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| <b>PHA 5-Year and Annual Plan</b> | <b>U.S. Department of Housing and Urban Development<br/>Office of Public and Indian Housing</b> | <b>OMB No. 2577-0226<br/>Expires 4/30/2011</b> |
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|            |   |          |                                      |                               |                              |     |
|------------|---|----------|--------------------------------------|-------------------------------|------------------------------|-----|
| <b>1.0</b> | <b>PHA Information</b><br>PHA Name: Northwestern Regional Housing Authority<br>PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8)<br>PHA Fiscal Year Beginning: (MM/YYYY): 07/2009<br>PHA Code: NC167  |          |                                      |                               |                              |     |
| <b>2.0</b> | <b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above)<br>Number of PH units: 83<br>Number of HCV units: 1945   |          |                                      |                               |                              |     |
| <b>3.0</b> | <b>Submission Type</b><br><input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only  |          |                                      |                               |                              |     |
| <b>4.0</b> | <b>PHA Consortia</b> N/A <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)   |          |                                      |                               |                              |     |
|            | Participating PHAs  | PHA Code | Program(s) Included in the Consortia | Programs Not in the Consortia | No. of Units in Each Program |     |
|            |   |          |                                      |                               | PH                           | HCV |
|            |   |          |                                      |                               |                              |     |
|            |   |          |                                      |                               |                              |     |
| <b>5.0</b> | <b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update.  |          |                                      |                               |                              |     |
| <b>5.1</b> | <b>Mission.</b> State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years:  |          |                                      |                               |                              |     |
| <b>5.2</b> | <b>Goals and Objectives.</b> Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.  |          |                                      |                               |                              |     |
| <b>6.0</b> | <b>PHA Plan Update</b><br>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:<br>Capital Fund Tables Only<br>Other PHA plan elements remain as earlier promulgated in all material aspects<br><br>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.<br><br>NRHA Central Asset Management Office<br>869 Highway 105 Extension<br>Addison Offices Suite 10 and 11<br>Boone, North Carolina 28607 |          |                                      |                               |                              |     |
| <b>7.0</b> | <b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> <i>Include statements related to these programs as applicable.</i><br><br>See Attachments J and K  |          |                                      |                               |                              |     |
| <b>8.0</b> | <b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.  |          |                                      |                               |                              |     |
| <b>8.1</b> | <b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> 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.<br><br>Attached  |          |                                      |                               |                              |     |
| <b>8.2</b> | <b>Capital Fund Program Five-Year Action Plan.</b> 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.<br><br>Attached  |          |                                      |                               |                              |     |

|      |  |
|------|--|
| 8.3  | <p><b>Capital Fund Financing Program (CFFP).</b><br/> <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.</p> <p>N/A</p>  |
| 9.0  | <p><b>Housing Needs.</b> 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.</p> <p>See Attachment L</p>  |
| 9.1  | <p><b>Strategy for Addressing Housing Needs.</b> 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. <b>Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</b></p>  |
| 10.0 | <p><b>Additional Information.</b> 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.</p> <p>See Attachment B</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <p>See Attachment E</p>  |
| 11.0 | <p><b>Required Submission for HUD Field Office Review.</b> 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. <b>Note:</b> Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(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)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(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.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p> |

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](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—Five-Year Action Plan**

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 Expires 4/30/2011

| <b>Part I: Summary</b>   |   |                                     |  |                                       |   |                                       |
|--|---|-------------------------------------|--|---------------------------------------|---|---------------------------------------|
| PHA Name/Number Northwestern Regional<br>Housing Authority / NC167 |   |                                     | Locality (City/County & State)<br>Alleghany, Ashe, Avery, Mitchell, Watauga, Wilkes and<br>Yancey Counties, North Carolina |                                       | <input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 03 |                                       |
| A.   | Development Number and<br>Name                    | Work Statement<br>for Year 1<br>FFY | Work Statement for Year 2<br>FFY 2007  | Work Statement for Year 3<br>FFY 2008 | Work Statement for Year 4<br>FFY 2009   | Work Statement for Year 5<br>FFY 2010 |
|  | 001 Woodland                                      |                                     |  |                                       |   |                                       |
| B.   | Physical Improvements<br>Subtotal                 | Annual Statement                    | 24,000   | 26,300                                | 37,000  | 15,800                                |
| C.   | Management Improvements                           |                                     |  |                                       |   |                                       |
| D.   | PHA-Wide Non-dwelling<br>Structures and Equipment |                                     |  |                                       |   |                                       |
| E.   | Administration                                    |                                     |  |                                       |   |                                       |
| F.   | Other   |                                     |  |                                       |   |                                       |
| G.   | Operations  |                                     |  |                                       |   |                                       |
| H.   | Demolition  |                                     |  |                                       |   |                                       |
| I.   | Development                                       |                                     |  |                                       |   |                                       |
| J.   | Capital Fund Financing –<br>Debt Service          |                                     |  |                                       |   |                                       |
| K.   | Total CFP Funds                                   |                                     |  |                                       |   |                                       |
| L.   | Total Non-CFP Funds                               |                                     |  |                                       |   |                                       |
| M.   | Grand Total                                       |                                     | 24,000   | 26,300                                | 37,000  | 15,800                                |

**Capital Fund Program—Five-Year Action Plan**

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 Expires 4/30/2011

| <b>Part I: Summary (Continuation)</b>                           |  |   |                                       |                                       |   |                                       |
|---|--|---|---------------------------------------|---------------------------------------|---|---------------------------------------|
| PHA Name/Number Northwestern Regional Housing Authority / NC167 |  | Locality (City/County & State)<br>Alleghany, Ashe, Avery, Mitchell, Watauga, Wilkes and Yancey Counties, North Carolina |                                       |                                       | <input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 03 |                                       |
| A.  | Development Number and Name                    | Work Statement for Year 1<br>FFY _____  | Work Statement for Year 2<br>FFY 2007 | Work Statement for Year 3<br>FFY 2008 | Work Statement for Year 4<br>FFY 2009   | Work Statement for Year 5<br>FFY 2010 |
|   | 003 Cub Creek                                  |   |                                       |                                       |   |                                       |
| B.  | Physical Improvements Subtotal                 | <b>Annual Statement</b>   | 51,600                                | 50,300                                | 37,896  | 57,732                                |
| C.  | Management Improvements                        |   |                                       |                                       |   |                                       |
| D.  | PHA-Wide Non-dwelling Structures and Equipment |   |                                       |                                       |   |                                       |
| E.  | Administration                                 |   |                                       |                                       |   |                                       |
| F.  | Other  |   |                                       |                                       |   |                                       |
| G.  | Operations                                     |   |                                       |                                       |   |                                       |
| H.  | Demolition                                     |   |                                       |                                       |   |                                       |
| I.  | Development                                    |   |                                       |                                       |   |                                       |
| J.  | Capital Fund Financing – Debt Service          |   |                                       |                                       |   |                                       |
| K.  | Total CFP Funds                                |   |                                       |                                       |   |                                       |
| L.  | Total Non-CFP Funds                            |   |                                       |                                       |   |                                       |
| M.  | Grand Total                                    |   | 51,600                                | 50,300                                | 37,896  | 57,732                                |
|   |  |   |                                       |                                       |   |                                       |

**Capital Fund Program—Five-Year Action Plan**

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 Expires 4/30/2011

| <b>Part I: Summary (Continuation)</b>                           |  |   |                                       |                                       |   |                                       |
|---|--|---|---------------------------------------|---------------------------------------|---|---------------------------------------|
| PHA Name/Number Northwestern Regional Housing Authority / NC167 |  | Locality (City/County & State)<br>Alleghany, Ashe, Avery, Mitchell, Watauga, Wilkes and Yancey Counties, North Carolina |                                       |                                       | <input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 03 |                                       |
| A.  | Development Number and Name                    | Work Statement for Year 1<br>FFY _____  | Work Statement for Year 2<br>FFY 2007 | Work Statement for Year 3<br>FFY 2008 | Work Statement for Year 4<br>FFY 2009   | Work Statement for Year 5<br>FFY 2010 |
|   | HA Wide  |   |                                       |                                       |   |                                       |
| B.  | Physical Improvements Subtotal                 | <b>Annual Statement</b>   |                                       |                                       |   |                                       |
| C.  | Management Improvements                        |   |                                       |                                       |   |                                       |
| D.  | PHA-Wide Non-dwelling Structures and Equipment |   | 67,497                                | 65,897                                | 104,051   | 107,797                               |
| E.  | Administration                                 |   |                                       |                                       |   |                                       |
| F.  | Other  |   |                                       |                                       |   |                                       |
| G.  | Operations                                     |   |                                       |                                       |   |                                       |
| H.  | Demolition                                     |   |                                       |                                       |   |                                       |
| I.  | Development                                    |   |                                       |                                       |   |                                       |
| J.  | Capital Fund Financing – Debt Service          |   |                                       |                                       |   |                                       |
| K.  | Total CFP Funds                                |   |                                       |                                       |   |                                       |
| L.  | Total Non-CFP Funds                            |   |                                       |                                       |   |                                       |
| M.  | Grand Total                                    |   | 67,497                                | 65,897                                | 104,051   | 107,797                               |
|   |  |   |                                       |                                       |   |                                       |

| <b>Part II: Supporting Pages – Physical Needs Work Statement(s)</b> |   |                            |                |   |  |                |
|---|---|----------------------------|----------------|---|--|----------------|
| Work Statement for Year 1 FFY _____                                 | Work Statement for Year: 2<br>FFY 2007                                  |                            |                | Work Statement for Year: 3<br>FFY 2008                                  |  |                |
|   | Development Number/Name<br>General Description of Major Work Categories | Quantity                   | Estimated Cost | Development Number/Name<br>General Description of Major Work Categories | Quantity                                     | Estimated Cost |
| See   |   |                            |                |   |  |                |
| Annual  | 001 Woodland replacement appliances                                     | 10 pieces                  | 3,800          | 001 Woodland floor replacement & painting                               | 5 apartments                                 | 18,500         |
| Statement   | 001 Woodland cabinets, floors & painting                                | 6 apartments               | 16,200         | 001 Woodland replacement appliances                                     | 10 pieces                                    | 3,800          |
|   | 001 Woodland plants, mulch & erosion control                            | 2 times annually           | 4,000          | 001 Woodland plant, mulch and erosion control                           | 2 times annually                             | 4,000          |
|   |   |                            |                |   |  |                |
|   | 003 Cub Creek replacement appliances                                    | 14 pieces                  | 8,800          | 003 Cub Creek floor replacement & repainting                            | 8 apartments                                 | 29,500         |
|   | 003 Cub Creek cabinets, floors & painting                               | 14 apartments              | 37,800         | 003 Cub Creek parking sealing, walkway repairs, area lighting           | one time                                     | 15,000         |
|   | 003 Cub Creek plants, mulch & erosion control                           | 2 times annually           | 5,000          | 003 Cub Creek replacement appliances                                    | 16 pieces                                    | 5,800          |
|   |   |                            |                |   |  |                |
|   | HA – wide operations  | -                          | 36,097         | HA – wide operations  | -  | 32,497         |
|   | HA – wide fees and costs  | -                          | 4,000          | HA – wide fees and costs  | -  | 4,000          |
|   | HA – wide vehicle replacement   | one administrative vehicle | 27,400         | HA – wide computer and vehicle replacement                              | one maintenance vehicle and for workstations | 29,400         |
|   |   |                            |                |   |  |                |
|   |   |                            |                |   |  |                |



| <b>Part II: Supporting Pages – Physical Needs Work Statement(s)</b> |   |                         |                |   |                            |                |
|---|---|-------------------------|----------------|---|----------------------------|----------------|
| Work Statement for Year 1 FFY _____                                 | Work Statement for Year: 4<br>FFY 2009                                  |                         |                | Work Statement for Year: 5<br>FFY 2010                                  |                            |                |
|   | Development Number/Name<br>General Description of Major Work Categories | Quantity                | Estimated Cost | Development Number/Name<br>General Description of Major Work Categories | Quantity                   | Estimated Cost |
| See   |   |                         |                |   |                            |                |
| Annual  | 001 Woodland replacement appliances                                     | 14 pieces               | 5,000          | 001 Woodland floors & repainting  | 7 apartments               | 10,000         |
| Statement   | 001 Woodland cabinetry, floors & repainting                             | 12 apartments           | 32,000         | 001 Woodland mulch & tree trimming                                      | one time                   | 2,000          |
|   |   |                         |                | 001 Woodland replacement appliances                                     | 10 pieces                  | 3,800          |
|   | 003 Cub Creek appliances  | 12 pieces               | 4,296          |   |                            |                |
|   | 003 Cub Creek cabinetry, floors & repainting                            | 10 apartments           | 25,600         | 003 Cub Creek cabinetry, floors, repainting & siding                    | 16 apartments              | 38,932         |
|   | 003 Cub Creek embankments & walkways                                    | 2 times annually        | 8,000          | 003 Cub Creek fencing, planting, mulching & erosion control             | 2 times annually           | 10,000         |
|   |   |                         |                | 003 Cub Creek replacement appliances                                    | 22 pieces                  | 8,800          |
|   | HA – wide operations  | -                       | 61,702         |   |                            |                |
|   | HA – wide fees and costs  | -                       | 12,605         | HA – wide operations  | -                          | 74,397         |
|   | HA – wide vehicle replacement   | one maintenance vehicle | 29,744         | HA – wide fees and costs  | -                          | 6,000          |
|   |   |                         |                | HA – wide vehicle replacement   | one administrative vehicle | 27,400         |
|   |   |                         |                |   |                            |                |
|   |   |                         |                |   |                            |                |
|   |   |                         |                |   |                            |                |



| <b>Part III: Supporting Pages – Management Needs Work Statement(s)</b> |   |                |   |                |
|--|---|----------------|---|----------------|
| Work Statement for Year 1 FFY _____                                    | Work Statement for Year _____<br>FFY _____                              |                | Work Statement for Year: _____<br>FFY _____                             |                |
|  | Development Number/Name<br>General Description of Major Work Categories | Estimated Cost | Development Number/Name<br>General Description of Major Work Categories | Estimated Cost |
| See  |   |                |   |                |
| Annual Statement   |   |                |   |                |
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|  |   |                |   |                |
|  | Subtotal of Estimated Cost  | \$             | Subtotal of Estimated Cost  | \$             |

| <b>Part III: Supporting Pages – Management Needs Work Statement(s)</b> |   |                |   |                |
|--|---|----------------|---|----------------|
| Work Statement for Year 1 FFY _____                                    | Work Statement for Year _____<br>FFY _____                              |                | Work Statement for Year: _____<br>FFY _____                             |                |
|  | Development Number/Name<br>General Description of Major Work Categories | Estimated Cost | Development Number/Name<br>General Description of Major Work Categories | Estimated Cost |
| See  |   |                |   |                |
| Annual Statement   |   |                |   |                |
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|  |   |                |   |                |
|  | Subtotal of Estimated Cost  | \$             | Subtotal of Estimated Cost  | \$             |

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

|  |  |  |  |
|--|--|--|--|
| <b>Part I: Summary</b>                             |  | <b>Grant Type and Number</b>   |  |
| PIHA Name: Northwestern Regional Housing Authority |  | Capital Fund Program Grant No: NC19P167501-06<br>Replacement Housing Factor Grant No:<br>Date of CFFP: N/A |  |
|  |  | FFY of Grant: 2006<br>FFY of Grant Approval: 2006  |  |

| Line | Type of Grant<br><input type="checkbox"/> Original Annual Statement<br><input type="checkbox"/> Performance and Evaluation Report for Period Ending:<br>Summary by Development Account | Reserve for Disasters/Emergencies<br><input type="checkbox"/> | Revised Annual Statement (revision no: )<br><input checked="" type="checkbox"/> Final Performance and Evaluation Report |                      | Total Actual Cost <sup>1</sup> |
|------|--|---|---|----------------------|--------------------------------|
|      |  |   | Original  | Revised <sup>2</sup> |                                |
| 1    | Total non-CFP Funds  |   |   |                      |                                |
| 2    | 1406 Operations (may not exceed 20% of line 21) <sup>3</sup>   |   | 35,000  | 35,000               | 35,000                         |
| 3    | 1408 Management Improvements   |   |   |                      |                                |
| 4    | 1410 Administration (may not exceed 10% of line 21)  |   |   |                      |                                |
| 5    | 1411 Audit   |   |   |                      |                                |
| 6    | 1415 Liquidated Damages  |   |   |                      |                                |
| 7    | 1430 Fees and Costs  |   | 250   | 250                  | 250                            |
| 8    | 1440 Site Acquisition  |   | 3,000   | 3,000                | 3,000                          |
| 9    | 1450 Site Improvement  |   |   |                      |                                |
| 10   | 1460 Dwelling Structures   |   | 51,000  | 51,000               | 51,000                         |
| 11   | 1465.1 Dwelling Equipment-Nonexpendable  |   | 7,600   | 4,692                | 4,692                          |
| 12   | 1470 Non-dwelling Structures   |   |   |                      |                                |
| 13   | 1475 Non-dwelling Equipment  |   |   |                      |                                |
| 14   | 1485 Demolition  |   | 20,550  | 27,772               | 27,772                         |
| 15   | 1492 Moving to Work Demonstration  |   |   |                      |                                |
| 16   | 1495.1 Relocation Costs  |   |   |                      |                                |
| 17   | 1499 Development Activities <sup>4</sup>   |   |   |                      |                                |

<sup>1</sup>To be completed for the Performance and Evaluation Report.  
<sup>2</sup>To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup>PIHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup>RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

|  |   |                             |  |
|--|---|-----------------------------|--|
| <b>Part I: Summary</b>                                     |   | FFY of Grant: 2006          |  |
| PHA Name:<br>Northwestern<br>Regional Housing<br>Authority | Grant Type and Number<br>Capital Fund Program Grant No: NC19P167501-06<br>Replacement Housing Factor Grant No:<br>Date of CFFP: N/A | FFY of Grant Approval: 2006 |  |

| Line                            | Summary by Development Account   | Total Estimated Cost |                      | Total Actual Cost <sup>1</sup>       | Expended |
|---------------------------------|--|----------------------|----------------------|--------------------------------------|----------|
|                                 |  | Original             | Revised <sup>2</sup> |                                      |          |
| 18a                             | 1501 Collateralization or Debt Service paid by the PHA                   |                      |                      |                                      |          |
| 18ba                            | 9000 Collateralization or Debt Service paid Via System of Direct Payment |                      |                      |                                      |          |
| 19                              | 1502 Contingency (may not exceed 8% of line 20)                          | 3,757                | 0                    | 0                                    |          |
| 20                              | Amount of Annual Grant:: (sum of lines 2 - 19)                           | 130,907              | 130,907              | 130,907                              |          |
| 21                              | Amount of line 20 Related to LBP Activities                              |                      |                      |                                      |          |
| 22                              | Amount of line 20 Related to Section 504 Activities                      |                      |                      |                                      |          |
| 23                              | Amount of line 20 Related to Security - Soft Costs                       |                      |                      |                                      |          |
| 24                              | Amount of line 20 Related to Security - Hard Costs                       |                      |                      |                                      |          |
| 25                              | Amount of line 20 Related to Energy Conservation Measures                |                      |                      |                                      |          |
| Signature of Executive Director |  | Date 05/20/2009      |                      | Signature of Public Housing Director |          |
| <i>See Appendix</i>             |  |                      |                      |                                      |          |
|                                 |  |                      |                      | Date                                 |          |

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHP funds shall be included here.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

| Part II: Supporting Pages                         |   | Grant Type and Number                         |          | Federal FFY of Grant: 2006 |                      |                                 |                                |             |
|---|---|---|----------|----------------------------|----------------------|---------------------------------|--------------------------------|-------------|
| PHA Name: Northwestern Regional Housing Authority |   | Capital Fund Program Grant No: NC19P167501-06 |          |                            |                      |                                 |                                |             |
|   |   | CEFP (Yes/ No): No                            |          |                            |                      |                                 |                                |             |
|   |   | Replacement Housing Factor Grant No: N/A      |          |                            |                      |                                 |                                |             |
| Development Number<br>Name/PHA-Wide<br>Activities | General Description of Major Work<br>Categories     | Development<br>Account No.                    | Quantity | Total Estimated Cost       | Total Actual Cost    | Status of Work                  |                                |             |
| 001 Woodland                                      | cabinetry, floors & repainting                      | 1460  |          | Original                   | Revised <sup>1</sup> | Funds<br>Obligated <sup>2</sup> | Funds<br>Expended <sup>2</sup> |             |
|   | replacement of appliances                           | 1465.1  | 4 pieces | 20,000                     | 20,000               | 20,000                          | 20,000                         | complete    |
|   | planting, trimming, mulching and erosion<br>control | 1450  |          | 3,000                      | 2,100                | 2,100                           | 2,100                          | complete    |
|   |   |   |          | 5,000                      | 5,000                | 5,000                           | 5,000                          | complete    |
| 003 Cub Creek                                     | cabinetry, floors & repainting                      | 1460  |          | 31,000                     | 31,000               | 31,000                          | 31,000                         | complete    |
|   | replacement of appliances                           | 1465.1  | 5 pieces | 4,600                      | 2,592                | 2,592                           | 2,592                          | complete    |
|   | fencing, planting, mulching & erosion<br>control    | 1450  |          | 5,000                      | 7,193                | 7,193                           | 7,193                          | complete    |
| HA - wide activities                              |   |   |          | 20,550                     | 27,772               | 27,772                          | 27,772                         | complete    |
|   | replacement of vehicle<br>operations                | 1475  |          | 35,000                     | 35,000               | 35,000                          | 35,000                         | complete    |
|   | A&E fee and permits                                 | 1430  |          | 3,000                      | 250                  | 250                             | 250                            | complete    |
|   | contingency   | 1502  |          | 3,757                      | 0                    | 0                               | 0                              | transferred |
| TOTAL   |   |   |          | 130,907                    | 130,907              | 130,907                         | 130,907                        |             |

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>2</sup> To be completed for the Performance and Evaluation Report.







Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

Part I: Summary

|   |   |  |
|---|---|--|
| PHA Name: Northwestern Regional Housing Authority | Grant Type and Number<br>Capital Fund Program Grant No. NC19P167501-07<br>Replacement Housing Factor Grant No:<br>Date of CFFP: N/A | FFY of Grant: 2007<br>FFY of Grant Approval: |
|---|---|--|

| Line | Type of Grant<br><input type="checkbox"/> Original Annual Statement<br><input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/2009 | Reserve for Disasters/Emergencies<br><input type="checkbox"/> | Revised Annual Statement (revision no: )<br><input type="checkbox"/> Final Performance and Evaluation Report |                      | Total Actual Cost <sup>1</sup> |
|------|--|---|--|----------------------|--------------------------------|
|      |  |   | Original   | Revised <sup>2</sup> |                                |
| 1    | Total non-CFP Funds  |   |  |                      |                                |
| 2    | 1406 Operations (may not exceed 20% of line 21) <sup>3</sup>   |   | 36,097   |                      | 36,097                         |
| 3    | 1408 Management Improvements   |   |  |                      |                                |
| 4    | 1410 Administration (may not exceed 10% of line 21)  |   |  |                      |                                |
| 5    | 1411 Audit   |   |  |                      |                                |
| 6    | 1415 Liquidated Damages  |   |  |                      |                                |
| 7    | 1430 Fees and Costs  |   | 4,000  | 4,000                | 4,000                          |
| 8    | 1440 Site Acquisition  |   |  |                      |                                |
| 9    | 1450 Site Improvement  |   | 9,000  | 9,000                | 9,000                          |
| 10   | 1460 Dwelling Structures   |   | 54,000   | 54,000               | 54,000                         |
| 11   | 1465.1 Dwelling Equipment—Nonexpendable  |   | 12,600   | 3,992                | 3,992                          |
| 12   | 1470 Non-dwelling Structures   |   |  |                      |                                |
| 13   | 1475 Non-dwelling Equipment  |   |  |                      |                                |
| 14   | 1485 Demolition  |   | 27,400   | 27,400               | 27,400                         |
| 15   | 1492 Moving to Work Demonstration  |   |  |                      |                                |
| 16   | 1495.1 Relocation Costs  |   |  |                      |                                |
| 17   | 1499 Development Activities <sup>4</sup>   |   |  |                      |                                |

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

|  |  |                        |  |
|--|--|------------------------|--|
| <b>Part I: Summary</b>                                     |  | FFY of Grant: 2007     |  |
| PHA Name:<br>Northwestern<br>Regional Housing<br>Authority | Grant Type and Number:<br>Capital Fund Program Grant No: NC19P167501-07<br>Replacement Housing Factor Grant No:<br>Date of CFPP: N/A | FFY of Grant Approval: |  |

| Line | Summary by Development Account   | Total Estimated Cost |                      | Total Actual Cost <sup>1</sup> |          |
|------|--|----------------------|----------------------|--------------------------------|----------|
|      |  | Original             | Revised <sup>2</sup> | Obligated                      | Expended |
| 18a  | 1501 Collateralization or Debt Service paid by the PHA                   |                      |                      |                                |          |
| 18ba | 9000 Collateralization or Debt Service paid Via System of Direct Payment |                      |                      |                                |          |
| 19   | 1502 Contingency (may not exceed 8% of line 20)                          |                      |                      |                                |          |
| 20   | Amount of Annual Grant: (sum of lines 2 - 19)                            |                      |                      |                                |          |
| 21   | Amount of line 20 Related to LBP Activities                              | 143,097              |                      |                                |          |
| 22   | Amount of line 20 Related to Section 504 Activities                      |                      |                      | 134,489                        | 134,489  |
| 23   | Amount of line 20 Related to Security - Soft Costs                       |                      |                      |                                |          |
| 24   | Amount of line 20 Related to Security - Hard Costs                       |                      |                      |                                |          |
| 25   | Amount of line 20 Related to Energy Conservation Measures                |                      |                      |                                |          |

|                                 |                 |                                      |      |
|---------------------------------|-----------------|--------------------------------------|------|
| Signature of Executive Director | Date 04/07/2009 | Signature of Public Housing Director | Date |
|---------------------------------|-----------------|--------------------------------------|------|

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFPP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

**Part II: Supporting Pages**

| PHA Name: Northwestern Regional Housing Authority |   | Grant Type and Number<br>Capital Fund Program Grant No: NC19P167501-07<br>CFPP (Yes/No): No<br>Replacement Housing Factor Grant No: N/A |           | Federal FFY of Grant: 2007 |   | Status of Work                           |          |
|---|---|---|-----------|----------------------------|---|--|----------|
| Development Number<br>Name/PHA-Wide<br>Activities | General Description of Major Work<br>Categories     | Development<br>Account No.  | Quantity  | Total Estimated Cost       | Total Actual Cost                         |  |          |
| 001 Woodland                                      | cabinetry, floors & repainting                      | 1460  |           | Original<br>16,200         | Funds<br>Obligated <sup>2</sup><br>16,200 | Funds<br>Expended <sup>2</sup><br>16,200 | complete |
|   | replacement of appliances                           | 1465.1  | 10 pieces | 3,800                      | 3,800                                     | 3,800                                    | complete |
|   | planting, trimming, mulching and erosion<br>control | 1450  |           | 4,000                      | 4,000                                     | 4,000                                    | complete |
| 003 Cub Creek                                     | cabinetry, floors & repainting                      | 1460  |           | 37,800                     | 37,800                                    | 37,800                                   | complete |
|   | replacement of appliances                           | 1465.1  | 22 pieces | 8,800                      | 192                                       | 192                                      | partial  |
|   | fencing, planting, mulching & erosion<br>control    | 1450  |           | 5,000                      | 5,000                                     | 5,000                                    | complete |
| HA - wide activities                              | replacement of vehicles                             | 1475  |           | 27,400                     | 27,400                                    | 27,400                                   | complete |
|   | operations  | 1406  |           | 36,097                     | 36,097                                    | 36,097                                   | complete |
|   | A&E fees and permits                                | 1430  |           | 4,000                      | 4,000                                     | 4,000                                    | complete |
|   |   |   |           | 143,097                    | 134,489                                   | 134,489                                  | 94%      |
|   |   |   |           |                            |   |  |          |
|   |   |   |           |                            |   |  |          |
|   |   |   |           |                            |   |  |          |
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|   |   |   |           |                            |   |  |          |

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>2</sup> To be completed for the Performance and Evaluation Report.







Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

Part I: Summary

|  |   |  |
|--|---|--|
| PHA Name: Northwestern Regional<br>Housing Authority | Grant Type and Number<br>Capital Fund Program Grant No: NC19P167501-08<br>Replacement Housing Factor Grant No:<br>Date of CFFP: N/A | FFY of Grant: 2008<br>FFY of Grant Approval: |
|--|---|--|

| Line | Type of Grant<br><input type="checkbox"/> Original Annual Statement<br><input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/2009 | Reserve for Disasters/Emergencies<br><input type="checkbox"/> | Revised Annual Statement (revision no: )<br><input type="checkbox"/> Final Performance and Evaluation Report |                      | Total Actual Cost <sup>1</sup> |
|------|--|---|--|----------------------|--------------------------------|
|      |  |   | Original   | Revised <sup>2</sup> |                                |
| 1    | Total non-CFP Funds  |   |  |                      |                                |
| 2    | 1406 Operations (may not exceed 20% of line 21) <sup>3</sup>   |   | 32,497   |                      | 17,724                         |
| 3    | 1408 Management Improvements   |   |  |                      |                                |
| 4    | 1410 Administration (may not exceed 10% of line 21)  |   |  |                      |                                |
| 5    | 1411 Audit   |   |  |                      |                                |
| 6    | 1415 Liquidated Damages  |   |  |                      |                                |
| 7    | 1430 Fees and Costs  |   |  |                      |                                |
| 8    | 1440 Site Acquisition  |   | 4,000  | 880                  | 880                            |
| 9    | 1450 Site Improvement  |   | 19,000   |                      | 8,203                          |
| 10   | 1460 Dwelling Structures   |   | 48,000   | 16,583               | 16,583                         |
| 11   | 1465 I Dwelling Equipment—Nonexpendable  |   | 9,600  | 0                    | 0                              |
| 12   | 1470 Non-dwelling Structures   |   |  |                      |                                |
| 13   | 1475 Non-dwelling Equipment  |   |  |                      |                                |
| 14   | 1485 Demolition  |   | 29,400   | 17,297               | 17,297                         |
| 15   | 1492 Moving to Work Demonstration  |   |  |                      |                                |
| 16   | 1495 I Relocation Costs  |   |  |                      |                                |
| 17   | 1499 Development Activities <sup>4</sup>   |   |  |                      |                                |

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

|  |   |                        |  |
|--|---|------------------------|--|
| <b>Part I: Summary</b>                                     |   | FFY of Grant: 2008     |  |
| PHA Name:<br>Northwestern<br>Regional Housing<br>Authority | Grant Type and Number<br>Capital Fund Program Grant No: NC19P167501-08<br>Replacement Housing Factor Grant No:<br>Date of CFFP: N/A | FFY of Grant Approval: |  |

| Line                            | Type of Grant  | Performance and Evaluation Report for Period Ending: 03/31/2009 | Total Estimated Cost                 |                      | Total Actual Cost <sup>1</sup> |          |
|---------------------------------|--|---|--------------------------------------|----------------------|--------------------------------|----------|
|                                 |  |   | Original                             | Revised <sup>2</sup> | Obligated                      | Expended |
| 18a                             | 1501 Collateralization or Debt Service paid by the PHA                   |   |                                      |                      |                                |          |
| 18ba                            | 9000 Collateralization or Debt Service paid Via System of Direct Payment |   |                                      |                      |                                |          |
| 19                              | 1502 Contingency (may not exceed 8% of line 20)                          |   |                                      |                      |                                |          |
| 20                              | Amount of Annual Grant: (sum of lines 2 - 19)                            |   |                                      |                      |                                |          |
| 21                              | Amount of line 20 Related to LBP Activities                              | 142,497   |                                      | 60,687               | 60,687                         |          |
| 22                              | Amount of line 20 Related to Section 504 Activities                      |   |                                      |                      |                                |          |
| 23                              | Amount of line 20 Related to Security - Soft Costs                       |   |                                      |                      |                                |          |
| 24                              | Amount of line 20 Related to Security - Hard Costs                       |   |                                      |                      |                                |          |
| 25                              | Amount of line 20 Related to Energy Conservation Measures                |   |                                      |                      |                                |          |
| Signature of Executive Director |  | Date 04/07/2009   | Signature of Public Housing Director |                      | Date                           |          |

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.









Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

**Part I: Summary**

|   |   |   |
|---|---|---|
| PHA Name: Northwestern Regional Housing Authority | Grant Type and Number<br>Capital Fund Program Grant No. NC19S167501-09<br>Replacement Housing Factor Grant No:<br>Date of CFFP: N/A | FFY of Grant: 2009<br>FFY of Grant Approval: 2009 |
|---|---|---|

| Line | Type of Grant<br><input checked="" type="checkbox"/> Original Annual Statement<br><input type="checkbox"/> Performance and Evaluation Report for Period Ending: | Reserve for Disasters/Emergencies<br><input type="checkbox"/> | Revised Annual Statement (revision no: )<br><input type="checkbox"/> Final Performance and Evaluation Report |                      | Total Actual Cost <sup>1</sup> |          |
|------|---|---|--|----------------------|--------------------------------|----------|
|      |   |   | Original   | Revised <sup>2</sup> | Obligated                      | Expended |
| 1    | Total non-CFP Funds   |   |  |                      |                                |          |
| 2    | 1406 Operations (may not exceed 20% of line 21) <sup>3</sup>  |   |  |                      |                                |          |
| 3    | 1408 Management Improvements  |   |  |                      |                                |          |
| 4    | 1410 Administration (may not exceed 10% of line 21)   |   |  |                      |                                |          |
| 5    | 1411 Audit  |   |  |                      |                                |          |
| 6    | 1415 Liquidated Damages   |   |  |                      |                                |          |
| 7    | 1430 Fees and Costs   |   |  |                      |                                |          |
| 8    | 1440 Site Acquisition   |   |  |                      |                                |          |
| 9    | 1450 Site Improvement   |   |  |                      |                                |          |
| 10   | 1460 Dwelling Structures  |   | 180,373  |                      |                                |          |
| 11   | 1465.1 Dwelling Equipment—Nonexpendable   |   |  |                      |                                |          |
| 12   | 1470 Non-dwelling Structures  |   |  |                      |                                |          |
| 13   | 1475 Non-dwelling Equipment   |   |  |                      |                                |          |
| 14   | 1485 Demolition   |   |  |                      |                                |          |
| 15   | 1492 Moving to Work Demonstration   |   |  |                      |                                |          |
| 16   | 1495.1 Relocation Costs   |   |  |                      |                                |          |
| 17   | 1499 Development Activities <sup>4</sup>  |   |  |                      |                                |          |

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

|  |  |                             |  |
|--|--|-----------------------------|--|
| <b>Part I: Summary</b>                                     |  | FFY of Grant: 2009          |  |
| PHA Name:<br>Northwestern<br>Regional Housing<br>Authority | Grant Type and Number<br>Capital Fund Program Grant No: NC19S167501-09<br>Replacement Housing Factor Grant No:<br>Date of CFP: N/A | FFY of Grant Approval: 2009 |  |

| Line | Summary by Development Account   | Total Estimated Cost |                      | Total Actual Cost <sup>1</sup> |          |
|------|--|----------------------|----------------------|--------------------------------|----------|
|      |  | Original             | Revised <sup>2</sup> | Obligated                      | Expended |
| 18a  | 1501 Collateralization or Debt Service paid by the PHA                   |                      |                      |                                |          |
| 18ba | 9000 Collateralization or Debt Service paid Via System of Direct Payment |                      |                      |                                |          |
| 19   | 1502 Contingency (may not exceed 8% of line 20)                          |                      |                      |                                |          |
| 20   | Amount of Annual Grant: (sum of lines 2 - 19)                            |                      |                      |                                |          |
| 21   | Amount of line 20 Related to LBP Activities                              |                      |                      |                                |          |
| 22   | Amount of line 20 Related to Section 504 Activities                      |                      |                      |                                |          |
| 23   | Amount of line 20 Related to Security - Soft Costs                       |                      |                      |                                |          |
| 24   | Amount of line 20 Related to Security - Hard Costs                       |                      |                      |                                |          |
| 25   | Amount of line 20 Related to Energy Conservation Measures                | 180,373              |                      |                                |          |

Signature of Executive Director *[Handwritten Signature]*

Date 04/07/2009

Signature of Public Housing Director

Date

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.









**Attachment A**

**Northwestern Regional Housing Authority  
Resident Advisory Board  
ANNUAL PLAN  
FYE 06/30/2010**

Lacresha Ferguson – President  
Cub Creek Rental Council  
1201 Industrial Park Road, Apt. C-6  
Wilkesboro, NC 28679  
Public Housing Resident

Laurie Woodby – President  
Woodland Resident Council  
21 Woodland Drive, Apt. F-3  
Burnsville, NC 28714  
Public Housing Resident

Kaitlyn Mazza – President  
White Laurel Resident Council  
115-A Westwood Lane  
Boone, NC 28607  
Section 8 Resident

Executive Director and Staff Liaison  
Northwestern Regional Housing Authority  
P.O. Box 2510  
Boone, NC 28607

## Attachment B

### NORTHWESTERN REGIONAL HOUSING AUTHORITY FIVE YEAR PLAN 2005-2009

**Progress FYE 6/30/2009**

#### **Strategic Goal: Increase the availability and supply of quality affordable housing**

- Apply for additional rental vouchers @50 incremental units per year – *none available but maintained high performer status on the regional voucher program.*
- Leverage public and private competitive grants and loans – *paying down \$½ million loan at 4% Fannie Mae American Communities Fund – arranged advantaged financing for first-time homebuyers and for senior affordable rentals*
- Acquire and/or build one or two rental and/or homeownership developments per year – *completing four 8 dwelling unit special needs affordable rental facilities and one 18 dwelling unit subdivision affordable homeownership - building through affiliate rentals of 40 unit elderly, 22 units for disability and for homeownership, the new 18 unit subdivision*

#### **Strategic Goal: Increase affordable housing choices**

- Expand homeownership efforts region wide and assist at least 12 first time homebuyers per year – *closed 20, counseled 200+*
- Hold at least one private rental landlord briefing each year – *held in June 2005, May 2006, July 2007 and April 2009*
- Implement public housing homeownership program with initial 18 dwellings – *Sold 18 of 18*
- Provide replacement housing with long term affordability for all public housing dwellings sold – *40 affordable rental development completed*

#### **Strategic Goal: Improve quality of life, economic vitality and self sufficiency**

- Promote mixed income communities – *through self-sufficiency at every family rental development*
- Improve playgrounds, security and other school programming – *improved playgrounds for safety*
- Increase the number and percentage of gainfully employed clients and track progress through FSS system – *FSS enrollment increased from 140 to 250 – gainful employment increased from 92 to 145 – largest FSS Program in NC*
- Coordinate provision of supportive services as needed – *good human service agency participation at every rental and supportive housing development*

#### **Strategic Goal: Improve financial performance and establish strategic banking relationships**

- Enhanced commercial banking services – *strategic alliance with Fannie Mae and local commercial banks*
- On-line and automated account reviews and transfers – *in affect for principle disbursement accounts*
- Competitive short and long-term financing – *State Housing Finance Agency and Federal Home Loan Bank of Atlanta participations*
- Timely and accurate development cost indicators and controls – *improving timeliness and accuracy through modular construction and private contractor quotations*
- Investor partnerships at preferred rates and terms – *National Equity Fund is providing excellent rates and terms*

**Attachment C**

**Northwestern Regional Housing Authority  
ANNUAL PLAN  
FYE 06/30/2010**

Required Attachment: **Community Service**

Northwestern Regional Housing Authority is complying with the community service requirement of QHWRA Section 512 by enrolling all adults residing in its public housing dwellings, except those exempted by law, in its economic self sufficiency program with required participation of at least 8 hours per month. Participant progress toward educational and employment goals is tracked at least quarterly by individuals, families and groups of families under Northwestern Regional Housing Authority's award winning Family Self Sufficiency Initiative.

## **Attachment D**

### **Northwestern Regional Housing Authority ANNUAL PLAN FYE 06/30/2010**

Required Attachments: Resident Membership of HA Governing Board

Northwestern Regional Housing Authority is a public housing agency which has met the exemption to resident membership on its governing board as established in Section 2 of the U. S. Housing Act of 1937 as amended by QHWRA Section 505(b)(2)(B) by:

- having only 83 public housing units;
- having given reasonable notice to both of its public housing resident advisory boards on August 15, 2004 of the opportunity to one resident receiving assistance from the Regional Housing Authority to serve on its governing body;
- having not received by December 12, 2004 from its resident councils nor from its duly established resident advisory board notification of the intention of any resident to participate in service on the Regional Housing Authority's governing board;
- governing board terms are due for renewal December 12, 2009; and
- before that date the Regional Housing Authority will again seek input from its resident councils and its resident advisory board regarding opportunity for resident membership on its governing board.

## **Attachment E**

### **Northwestern Regional Housing Authority ANNUAL PLAN FYE 6/30/2010**

#### **Required Attachment: Substantial Deviation and Significant Amendment**

The Northwestern Regional Housing Authority (NRHA) has identified the basic criteria that it will use for determining a substantial deviation from its 5 Year Plan and a significant amendment or modification to its 5 Year Plan and its Annual Plan. They are as follows:

- “substantial deviation” from the 5 Year Plan will be any action by NRHA or by its affiliates, contractors or subcontractors which will affect more than 330 client households in a manner other than those indicated in the approved 5 Year Plan; and,
- “significant amendment or modification” to the 5 Year Plan and/or the Annual Plan will be any addition, deletion or transfer of NRHA resources which can be reasonably expected to result in actions affecting more than 330 client households in any annual period or more than 1,000 client households in any 5 year period.

## **Attachment F**

### **Northwestern Regional Housing Authority ANNUAL PLAN FYE 6/30/2010**

#### **Required Attachment: Information on Deconcentration Policy**

Northwestern Regional Housing Authority (NRHA) has reviewed the average income range for residents at each of its conventional public housing developments. We have determined through the review that NRHA has no general occupancy (family) public housing developments covered by the deconcentration rule. No developments were found to be outside the Established Income Range (EIR).

NRHA has determined not to adopt admissions policies to promote income mixing for developments outside the EIR because:

- NRHA has no public housing developments outside the EIR; and
- All NRHA public housing developments are and will likely remain (given current admissions policies, waiting lists and turnover rates) below 30% of the area median income (AMI).

NRHA promotes income mixing and documentation of poverty in its mixed finance public/private housing development activities for both affordable rental and affordable homeownership activities. NRHA's successful Family Self Sufficiency (FSS) initiative is the best evidence of these efforts.

## Attachment G

### **Northwestern Regional Housing Authority ANNUAL PLAN FYE 6/30/2010**

#### **Required Attachment: Voluntary Conversion of Public Housing to Tenant Based Assistance**

Northwestern Regional Housing Authority (NRHA) has completed the required initial assessments for each of its public housing developments with respect to voluntary conversion. Note the following:

1. Both of NRHA's developments were subject to initial assessment requirements;
2. None of NRHA's developments were exempt from these requirements;
3. Both of NRHA's developments had initial assessments conducted; and
4. None of NRHA's developments were found to be appropriate for conversion to tenant-based assistance.

None of NRHA's public housing developments were found to meet the necessary conditions for voluntary conversion.

Supporting documentation regarding these required initial assessments is available for public inspection at NRHA's central office at 869 Highway 105 Extension, Addison Offices, Boone, North Carolina 28607.

## **Attachment H**

**FYE 06/30/2010**

### **Northwestern Regional Housing Authority (NRHA) Conventional Public Housing (CPH)**

#### **RESIDENT ASSESSMENT FOLLOW UP PLAN**

REAC's Resident Satisfaction Survey for NRHA FYE 06/30/2005 produced results that fell below national average scoring. This follow up plan codifies efforts by NRHA to improve CPH resident's satisfaction in the following areas:

- Maintenance and Repair
- Communication
- Safety
- Services
- Neighborhood Appearance

#### **General Approach**

NRHA has reinstated a series of quarterly resident meetings and monthly resident council meetings beginning in April 2006 for purpose of providing direct opportunities for group discussion and input to management on issues contributing to better quality of life in NRHA developments and improved resident satisfaction. These meetings are held in comfortable facilities on the campus of each CPH development at such times as are convenient to the majority of the residents. Each of the items listed above are to be discussed. Management will keep a record of the meetings and of all resident comments and suggestions. Management will respond to resident requests for information and as funding is available, to resident requests for physical improvements. Results are to be summarized once per year in NRHA's Annual Plan.

Our clients are our valued customers and our most important asset. NRHA remains dedicated to fair, equitable and responsible treatment for clients and is striving to achieve improved resident satisfaction.

#### **Maintenance and Repair**

In the past 3 years most cabinetry and countertops have been repaired or replaced. Most dwelling unit bathroom floors have been replaced.

Current year work continues on bathroom floor replacements. Additional rooms are receiving floor coverings as needed and floor refurbishing where appropriate. Scheduled interior repainting continues throughout the year. Spring erosion control and landscaping are improving common areas and grounds. Appliances are being replaced in 25% of all dwelling units this year.

Pending CFP funding approval, fiscal year work beginning 7/1/07 will include another 25% appliance replacement and additional dwellings receiving new floor coverings. New cabinets or cabinet fronts, where feasible, will be installed in all dwelling units.

Maintenance staff are fully trained and are responsive to resident maintenance needs under an organized and properly supervised work order system. Residents are made aware of planned improvements through their participation in the capital fund portion of the annual plan process.

### **Communication**

Quarterly resident meetings and monthly resident council meetings provide the opportunity for regular resident communication with management. On site offices are staffed full time with certified property managers who remain available for daily exchanges with residents and resident groups as needed. Quarterly newsletters are being developed to circulate items of broader interest. It is the intention of management to use every opportunity to improve resident communication in the areas of services, procedures, events, activities and any problem issues. Residents are aware of posted policies and procedures and are encouraged to have input on annual plans and proposed policy revisions.

### **Safety**

NRHA is dedicated to safe and livable dwelling units and living environments for its residents. Regular communication with residents on safety related matters is accomplished through resident meetings, newsletters and on-site training with fire departments and other community health and safety officials.

Regular partnering with local police provides scheduled patrolling, meetings with management, community meetings, enforcement of no trespassing orders, surveillance and pursuit of violators. Resident security training and youth counseling are also provided by local police and sheriff departments.

Children and teenagers are supplied with safe places to play on equipment that is reviewed monthly for safety related repairs or replacements.

Additional lighting has been installed around common areas and behind buildings where appropriate.

Leases and occupancy policies contain guidelines that define safe behavior and appropriate corrective actions when violations occur.

Project managers and maintenance personnel are trained to know the difference between emergency and non-emergency work orders and are responding to all items which may pose a potential threat to health and safety in less than 24 hours.

All dwelling units have been up fitted with GFI circuit protection to current new construction building codes. All fire extinguishers are certified operational by a qualified technician at least once annually and all smoke detectors are inspected for proper function monthly.

### **Services**

NRHA is successful in garnering a range of appropriate human services for its residents through direct provision, referral and advocacy. Its FSS program, available to all residents, has been recognized as a model by HUD in the southeastern United States for providing resident opportunity and empowerment. For a listing of participating providers and areas of service, please refer to NRHA's FSS Action Plan as amended.

### **Neighborhood Appearance**

NRHA is proud of its public housing campuses and strives to keep them looking neat and orderly. Regular communication with residents and resident groups encourages their participation in planning and implementing the policing of trash, upkeep and upgrading of landscape plantings, weeding and seasonal flower plantings. These communications are accomplished through mailings, flyers, newsletters, meetings and on site conversations. Nominal prizes are being proposed for resident winners of "best kept yard" and "best flowers".

Trash receptacles are regularly cleaned up around and deodorized by maintenance. Steeper embankments are requiring at least quarterly pick up of discarded material.

## Attachment I

### **Northwestern Regional Housing Authority ANNUAL PLAN FYE 6/30/2010**

Attachment – Additional Requirements Under Section 603 Title VI, Violence Against Women and Department of Justice Reauthorization Act of 2005 Amending Section 5 (A) of the U.S. Housing Act of 1937.

- The Northwestern Regional Housing Authority will assist and provide support to families that are victims of domestic violence, dating violence and stalking in order to enhance their quality of life, increase staff and family awareness, exercise discretion, sensitivity and excellent customer service when providing agency services and/or referrals.
- The Northwestern Regional Housing Authority will provide decent and affordable housing for victims of domestic violence, dating violence and stalking. We will make referrals to agency partners based on client needs and educate Northwestern Regional Housing Authority staff and clients on the seriousness of domestic violence in order to enhance quality of life.
- Services/Programs/Activities:
  1. Have agency partners conduct on site training for staff and clients to increase awareness of domestic violence.
  2. Keep a current list of Northwestern Regional Housing Authority domestic violence victims. Upon approval by client, the Authority will conduct periodic visits to residents for detection of non-reported domestic violence.
  3. Make agency referrals to agency partners based on client needs.
  4. Strongly encourage victims to participate in counseling programs and report any incidents of violence against women.

**Attachment J**

**Northwestern Regional Housing Authority  
ANNUAL PLAN  
FYE 6/30/2010**

NRHA teaches first time homeownership to groups and individuals at no charge as the only HUD certified Comprehensive Housing Counseling Agency in our seven county service area. NRHA's teaching certificates are honored by all area lenders as a consideration in making available affordable mortgage loan products.

NRHA will continue its successful sponsorship of the Housing Choice Voucher Homeownership Program for eligible clients with approvable transactions at a pace of approximately five closings per year. The rules and requirements for participation in this initiative are embodied in NRHA's Voucher Administrative Plan. All successful Voucher applicants are briefed on the availability of the HCV Homeownership Program.

## Attachment K

### Northwestern Regional Housing Authority ANNUAL PLAN FYE 6/30/2010

#### **PROJECT-BASED VOUCHERS**

NRHA will continue its successful HUD-approved contracting for Project-Based Vouchers in support of high quality affordable rental housing at the following developments:

- WOODLAND HILLS/Burnsville, NC/Seniors/32 dwelling units
- WHITE LAUREL/Boone, NC/Families/42 dwelling units
- OAK GROVE VILLAGE/Jefferson, NC/Families/30 dwelling units
- HIGHLAND VILLAGE/Sparta, NC/Families/30 dwelling units
- CANE CREEK VILLAGE/Bakersville, NC/Families/24 dwelling units
- HISTORIC ELK PARK SCHOOL/Elk Park, NC/Seniors/40 dwelling units

NRHA does not plan to “project-base” any additional Section 8 tenant-based Vouchers in the coming year.

Attachment L (Revised)

Northwestern Regional Housing Authority  
ANNUAL PLAN  
FYE 6/30/2010

**HOUSING NEEDS**

NRHA's Section 8 HCV Program Waiting List at 3/31/2009

|                         |              |             |
|-------------------------|--------------|-------------|
| Extremely Low Income    | 1,018        | 72%         |
| Very Low Income         | 220          | 28%         |
| <u>Low Income</u>       | <u>0</u>     | <u>0</u>    |
| <b>Total Households</b> | <b>1,238</b> | <b>100%</b> |

|                                   |              |             |
|-----------------------------------|--------------|-------------|
| Families with Children            | 1,060        | 70%         |
| Families with Elderly             | 62           | 10%         |
| <u>Families with Disabilities</u> | <u>116</u>   | <u>20%</u>  |
| <b>Total</b>                      | <b>1,238</b> | <b>100%</b> |

|              |              |             |
|--------------|--------------|-------------|
| White        | 1,179        | 88%         |
| Black        | 55           | 11%         |
| <u>Other</u> | <u>4</u>     | <u>1%</u>   |
| <b>Total</b> | <b>1,238</b> | <b>100%</b> |

|                  |              |             |
|------------------|--------------|-------------|
| Need 1BR         | 149          | 12%         |
| Need 2BR         | 916          | 74%         |
| <u>Need 3+BR</u> | <u>173</u>   | <u>14%</u>  |
| <b>Total</b>     | <b>1,238</b> | <b>100%</b> |

NRHA's Conventional Public Housing Waiting List at 3/31/2009

|                         |            |             |
|-------------------------|------------|-------------|
| Extremely Low Income    | 108        | 87%         |
| Very Low Income         | 16         | 13%         |
| <u>Low Income</u>       | <u>0</u>   | <u>0</u>    |
| <b>Total Households</b> | <b>124</b> | <b>100%</b> |

|                                   |            |             |
|-----------------------------------|------------|-------------|
| Families with Children            | 100        | 81%         |
| Families with Elderly             | 19         | 15%         |
| <u>Families with Disabilities</u> | <u>5</u>   | <u>4%</u>   |
| <b>Total</b>                      | <b>124</b> | <b>100%</b> |

|              |            |             |
|--------------|------------|-------------|
| White        | 110        | 89%         |
| Black        | 11         | 9%          |
| <u>Other</u> | <u>3</u>   | <u>2%</u>   |
| <b>Total</b> | <b>124</b> | <b>100%</b> |

|              |            |             |
|--------------|------------|-------------|
| Need 1BR     | 24         | 19%         |
| Need 2BR     | 63         | 51%         |
| Need 3+BR    | 37         | 30%         |
| <b>Total</b> | <b>124</b> | <b>100%</b> |

National Low Income Housing Coalitions “Out of Reach” report and Bureau of Labor Statistics

NRHA’s service area: Alleghany, Ashe, Avery, Mitchell, Watauga, Wilkes and Yancey Counties

95% of low-income renters pay more than 30% of income for sheltered utilities

45% of all renter households have this cost problem or have inadequate kitchen or plumbing facilities or are living in over-crowded conditions

\$3.48 SSI income as an hourly wage 2006

\$6.77 average hourly wage of renters in 2005

\$11.79 hourly wage needed to afford a two bedroom apartment at Fair Market Rent

Renters with incomes below 30% Area Median Income are most likely of all groups to have a housing problem

Supply:

Privately held rental housing in the service area has an average year built of 1975 with much of that rental housing stock experiencing some level of deferred maintenance. Rental occupancy rates hover between 94% and 97% in most local markets within the region leaving a limited number of units available and in standard repair for housing voucher holders to choose from. Public and private partnerships sponsored by NRHA are making efforts to provide new affordable rental housing opportunities.

Accessibility:

Rental dwellings with accessible features for households with disabled members are in short supply in the private market. NRHA sponsored tax credit rental and supportive housing developments are provided as universally accessible and “visitable” where possible and are outfitted with more than double the regulatory requirement as to the number of dwelling units with accessible features for persons with mobility, hearing and visual impairments.

## Attachment M

### Northwestern Regional Housing Authority ANNUAL PLAN FYE 6/30/2010

#### **STRATEGY FOR ADDRESSING HOUSING NEEDS**

Affordable Rentals – NRHA is maintaining full leasing to qualified households up to its regional baseline of 1954 Housing Choice Vouchers. NRHA is continuing successful property management contracting for seven (7) tax-credit affordable rental developments and three (3) supportive housing rental developments for persons with special needs. NRHA is serving on the development team as proposed property manager for a new thirty-six (36) unit tax credit development for the elderly and disabled.

Affordable Homeownership – NRHA continues its practice of providing free first time homebuyer training for individuals and groups. NRHA's training certificates are recognized by all area commercial banks mortgage lenders and Habitat chapters. NRHA also continues its successful Housing Choice Voucher homeownership initiative targeting five (5) new closings per year.

Housing Counseling – NRHA is the only HUD approved Comprehensive Housing Counseling Agency in northwestern North Carolina. Because of a three hundred percent (300%) increase in housing counseling requests, NRHA has hired and trained two new counselors in recent months and is deploying its counseling team to meet the need in the coming year. NRHA is certified in pre-rental, pre-mortgage, post purchase, default, foreclosure prevention, money management, credit repair and reverse mortgage counseling.

Public Housing – NRHA owns, manages and maintains two (2) conventional public housing campuses located in Wilkesboro and in Burnsville totaling eighty-three (83) dwelling units. Ancillary services on-site include a large Head Start program, active resident councils, local police and fire protection and a variety of human service programs. Both developments are one hundred percent 100% occupied at June 1, 2009. Through HUD's Capital Fund Recovery Program funding, every dwelling unit is currently having installed new Energy Star windows throughout which will significantly reduce energy costs and consumption.

**Attachment N**

**Northwestern Regional Housing Authority  
ANNUAL PLAN  
FYE 6/30/2010**

**RESIDENT ADVISORY BOARD COMMENTS**

NRHA made timely submission of a draft of its Annual Plan FYE 6/30/2010 in February 2009 to each President of each Resident Council and to its Resident Advisory Board soliciting comments and suggestions to strengthen and improve the plan. No comments nor suggestions were received from the Resident Councils nor from the Resident Advisory Board on the proposed Annual Plan.

Attachment O

Northwestern Regional Housing Authority  
ANNUAL PLAN  
FYE 6/30/2010

**CHALLENGED ELEMENTS**

N/A