



**5.2**

**Goals and Objectives.** 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.

For Public Housing:

1. Continue to strive to improve our vacancy rates, turnaround time, and improve our maintenance response time to work orders called in.
2. Improve safety in our developments.
3. Leverage available private or other public funds to develop mixed income communities. (Funding could include replacement housing cost factor funds or low income housing tax credits.)
4. Work with local government to expand the supply of affordable housing.
5. Purchase REO properties in to rehabilitate and use as public housing, affordable rental, and homeownership opportunities.

For Section 8:

1. Apply for additional vouchers if made available by HUD.
2. Seek partnerships with entities to further the goal of creating additional housing opportunities.
3. Review voucher payment standards and reduce if necessary.
4. Work to expand the FSS program and homeownership program by seeking additional funding.
5. Conduct outreach efforts to potential voucher landlords.
6. May Project-base up to 100 Section 8 tenant-base vouchers.
7. Provide or attract supportive services to increase independence for the elderly or families with disabilities.

For both programs:

1. Provided ongoing staff training on annual reviews, rent collections, rent calculations, verification, performance standards for PHAS and SEMAP.
2. Implement customer training for staff.
3. Timely implementation of regulatory changes.
4. Will continue to work to further Fair Housing in the city.

Report on Previous 5-Year Plan.

In the last five years: 1) we have increased the supply of affordable housing by building approximately 400 units with tax credits and Hope Vi funds; 2) Improving housing management by getting staff, Section 8 and Public Housing, certified by ongoing training program; 3) improved our effectiveness to manage our programs by upgrading our computer hardware and software; 4) Conducting outreach to landlords by holding community meetings and through newsletters; 5) The City assigned an officer to the NCHA to assist the NCHA in its efforts to eradicate crime and fraud; and 6) had 30 homeownership closings within the last five years. We feel that we have made great progress in the last five years, but we know there is a lot more to do in the next 5.

**PHA Plan Update**

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

**1) Program Elements:**

The PHA's policy 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 the HCV and unit assignment policies for Public Housing; and procedures for maintaining waiting lists for admissions to Public Housing and address any site-based waiting lists.

**Revisions to Housing Choice Voucher Program Policies:**

**Housing Choice Voucher Program**

**TBRA: Tenant-Based Rental Assistance Program:**

On September 28, 2009, the NCHA received \$175,000.00 through the HOME Investment Partnerships Grant. The NCHA will use these funds to administer assistance through the Tenant-Based Rental Assistance (TBRA) Program. The NCHA will utilize the existing Housing Choice Voucher (HCV) program's waiting list for Participant selection processes and will select families for preliminary interview by random. The NCHA will apply its HCV policies, regulations and guidelines to govern all TBRA administrative functions with the following exceptions:

- a. The NCHA will use the Income Limits and Payments Standards established for the HOME Program by the State of South Carolina.
- b. The NCHA will restrict TBRA participants from using the Portability option.
- c. TBRA participants must participate in the NCHA's Family Self-Sufficiency (FSS) Program.

As funding for the TBRA is continuous, the NCHA will apply for funding renewal as needed.

**Security/Fraud Prevention:**

The North Charleston Police Department has assigned an officer to the NCHA to assist the NCHA in its efforts to eradicate crime and fraud.

**Revision of Housing Choice Voucher Payment Standards**

The NCHA will continue to observe Voucher Payment Standards at 90% of the HUD published Fair Market Rent.

**Revisions to Public Housing Program Policies:**

**Public Housing**

**Safety/Fraud Prevention:**

The North Charleston Police Department has assigned an officer to the NCHA to assist the NCHA in its efforts to eradicate crime and fraud.

- (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.

The plans are located at the following locations :The Main Office – 2170 Ashley Phosphate Road #700, North Charleston SC 29406, Oakleaf Estate – 2775 Oakleaf Drive, North Charleston SC 29406, Birchwood – 2001 Stokes Ave #900, North Charleston SC 29406, Alston Lake – 2430 Alston Ave – North Charleston SC 29406, and Barony Place – 3835 Spruill Ave, North Charleston SC 29405.

6.0

7.0	<p><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></p> <p>The NCHA plans to develop additional Affordable Housing through the mixed-finance process. The NCHA will apply for tax-credits for one (1) proposed development. The NCHA will use some of its Replacement Housing Funds for these developments. Some of the units will be placed under Project Based Voucher, which will exist in both developments.</p> <p>The NCHA is currently sponsoring the Section 32 Program directly related to the Oak Leaf Estates Homeownership Program, previously known as Three oaks Development (Project # SC057-001).</p> <p>The Oak Leaf Estates Homeownership Program currently has sixty-four (64) homes available for sale. The NCHA has sold thirty (30) homes. The NCHA has received offers on an additional six (6) homes, and is currently in the process of closing those homes.</p> <p>In an effort to move forward with the Homeownership Program, the NCHA is holding monthly homebuyer club meetings, and monthly homeownership education and financial training classes.</p> <p>The Homeownership Program is a Lease to Purchase Program that currently has an additional twenty-five (25) homebuyers working toward completing their homeownership goals, so that they can purchase a home located in the Oak Leaf Estates Community.</p> <p>The NCHA is also sponsoring a Section 8 Homeownership Program. The NCHA has sold approximately twenty (20) homes through the Section 8 Homeownership Program, and currently has 1404 participants in the Homeownership Program. The NCHA is working with five (5) Section 8 residents, who have completed a loan application, to assist them with the approval process.</p> <p>The NCHA plans to dispose of a piece of property in the Liberty Hill Community.</p>
8.0	<p><b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p><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.</p> <p>See Attachments H.1 Through H.7</p>
8.2	<p><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.</p> <p>See Attachment I</p>
8.3	<p><b>Capital Fund Financing Program (CFFP).</b></p> <p><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>
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>The City of North Charleston has a great need to provide subsidized housing to low-income families in our area due to a shortage of affordable housing for eligible families. This is evidenced by the NCHA's waiting lists. We currently have approximately 2700 families on our Section 8 Waiting List and approximately 395 families on our Public Housing Waiting List.</p>

<p>9.1</p>	<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> <p>The North Charleston Housing Authority will continue maximizing the number of affordable units available to the NCHA within its current resources by:</p> <ul style="list-style-type: none"> <li>• Employ effective maintenance and management policies to minimize the number of public housing units off-line</li> <li>• Reduce the turnover time for vacated public housing units</li> <li>• Reduce time to renovate public housing units</li> <li>• Seek replacement of public housing units lost to the inventory through mixed financed development</li> <li>• Undertake measure to ensure access to affordable housing among families assisted by the NCHA, regardless of unit size required</li> <li>• Maintain or increase Section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration</li> <li>• Maintain or increase Section 8 Lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of the program</li> <li>• Participate in the Consolidated Plan development process to ensure coordination with broader community strategies</li> </ul>
<p>10.0</p>	<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> <ol style="list-style-type: none"> <li>a. Continue implementing the HOPE VI Revitalization Plan in accordance with the HOPE VI Grant Agreement funded in 2001 for the North Park Village Development and the revised Revitalization Plan.</li> <li>b. Continue to implement the 5(h) homeownership plan at the Three Oaks Development.</li> <li>c. Continue to implement a Section 8 Homeownership Plan to expand homeownership opportunities for all assisted families and to complement the HOPE VI Revitalization for the North Park Village.</li> <li>d. Develop additional affordable housing through the use of the tax credit program and Replacement Housing Factor to increase the supply of affordable housing in the City of North Charleston and diversify the NCHA Housing Portfolio during this Fiscal Year.</li> <li>e. Redirect resources and build staff capacity to serve as private management agent for non-public housing portfolio.</li> <li>f. Alston Lake, a 72 unit tax credit housing development was opened in January 2007.</li> <li>g. Barony Place, a 252 unit tax credit housing development was opened in fall 2007.</li> <li>h. The Villa’s. a 72 unit Senior tax credit housing development will be completed December 2010.</li> <li>i. Applied for Tax Credits to develop 150 elderly units.</li> </ol> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <p><b>Definition of a Significant Amendment:</b></p> <ol style="list-style-type: none"> <li>1. Substantial Deviation from the 5-Year Plan or Annual Plan - Substantial deviations are defined as major changes in the plans or policies of the PHA or financial resources that affect the mission, goals, objectives or plans of the agency.</li> <li>2. Significant Amendment or Modification to the 5-Year Plan or Annual Plan – Significant amendments or modifications are defined as major changes in the plans or polices of the Housing Authority or financial resources that affect the mission, goals, objectives or plans of the agency.</li> </ol>

<b>11.0</b>	<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 style="padding-left: 20px;"><b>1. Tenants Comments (Electronic sco57f02)</b></p> <p>(g) Challenged Elements</p> <p style="padding-left: 20px;"><b>1. Challenged Elements (Electronic sc057g02)</b></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 style="padding-left: 20px;"><b>1. Capital Fund Annual Statement 2008 (Electronic sc057h102)</b></p> <p style="padding-left: 20px;"><b>2. Capital Fund Annual Statement 2009 (Electronic sc057h202)</b></p> <p style="padding-left: 20px;"><b>3. Capital Fund Annual Statement 2009 ARRA (Electronic sc057h302)</b></p> <p style="padding-left: 20px;"><b>4. Capital Fund Replacement Factor 2006 (Electronic sc057h402)</b></p> <p style="padding-left: 20px;"><b>5. Capital Fund Replacement Factor 2007 (Electronic sc057h502)</b></p> <p style="padding-left: 20px;"><b>6. Capital Fund Replacement Factor 2008 (Electronic sc057h602)</b></p> <p style="padding-left: 20px;"><b>7. Capital Fund Replacement Factor 2009 (Electronic sc057h702)</b></p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p> <p style="padding-left: 20px;"><b>1. Capital Fund Program five Year Action Plan 2009 -2014 (Electronic sco57i02)</b></p> <p>(j) <b>Violence Against Women Act Statement (Electronic sc057j02)</b></p>
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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Privacy Act Notice.** The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

## Instructions form HUD-50075

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

### 1.0 PHA Information

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

### 2.0 Inventory

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

### 3.0 Submission Type

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

### 4.0 PHA Consortia

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

### 5.0 Five-Year Plan

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

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

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

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

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

#### PHA Plan Elements. (24 CFR 903.7)

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

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

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

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

- (a) **Hope VI or Mixed Finance Modernization or Development.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>
- (b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: (1) A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: [http://www.hud.gov/offices/pih/centers/sac/demo\\_dispo/index.cfm](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.

## Attachment F

### 2010 Annual Plan Meeting with Public Housing Tenants March 2010

#### Tenants Suggestion for the Annual Plan

##### Liberty Hill

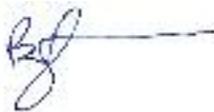
1. Removal of the razor wire atop fences.
2. Darker colored carpets and floor tiles.
3. Modernize water fixtures.

##### Buskirk

1. All in attendance voiced concern with the street lamps at both ends of the parking area. According to those in attendance, the light flicker intermittently.
2. The resident in apartment D requested that electrical outlets be placed on the "porch" area of each unit. He also requested additional corner and wall guards for tenants who require the use of a wheelchair.
3. The resident in unit I requested that the NCHA repaint all screen doors on the site.
4. The resident in unit H suggested that we encompass the site with a fence. The resident stated that in the past the NCHA had agreed to do it, but has yet to.
5. The resident in unit D felt that the brick foundation was separating and in need of our attention.

##### Horizon Village

1. Installation of speed bumps throughout the site.
2. Additional maintenance staff.
3. Additional street lights.
4. A tenant association.
5. The installation of screen doors.
6. The replacement of cast iron stove burners with burners that are more efficient.
7. Additional play areas (i.e. basketball courts) for children.
8. Additional speed limit posting. Possibly, radar speed display signs.
9. Increased police patrols and/or 24 hour security guards.
10. Bus shelters and benches, on Rivers Ave., for residents who use city buses.



Bryant E. Saunders  
Director of Assisted Housing

## **Attachment G**

No challenged Elements at this time.

A handwritten signature in blue ink, appearing to read 'Bryant E. Saunders', followed by a horizontal line extending to the right.

Bryant E. Saunders  
Director of Assisted Housing

# ATTACHMENT H.1

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>					
PHA Name: North Charleston HA		Grant Type and Number Capital Fund Program Grant No: SC16P05750108 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2008 FFY of Grant Approval: 2008
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2009 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		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>	55,625.00	55,625.00	55,625.00	55,625.00
3	1408 Management Improvements	55,625.00	55,625.00	55,625.00	55,625.00
4	1410 Administration (may not exceed 10% of line 21)	27,813.00	27,062.00	27,062.00	13,527.00
5	1411 Audit	10,0000.00	10,000.00	10,000.00	10,000.00
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	0.00	4,322.00	4,322.00	4,322.00
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	129,065.00	125,494.00	125,494.00	125,494.00
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>						
<b>PHA Name:</b> North Charleston HA		<b>Grant Type and Number</b> Capital Fund Program Grant No: SC16P05750108 Replacement Housing Factor Grant No: Date of CFFP:			<b>FFY of Grant:2008</b> <b>FFY of Grant Approval: 2008</b>	
<b>Type of Grant</b>						
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: )		
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2009			<input type="checkbox"/> Final Performance and Evaluation Report			
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)	278,128.00	278,128.00	278,128.00	264,593.00	
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					
<b>Signature of Executive Director George Saldana</b> Date 01/20/2010 				<b>Signature of Public Housing Director</b>  <b>Date</b>		

<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.

<b>Part II: Supporting Pages</b>								
PHA Name: North Charleston HA			<b>Grant Type and Number</b> Capital Fund Program Grant No: SC16P05750108 CFFP (Yes/ No): Replacement Housing Factor Grant No:			<b>Federal FFY of Grant: 2008</b>		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
HA-Wide	Operations	1406		55,625.00	55,625.00	55,625.00	55,625.00	Completed
Operations	Total 1406			55,625.00	55,625.00	55,625.00	55,625.00	
Mngt Impr	Sundrty Expense	1408		55,625.00	55,625.00	55,625.00	55,625.00	Completed
PHA-Wide	Total 1408			55,625.00	55,625.00	55,625.00	55,625.00	
Admin	Admin Salaries/Benefits	1410		27,813.00	27,062.00	27,062.00	13,527.00	In Progress
PHA-Wide	Total 1410			27,813.00	27,062.00	27,062.00	13,527.00	
Audit	Auditing Fee	1411		10,000.00	10,000.00	10,000.00	10,000.00	Completed
PHA-Wide	Total 1411			10,000.00	10,000.00	10,000.00	10,000.00	
Site Improvement	Replace Mail Box Concrete	1450		0.00	4,322.00	4,322.00	4,322.00	Completed
PHA-Wide	Total 1450			0.00	4,322.00	4,322.00	4,322.00	

<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.



<b>Part III: Implementation Schedule for Capital Fund Financing Program</b>					
PHA Name: North Charleston HA				<b>Federal FFY of Grant: 2008</b>	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates <sup>1</sup>
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
HA -Wide Operations	06/12/2010		06/12/2012		
PHA-Wide Mngt Impr	06/12/2010		06/12/2012		
PHA - Wide Administration	06/12/2010		06/12/2012		
PHA - Wide Audit	06/12/2010		06/12/2012		
PHA - Wide N-Dwell Equipment	06/12/2010		06/12/2012		

<sup>1</sup> Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.



## ATTACHMENT H.2

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: NORTH CHARLESTON HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: SC16P05750109 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2009 FFY of Grant Approval: 2009	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2009 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>		
		Original	Revised <sup>2</sup>	Obligated	Expended	
1	Total non-CFP Funds	\$0.00				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	\$153,732.00	153,732.00	153,732.00	62,645.00	
3	1408 Management Improvements	\$153,732.00	153,732.00	153,732.00	22,756.00	
4	1410 Administration (may not exceed 10% of line 21)	\$76,866.00	76,866.00	76,866.00	0.00	
5	1411 Audit	\$15,000.00	15,000.00	15,000.00	0.00	
6	1415 Liquidated Damages	\$0.00				
7	1430 Fees and Costs	\$0.00				
8	1440 Site Acquisition	\$0.00				
9	1450 Site Improvement	\$10,000.00	10,000.00	0.00	0.00	
10	1460 Dwelling Structures	\$299,328.00	299,328.00	0.00	0.00	
11	1465.1 Dwelling Equipment—Nonexpendable	\$0.00				
12	1470 Non-dwelling Structures	\$0.00				
13	1475 Non-dwelling Equipment	\$60,000.00	60,000.00	60,000.00	15,597.00	
14	1485 Demolition	\$0.00				
15	1492 Moving to Work Demonstration	\$0.00				
16	1495.1 Relocation Costs	\$0.00				
17	1499 Development Activities <sup>4</sup>	\$0.00				

<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>					
<b>PHA Name:</b> NORTH CHARLESTON HOUSING AUTHORITY	<b>Grant Type and Number</b> Capital Fund Program Grant No: SC16P05750109 Replacement Housing Factor Grant No: Date of CFFP:	<b>FFY of Grant:2009</b> <b>FFY of Grant Approval: 2009</b>			
<b>Type of Grant</b>					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: )	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2009		<input type="checkbox"/> Final Performance and Evaluation Report			
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	\$0.00			
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00			
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00			
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$768,658.00	768,658.00	459,330.00	100,998.00
21	Amount of line 20 Related to LBP Activities	\$0.00			
22	Amount of line 20 Related to Section 504 Activities	\$0.00			
23	Amount of line 20 Related to Security - Soft Costs	\$0.00			
24	Amount of line 20 Related to Security - Hard Costs	\$0.00			
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00			
<b>Signature of Executive Director George L. Saldana</b> Date 01/20/2010 			<b>Signature of Public Housing Director</b>		<b>Date</b>

<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.

<b>Part II: Supporting Pages</b>								
PHA Name: NORTH CHARLESTON HOUSING AUTHORITY		<b>Grant Type and Number</b> Capital Fund Program Grant No: SC16P05750109 CFFP (Yes/ No): Replacement Housing Factor Grant No:			<b>Federal FFY of Grant: 2009</b>			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
HA- Wide Operations	Operations	1406		\$153,732.00	153,732.00	153,732.00	62,645.00	In Progress
	Total 1406			\$153,732.00	153,732.00	153,732.00	62,645.00	
HA - Wide Mngt Impr	Sundry Expense	1408		\$153,732.00	153,732.00	153,732.00	22,756.00	In Progress
	Total 1408			\$153,732.00	153,732.00	153,732.00	22,756.00	
HA-Wide Admin	Administrative Salaries & Benefits	1410		\$76,866.00	76,866.00	76,866.00	0.00	In Progress
	Total 1410			\$76,866.00	76,866.00	76,866.00	0.00	
HA- Wide Audit	Audit	1411		\$15,000.00	15,000.00	15,000.00	0.00	In Progress
	Total 1411			\$15,000.00	15,000.00	15,000.00	0.00	
HA- Wide Site Impr	Fence & Landscaping	1450		\$10,000.00	10,000.00	0.00	0.00	
	Total 1450			\$10,000.00	10,000.00	0.00	0.00	
SC057- Dwell Struc	Interior /ExteriorRenovations. Floor, Cabinets, trim, roof	1460	10	\$299,328.00	299,328.00	0.00	0.00	
	Total 1460		10	\$299,328.00	299,328.00	0.00	0.00	

<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.

<b>Part II: Supporting Pages</b>								
PHA Name: North Charleston Housing Authority			<b>Grant Type and Number</b> Capital Fund Program Grant No: SC16P05750109 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
HA Wide Non-Dwell Equipt	Computer Equipment/Software Upgarde	1475		\$30,000.00	30,000.00	30,000.00	15,597.00	In Progress
	Maintenance/Admin Vehicle	1475	2	\$30,000.00	30,000.00	30,000.00	0.00	
	Total 1475			\$60,000.00	60,000.00	60,000.00	15,597.00	
	Grand Total			\$768,658.00	768,658.00	459,330.00	100,998.00	

<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.

<b>Part III: Implementation Schedule for Capital Fund Financing Program</b>					
PHA Name: NORTH CHARLESTON HOUSING AUTHORITY				<b>Federal FFY of Grant: 2009</b>	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates <sup>1</sup>
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
SC057-002; (1460)	09/21/2011		09/21/2013		
PHA-Wide; (1406)	09/21/2011		09/21/2013		
PHA-Wide; (1408)	09/21/2011		09/21/2013		
PHA-Wide; (1410)	09/21/2011		09/21/2013		
PHA-Wide; (1411)	09/21/2011		09/21/2013		
PHA-Wide; (1450)	09/21/2011		09/21/2013		
PHA-Wide; (1475)	09/21/2011		09/21/2013		

<sup>1</sup> Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.



### ATTACHMENT H.3

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>PHA Name: North Charleston Housing Authority</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: SC16S05750109 Replacement Housing Factor Grant No: Date of CFFP:			<b>FFY of Grant: 2009</b> <b>FFY of Grant Approval: 2009</b>	
<b>Type of Grant</b> <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 1 ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2009 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		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)	\$141,499.00	\$141,499.00	\$141,499.00	\$30,747.00	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	\$0.00	\$40,000.00	\$40,000.00	\$34,000.00	
8	1440 Site Acquisition					
9	1450 Site Improvement	\$174,450.00	\$309,355.00	\$203,323.00	\$199,972.00	
10	1460 Dwelling Structures	\$500,570.00	\$924,137.00	\$405,015.00	\$117,844.00	
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>	\$598,472.00	\$0	\$0	\$0	

<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>					
<b>PHA Name:</b> North Charleston Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: SC16S05750109 Replacement Housing Factor Grant No: Date of CFFP:		<b>FFY of Grant:2009</b> <b>FFY of Grant Approval: 2009</b>	
<b>Type of Grant</b>					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: 1 )	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2009			<input type="checkbox"/> Final Performance and Evaluation Report		
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)	\$1,414,991.00	\$1,414,991.00	\$789,837.00	\$382,563.00
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				
<b>Signature of Executive Director George Saldana</b> Date 01/20/2010 			<b>Signature of Public Housing Director</b>		<b>Date</b>

<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.

<b>Part II: Supporting Pages</b>								
PHA Name: North Charleston Housing Authority			<b>Grant Type and Number</b> Capital Fund Program Grant No: SC16S05750109 CFFP (Yes/ No): Replacement Housing Factor Grant No:			<b>Federal FFY of Grant: 2009</b>		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
SC 057 PHA- Wide	Administration							
	Non Technical Salaries	1410.1		\$116,690	\$116,690	\$116,690	\$24,931	In Progrss
	Employee Benefits	1410.9		\$19,880	\$19,880	\$19,880	\$4,248	In Progress
	Sundry	1410.19		\$4,929	\$4,929	\$4,929	\$1,568	In Progress
	Total 1410			\$141,499	\$141,499	\$141,499	\$30,747	
SC057 PHA-Wide	Fees and Costs							
	A & E Fess	1430.01		\$0	\$40,000	\$40,000	\$34,000	In Progress
	Total 1430			\$0	\$40,000	\$40,000	\$34,000	
SC057 PHA-Wide	Site Improvement							
	Landscaping, Wetland Clean Out	1450.01	12	\$102,400	\$113,229	\$82,305	\$81,280	In Progress
	Privacy Fence	1450.02	3	\$9,100	\$15,000	\$6,173	\$6,173	In Progress
	Security Lights/ Security Camera	1450.03	6	\$4,250	\$24,412	\$25,780	\$23,480	In Progress
	Mail Box Shelter/Concrete/Mailboxes	1450.04	7	\$22,500	\$62,364	\$59,115	\$59,089	In Progress
	Bus Stops/Signs/Sign Base Replacement	1450.05	3	\$7,000	\$7,800	\$0	\$0	In Progress
	Picnic Area/Playground	1450.06	2	\$19,200	\$32,550	\$29,950	\$29,950	In Progress
	Trash Enclosure	1450.07	1	\$10,000	\$4,000	\$0	\$0	In Progress
	Erosion Control/Stabilization	1450.08	10	\$0	\$50,000	\$0	\$0	
	Total 1450			\$174,450	\$309,355	\$203,323	\$199,972	

<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.

<b>Part II: Supporting Pages</b>								
PHA Name: North Charleston Housing Authority			<b>Grant Type and Number</b> Capital Fund Program Grant No: SC16S05750109 CFFP (Yes/ No): Replacement Housing Factor Grant No:			<b>Federal FFY of Grant: 2009</b>		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
SC057- PHA Wide	Dwelling Units							
	Renovation of Oakleaf Estate Units	1460.01	7	\$425,000	\$289,450	\$356,794	\$78,123	In Progress
	Fire Retardant	1460.02	203	\$75,570	\$47,266	\$48,221	\$39,721	In Progress
	Exterior Renovation Liberty Hill	1460.03	32	\$0.00	\$587,421	\$0	\$0	
	Total 1460			\$500,570	\$924,137	\$405,015	\$117,844	
SC057- PHA Wide	Development Activities	1499	16	\$598,472	\$0.00	\$0	\$0	
	Total 1499			\$598,472	\$0.00	\$0	\$0	
	Grand Total			\$1,414,991	\$1,414,991	\$789,837	\$382,563	

<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.

<b>Part III: Implementation Schedule for Capital Fund Financing Program</b>					
PHA Name: North Charleston Housing Authority				<b>Federal FFY of Grant: 2009</b>	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates <sup>1</sup>
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PHA- Wide Administration	03/17/2010		03/17/2011		
PHA-Wide Dwelling Structures	03/17/2010		03/17/2011		
PHA Wide Site Improvements	03/17/2010		03/17/2011		
Fees & Costs	03/17/2010		03/17/2011		

<sup>1</sup> Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.



# ATTACHMENT H.4

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>					
PHA Name: North Charleston HA		<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: SC16R05750106 Date of CFFP:			<b>FFY of Grant: 2006</b> <b>FFY of Grant Approval: 2006</b>
<b>Type of Grant</b> <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:      ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2009 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		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				
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>	572,372.00	589,282.00	589,282.00	0.00

<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>					
<b>PHA Name:</b> North Charleston HA		<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: SC16R05750106 Date of CFFP:		<b>FFY of Grant:2006</b> <b>FFY of Grant Approval: 2006</b>	
<b>Type of Grant</b> <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:                      ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2009 <input type="checkbox"/> Final Performance and Evaluation Report					
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)	572,372.00	589,282.00	589,282.00	0.00
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				
<b>Signature of Executive Director</b> Date 01/20/2010 			<b>Signature of Public Housing Director</b>		<b>Date</b>

<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 H.5

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>PHA Name: North Charleston HA</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: SC16R05750107 Date of CFFP:			<b>FFY of Grant: 2007</b> <b>FFY of Grant Approval: 2007</b>
<b>Type of Grant</b> <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:      ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2009 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		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				
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>	574,671.00	574,671.00	574,671.00	0.00

<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>					
<b>PHA Name:</b> North Charleston HA		<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: SC16R05750107 Date of CFFP:		<b>FFY of Grant:2007</b> <b>FFY of Grant Approval: 2007</b>	
<b>Type of Grant</b>					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: )	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2009			<input type="checkbox"/> Final Performance and Evaluation Report		
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)	574,671.00	574,671.00	574,671.00	0.00
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				
<b>Signature of Executive Director</b> Date 01/20/2010			<b>Signature of Public Housing Director</b>		<b>Date</b>
					

<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 H.6**

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>		
PHA Name: North Charleston HA	<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: SC16R05750108 Date of CFFP:	<b>FFY of Grant: 2008</b> <b>FFY of Grant Approval: 2008</b>

**Type of Grant**  
 Original Annual Statement       Reserve for Disasters/Emergencies       Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 12/31/2009       Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		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				
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>	839,733.00	839,733.00	0.00	0.00

<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>						
<b>PHA Name:</b> North Charleston HA		<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: SC16R05750108 Date of CFFP:			<b>FFY of Grant:2008</b> <b>FFY of Grant Approval: 2008</b>	
<b>Type of Grant</b>						
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: )		
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2009				<input type="checkbox"/> Final Performance and Evaluation Report		
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)	839,733.00	839,733.00	0.00	0.00	
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					
<b>Signature of Executive Director</b> <b>George Saldana</b> <b>Date 01/20/2010</b>			<b>Signature of Public Housing Director</b>		<b>Date</b>	

<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 H.7

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>PHA Name: NORTH CHARLESTON HOUSING AUTHORITY</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: SC16R05750109 Date of CFFP:	<b>FFY of Grant: 2009</b> <b>FFY of Grant Approval: 2009</b>

**Type of Grant**  
 Original Annual Statement       Reserve for Disasters/Emergencies       Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 12/31/2009       Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		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				
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>	\$489,818.00			

<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>					
<b>PHA Name:</b> NORTH CHARLESTON HOUSING AUTHORITY	<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: SC16R05750109 Date of CFFP:	<b>FFY of Grant:2009</b> <b>FFY of Grant Approval: 2009</b>			
<b>Type of Grant</b>					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: )	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2009		<input type="checkbox"/> Final Performance and Evaluation Report			
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)	\$489,818.00			
21	Amount of line 20 Related to LBP Activities	\$0.00			
22	Amount of line 20 Related to Section 504 Activities	\$0.00			
23	Amount of line 20 Related to Security - Soft Costs	\$0.00			
24	Amount of line 20 Related to Security - Hard Costs	\$0.00			
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00			
<b>Signature of Executive Director George L. Saldana</b> Date 01/20/2010 			<b>Signature of Public Housing Director</b>		<b>Date</b>

<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 I**  
**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		Locality (City/County & State)			<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
A.	Development Number and Name	Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year 2 FFY <u>2011</u>	Work Statement for Year 3 FFY <u>2012</u>	Work Statement for Year 4 FFY <u>2013</u>	Work Statement for Year 5 FFY <u>2014</u>
B.	PHA-Wide Physical Improvements	Annual Statement	Renovations <u>\$99,328</u> Site Improvements <u>\$10,000</u>	Renovations <u>\$99,328</u> Site Improvements <u>\$10,000</u>	Renovations <u>\$99,328</u> Site Improvements <u>\$10,000</u>	
C.	Management Improvements		Sundry Expense <u>\$153,732</u>	Sundry Expense <u>\$153,732</u>	Sundry Expense <u>\$153,732</u>	
D.	PHA-Wide Non-dwelling Structures and Equipment		Computer Equip/Software Upgrade <u>\$80,000</u> Maint/Admin Vehicles <u>\$60,000</u>	Computer Equip/Software Upgrade <u>\$80,000</u> Maint/Admin Vehicles <u>\$60,000</u>	Computer Equip/Software Upgrade <u>\$80,000</u> Maint/Admin Vehicles <u>\$60,000</u>	
E.	Administration		Salaries/Benefits <u>\$76,866</u>	Salaries/Benefits <u>\$76,866</u>	Salaries/Benefits <u>\$76,866</u>	Salaries/Benefits <u>\$76,866</u>
F.	Other		Audit/A-E Fees <u>\$135,000</u>	Audit/A-E Fees <u>\$135,000</u>	Audit/A-E Fees <u>\$135,000</u>	Audit/A-E Fees <u>\$135,000</u>
G.	Operations		Operations <u>\$153,732</u>	Operations <u>\$153,732</u>	Operations <u>\$153,732</u>	Operations <u>\$153,732</u>
H.	Demolition		<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>
I.	Development		Devlpmnt Activities <u>\$839,733</u> Replacement Housing Factor Grant	Devlpmnt Activities <u>\$839,733</u> Replacement Housing Factor Grant	<u>\$0.00</u>	<u>\$0.00</u>
J.	Capital Fund Financing – Debt Service		<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>
K.	Total CFP Funds		<u>\$768,658</u>	<u>\$768,658</u>	<u>\$768,658</u>	<u>\$768,658</u>
L.	Total Non-CFP Funds		<u>\$0.00</u>	<u>\$0.00</u>		
M.	Grand Total		CFP Grant plus RHF Grant <u>\$1,608,391</u>	CFP Grant plus RHF Grant <u>\$1,608,391</u>	<u>\$768,658</u>	<u>\$768,658</u>



**Attachment I**  
**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 II: Supporting Pages – Physical Needs Work Statement(s)</b>						
Work Statement for Year 1 FFY _____	Work Statement for Year 2 FFY <u>2011</u>			Work Statement for Year: <u>3</u> FFY <u>2012</u>		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	PHA-Wide Int/Ext Renovations <u>\$99,328</u>	<u>3</u>	<u>\$99,328</u>	PHA-Wide Int/Ext Renovations <u>\$99,328</u>	<u>3</u>	<u>\$99,328</u>
Annual Statement	PHA-Wide Site Improvements <u>\$10,000</u>	<u>4</u>	<u>\$10,000</u>	PHA-Wide Site Improvements <u>\$10,000</u>	<u>4</u>	<u>\$10,000</u>
	Subtotal of Estimated Cost		\$109,328	Subtotal of Estimated Cost		\$109,328

**Attachment I**  
**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 II: Supporting Pages – Physical Needs Work Statement(s)</b>						
Work Statement for Year 1 FFY _____	Work Statement for Year <u>4</u> FFY <u>2013</u>			Work Statement for Year: <u>5</u> FFY <u>2014</u>		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	PHA-Wide Int/Ext Renovations <u>\$99,328</u>	<u>3</u>	<u>\$99,328</u>	PHA-Wide Int/Ext Renovations <u>\$99,328</u>	<u>3</u>	
Annual Statement	PHA-Wide Site Improvements <u>\$10,000</u>	<u>4</u>	<u>\$10,000</u>	PHA-Wide Int/Ext Renovations <u>\$10,000</u>	<u>4</u>	
	Subtotal of Estimated Cost		\$109,328	Subtotal of Estimated Cost		\$109,328





# Attachment J

## VAWA Statement

### Violence Against Women Act

The following activities qualify for VAWA consideration:

Victims of domestic violence, dating violence, sexual assault, or stalking to obtain or maintain housing; (3) any activities, services, or programs provided or offered to prevent domestic violence, dating violence, sexual assault, and stalking.

The NCHA will observe the following as proof of the above activities:

1. Written verification from a battered women shelter
2. Written verification from a law enforcement professional
3. Written verification from a medical professional
4. Court documentation verifying one or more activities

NCHA staff are not qualified to assess Participants who claim VAWA status. However, staff will refer, support and assist victims, of one or more of the above conditions, to area agencies, designated as such, for counseling and support.

The NCHA will observe all local and federal laws that pertain to the VAWA and ensure that Participant landlords and tenants are made aware of their rights under VAWA. Further, NCHA policies and procedures will accommodate individuals, who have demonstrated VAWA status, in accord with Public Law 109-162, Section 603 of the law which amended Section 5A of the U.S. Housing Act (42 U.S.C. 1437c-1) and 24 CFR 903.21.