concentrations
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan. See attached “Brief Statement of 2009 Annual Plan Goal Accomplishments” (De001cc01).</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”. See attached “Substantial Deviation & Significant Amendment Definitions” (De001dd01).</p>

11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none">(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.(g) Challenged Elements(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)
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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, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide 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 is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 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 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. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

Instructions form HUD-50075

Applicability. This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

1.0 PHA Information

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

2.0 Inventory

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

3.0 Submission Type

Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

4.0 PHA Consortia

Check box if submitting a Joint PHA Plan and complete the table.

5.0 Five-Year Plan

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

5.1 Mission. A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

5.2 Goals and Objectives. Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

6.0 PHA Plan Update. In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.
3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.
4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.
5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.
6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected.
7. **Community Service and Self-Sufficiency.** A description of: **(1)** Any programs relating to services and amenities provided or offered to assisted families; **(2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).**
8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.
11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.
13. **Violence Against Women Act (VAWA).** A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers

- (a) **Hope VI or Mixed Finance Modernization or Development.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>
- (b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: (1) A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm
Note: This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed.
- (c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: 1) A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or

that the public housing agency plans to voluntarily convert; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

8.0 Capital Improvements. This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report. PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a) To submit the initial budget for a new grant or CFFP;
- (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

- 1. At the end of the program year; until the program is completed or all funds are expended;
- 2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
- 3. Upon completion or termination of the activities funded in a specific capital fund program year.

8.2 Capital Fund Program Five-Year Action Plan

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

8.3 Capital Fund Financing Program (CFFP). Separate, written HUD approval is required if the PHA proposes to pledge any

portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

9.0 Housing Needs. Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

9.1 Strategy for Addressing Housing Needs. Provide a description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

10.0 Additional Information. Describe the following, as well as any additional information requested by HUD:

- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**
- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)**

- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. **(Note: Standard and Troubled PHAs complete annually).**

11.0 Required Submission for HUD Field Office Review. In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)*
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)*
- (d) Form SF-LLL, *Disclosure of Lobbying Activities (PHAs receiving CFP grants only)*
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)*
- (f) Resident Advisory Board (RAB) comments.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.2.

CAPITAL FUND PROGRAM TABLES

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

PHA Name: <p style="text-align: center;">WILMINGTON HOUSING AUTHORITY</p>	Grant Type and Number Capital Fund Program No: DE26P001501-09 Replacement Housing Factor Grant No:	Federal FY of Grant: <p style="text-align: center;">2009</p>
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<input checked="" type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disaster/Emergencies	<input type="checkbox"/> Revised Annual Statement (Revision Number)	
<input type="checkbox"/> Performance and Evaluation Report for Program Year Ending:	<input type="checkbox"/> Final Performance and Evaluation Report		

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost ()	
		Original	Revised ()	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (may not exceed 20% of 19)	604,944	0	0	0
3	1408	453,708	0	0	0
4	1410 Administration	302,472	0	0	0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	221,644	0	0	0
8	1440 Site Acquisition				
9	1450 Site Improvement **	130,000	0	0	0
10	1460 Dwelling Structures **	1,228,000	0	0	0
11	1465.1 Dwelling Equipment-Nonexpendable	30,000	0	0	0
12	1470 Nondwelling Structures	0	0	0	0
13	1475 Nondwelling Equipment	20,952	0	0	0
14	1485 Demolition	33,000	0	0	0
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Cost				
18	1498 Mod Used for Development	0	0	0	0
19	1502 Contingency (may not exceed 8% of 19)				
20	Amount of Annual Grant (Sum of lines 2-19)	3,024,720	0	0	0
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security	430,000			
24	Amount of line 20 Related to Energy Conservation	165,000			

Signature of Executive Director and Date <p style="text-align: center;">X</p>	Signature of Public Housing Director & Date: <p style="text-align: center;">X</p>
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1 To be completed for the Performance & Evaluation Report or a Revised Annual Statement
 2 To be completed for the Performance & Evaluation Report

CAPITAL FUND PROGRAM TABLES

Annual Statement /Performance and Evaluation Report Capital Fund Program 501-09 Part II: Supporting Pages								
PHA Name: WILMINGTON HOUSING AUTHORITY		Grant Type and Number Capital Fund Program No: DE26P001501-09 Replacement Housing Factor Grant No:			Federal Fiscal Year of Grant 2009			
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised	Funds Obligated	Funds Expended	
DE 1-2 Southbridge	Site Work landscaping - site based contract for grounds upgrades tree removal and related concrete work	1450	lump sum	5,000				
			Total Sites:	5,000	-	-	-	
	Vacant Dwelling Units Rehab Complete interior modernization of units including kitchens, bathrooms and wall repair: \$40,000 per unit** Roof Upgrade & Shingle	1460	5	200,000				
			Total DUs:	210,000				
DE 1-3 Eastlake Ext. Extension	Site Work landscaping - site based contract for grounds upgrades tree removal and related concrete work	1450	lump sum	5,000				
			Total Site:	5,000	-	-	-	
	Dwelling Units Upgrades - Kitchen/Baths Interior upgrade of units at \$10,000 per units	1460	5	50,000				
			Total DUs:	50,000	-	-	-	
Total			Page Total	270,000	-	-	-	

Signature of Executive Director and Date

X

Signature of Public Housing Director & Date:

X

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement
(2) To be completed for the Performance and Evaluation Report

CAPITAL FUND PROGRAM TABLES

Annual Statement /Performance and Evaluation Report Capital Fund Program 501-09 Part II: Supporting Pages								
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
DE 1-5 Riverside	Site Work landscaping - site based contract for grounds upgrades tree removal and related concrete work	1450*	lump sum	5,000				
			Total Sites:	5,000	-	-	-	
	Dwelling Units Upgrades - Kitchen/Baths Interior upgrade of units at \$10,000 per units	1460	4	40,000				
		1460	1 building	15,000				
	Total DUs:		55,000	-	-	-		
DE 1-6 Crestview	Site Work landscaping - site based contract for grounds upgrades tree removal and related concrete work	1450	lump sum	5,000				
	Total Sites:		5,000	-	-	-		
DE 1-13	Site Work landscaping - site based contract for grounds upgrades tree removal and related concrete work	1450	lump sum	5,000				
			Total Sites:	5,000	-	-	-	
	Dwelling Units: Interior upgrade of units \$10,00 per units	1460	1	10,000				
		1460	1 building	10,000				
	Roof Upgrade & Shingle	1460	1 building	10,000				
Exterior façade -Kennedy	1460	2 buildings	15,000					
	Total DUs:		35,000	-	-	-		
Total,			Page Total:	105,000	-	-	-	
Signature of Executive Director and Date				Signature of Public Housing Director & Date:				
X				X				

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement
(2) To be completed for the Performance and Evaluation Report

CAPITAL FUND PROGRAM TABLES

Annual Statement /Performance and Evaluation Report								
Capital Fund Program 501-09								
Part II: Supporting Pages								
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
DE 1-7 Baynard	Site Work landscaping - site based contract for grounds upgrades tree removal and related concrete work Heating Contro upgrade on Boiler	1450	lump sum	5,000				
		1450	Total Sites:	50,000 55,000		-	-	-
DE 1-12 1802 West Street	Site Work landscaping - site based contract for grounds upgrades tree removal and related concrete work	1450	lump sum	10,000				
			Total Sites:	10,000		-	-	-
Scattered 8 DE1-8 Thru DE 1-26	Site Work landscaping - site based contract for grounds upgrades tree removal and related concrete work	1450	lump sum	5,000				
			Total Sites:	5,000		-	-	-
	Vacant Dwelling Units Rehab Complete interior modernization of units including kitchens, bathrooms and wall repair: \$80,000 per unit	1460	2	160,000				
	Roof Upgrade & Shingle and/or Hot Coat	1460	3	30,000				
			Total DUs:	190,000		-	-	-
	Demolition of Vacant Structure	1485	1 building	33,000				
			Total DMLTN:	33,000		-	-	-
Total			Page Total:	293,000		-	-	-
Signature of Executive Director and Date								
X				X				

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CAPITAL FUND PROGRAM TABLES

Annual Statement /Performance and Evaluation Report Capital Fund Program 501-09 Part II: Supporting Pages								
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
DE-11 Herlihy	Site Work landscaping - site based contract for grounds upgrades tree removal and related concrete work	1450	lump sum	5,000				
			Total Sites:	5,000	-	-	-	
	Dwelling Unit Upgrades kitchens @ \$3,200 per units - Phase I	1460	100	320,000				
		1460	1	108,000				
	Elevator-upgrade		Total DUs:	428,000	-	-	-	
DE 1-12 201 Poplar	Site Work landscaping - site based contract for grounds upgrades tree removal and related concrete work	1450	lump sum	5,000				
			Total Sites:	5,000	-	-	-	
	Dwelling Units: Interior upgrade of units for \$5, 000	1460	1	5,000				
		1460	1 building	15,000				
	Brick Pointing and Exterior Façade Repairs		Total DUs:	30,000	-	-	-	
DE 1-20 Compton Towers	Site Work landscaping - site based contract for grounds upgrades, fencing, tree removal and related concrete work	1450	lump sum	15,000				
			Total Sites:	15,000	-	-	-	
Total			Page Total:	483,000	-	-	-	
Signature of Executive Director and Date				Signature of Public Housing Director & Date:				
X				X				

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CAPITAL FUND PROGRAM TABLES

Annual Statement /Performance and Evaluation Report								
Capital Fund Program 501-09								
Part II: Supporting Pages								
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
Scattered 15 DE1-8 thru DE 1-22	Site Work landscaping - site based contract for grounds upgrades tree removal and related concrete work	1450	lump sum	5,000				
			Total Sites:	5,000	-	-	-	
	Vacant Dwelling Units Rehab Complete interior modernization of units including kitchens, bathrooms and wall repair: \$80,000 per unit	1460	2	160,000				
	Roof Upgrade & Shingle and/or Hot Coat	1460	5	50,000				
			Total DUs:	210,000	-	-	-	
DE 1-19 Lincoln Towers	Site Work landscaping - site based contract for grounds upgrades tree removal and related concrete work	1450	lump sum	5,000				
			Total Sites:	5,000	-	-	-	
	Upgrade Boiler Controllers	1460	Lump sum	20,000	.	.	.	
			Total DUs:	20,000	-	-	-	
Total,			Page Total:	240,000	-	-	-	
Signature of Executive Director and Date				Signature of Public Housing Director & Date:				
X				X				

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**Annual Statement /Performance and Evaluation Report
Capital Fund Program 501-09
Part II: Supporting Pages**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
WHA-Wide	Operations	1406		604,944	-			
			Total OPs:	604,944	-	-	-	
WHA-Wide Fees and Costs	A&E Fees: INSPECTORS SALARIES: Construction Inspection - - In-ho and by Contract	1430		175,000				
	A&E Fees: PROFESSIONAL SERVICES, TECHNICAL SUPPORT AND ENVIRONMENTAL CONSULTING	1430		46,644				
			Total Fees:	221,644	-	-	-	
	Dwelling Equipment-Nonexpendable Phased replacement of Refrigerators, Stoves, AC Units	1465	Total DU's 30	-	-	-	-	
	Nondwelling Equipment Computers and servers--licensing	1475	lump sum	10,952				
	Maintenance Equipment Power Tools, Dumpster Cans, etc.		lump sum	10,000				
			Total N.D.E:	20,952	-	-	-	
	Mod for development	1498	Total Site:		-			
Total,			Page Total:	877,540	-	-	-	

Signature of Executive Director and Date

Signature of Public Housing Director & Date:

X

X

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**Annual Statement /Performance and Evaluation Report
Capital Fund Program 501-09
Part II: Supporting Pages**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
WHA Wide	1) Staff Development (Tution)	1408	LS	10,000				
"	2) Staff Travel & Training	"	LS	10,000				
"	3) Resident Svs. Program Development Resident Council training and elections, training for Resident Advisory Board, Fees and costs associated with Resident Council--incorporation, management, etc and grant writing	"	LS	15,000				
"	4) HARG, HAPI-Insurance Risk Mmg Securoty Officers	"	LS	5,000				
"	5) Salaries & Benefits	"	LS	200,000				
"	Chief of Resident Services, Security Coordinator	"	LS	213,708				
"	Public Safety Officer, Social Service Coordinators	"	LS					
"	Preventive Maintenance: Seasonal systems upgrade: Heating, electrical, and plumbing.	"	LS					
	Total 1408			453,708				
HA-Wide Admin	Administrative Cost 1. Percentage of Salaries & Benefits for the following positions: Executive Director Director of Administration Director of Operations Dirctor of Capital Improvements Administrative Assistant Construction Manager Planner Chief Budget Officer Finance Chief Senior Accountants (2) Account 1 (2) Accounting Clerk Purchasing Officr	1410		302,472				
	2. Advertising		100%					
	3. Legal Cost		100%					
				302,472	-	-	-	-
Total			Page Total	756,180	-	-	-	-
Signature of Executive Director and Date:				Signature of Public Housing Director & Date:				
X				X				

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Annual Statement/Performance and Evaluation Report
Part III: Implementation Schedule
Capital Fund Program (CFP) DE26P00150109

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

OMB Approval No.2577-0157 (Exp 7/31/98)

Capital Fund 501-09

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reason for Revised Target Dates ()
	Original	Revised ()	Actual ()	Original	Revised ()	Actual ()	
DEL 1-2	09/30/10			09/30/12			
DEL 1-3	09/30/10			09/30/12			
DEL 1-4	09/30/10			09/30/12			
DEL 1-5	09/30/10			09/30/12			
DEL 1-6	09/30/10			09/30/12			
DEL 1-7	09/30/10			09/30/12			
DEL 1-8	09/30/10			09/30/12			
DEL 1-9	N/A			N/A			
DEL 11	09/30/10			09/30/12			
DEL 12	09/30/10			09/30/12			
DEL 13	09/30/10			09/30/12			
DEL 15	09/30/10			09/30/12			
DEL 19	09/30/10			09/30/12			
DEL 20	09/30/10			09/30/12			
DEL 21	09/30/10			09/30/12			
DEL 22	09/30/10			09/30/12			
WHA Wide	09/30/10			09/30/12			
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Signature of Executive Director and Date				Signature of Public Housing Director/Office of Native American Program Administrator and Date			

Annual Statement/Performance and Evaluation Report
Part III: Implementation Schedule
Capital Fund Program (CFP) DE26P00150109

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

OMB Approval No.2577-0157 (Exp 7/31/98)

Capital Fund 501-09

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reason for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
Staff Developm. Tuitions	09/30/10			09/30/12			
Staff Developm. Training & Travel	09/30/10			09/30/12			
Resdent Programs	09/30/10			09/30/12			
HARG, HAPI	09/30/10			09/30/12			
Resident Services Salaries & Benefits	09/30/10			09/30/12			
Vehicle Replacement	09/30/10			09/30/12			
A/E Services	09/30/10			09/30/12			
Inspection Support	09/30/10			09/30/12			
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Signature of Executive Director and Date				Signature of Public Housing Director/Office of Native American Program Administrator and Date			