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| PHA 5-Year and Annual Plan | U.S. Department of Housing and Urban Development Office of Public and Indian Housing | OMB No. 2577-0226 Expires 4/30/2011 |
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|------------|---|----------|--------------------------------------|-------------------------------|------------------------------|
| 1.0 | PHA Information PHA Name: _____ Wilmington Housing Authority _____ PHA Code: _____ NC-001 _____ PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): _____ 2011 _____ | | | | |
| 2.0 | Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: _____ 902 _____ Number of HCV units: _____ 1,808 _____ | | | | |
| 3.0 | Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only | | | | |
| 4.0 | PHA Consortia <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 |
| | PHA 1: | | | | |
| | PHA 2: | | | | |
| | PHA 3: | | | | |
| 5.0 | 5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update. | | | | |
| 5.1 | Mission. 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: | | | | |
| 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. | | | | |
| 6.0 | PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: (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. (Attachment "A") Legal Aid, City of Wilmington, WHA Central Office, NC001009 Creekwood South, NC001005 Hillcrest, NC00006 scattered sites, NC001008 Woodbridge, Rankin Terrace and Vesta Village development offices | | | | |
| 7.0 | Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. Include statements related to these programs as applicable. (Attachment "B") | | | | |
| 8.0 | Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable. (Attachment "C") | | | | |
| 8.1 | Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing. (Attachment "C") | | | | |
| 8.2 | Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. (Attachment "C") | | | | |
| 8.3 | Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements. (Attachment "C") | | | | |
| 9.0 | Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. (Attachment "D") | | | | |

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| 9.1 | <p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan. (Attachment “D”)</p> |
| 10.0 | <p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <ul style="list-style-type: none"> (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. (Attachment “E”) (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification” (Attachment “E”) |
| 11.0 | <p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office. (Attachment “F”)</p> <ul style="list-style-type: none"> (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only) |

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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

Instructions form HUD-50075

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

1.0 PHA Information

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

2.0 Inventory

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

3.0 Submission Type

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

4.0 PHA Consortia

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

5.0 Five-Year Plan

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

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

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

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

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

PHA Plan Elements. (24 CFR 903.7)

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

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

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

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

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

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

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

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

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

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

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

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

8.2 Capital Fund Program Five-Year Action Plan

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

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

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

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

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

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

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

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

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

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

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

Attachment A – PHA Plan Update (6.0 a & b)

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

- Financial Resources
- Operation and Management
- Grievance Procedure Response
- Designated Housing Response
- Community Service
- Safety and Crime Prevention
- Asset Management
- HOPE VI, Mixed Finance Modernization or Development, Demolition and Disposition, Conversion of Public Housing, Homeownership, and Project Based Vouchers
- Resident Advisory Board Members
- Fair Housing Addendum (HCV Administrative Plan)
- Applying for Admissions (Chapter 3 of the HCV Administrative Plan)
- Adoption of NCHARRP Fleet Safety Program Policy

(b) Identify the specific locations where the public may obtain copies of the 5-Year and Annual PHA Plan.

The *Agency Annual Plan for FY 2011* is available for public inspection at WHA's principal office, located at 1524 S. 16th Street, Wilmington, NC between the hours of 8:00 a.m. and 4:30 p.m. The Plan is also available at the following locations:

- On WHA's webpage <http://wha.net>
- Legal Aid of Wilmington, NC
- At the Management Office of each WHA public housing development during regular business hours.

14. 7.0 (a) HOPE VI

In 1996, the Housing Authority received a HOPE VI Grant for Robert S. Jervay Place in the amount of \$11.6 million to help address our jurisdiction's housing needs in both rental housing and homeownership opportunities. The Revitalization Plan included the demolition and redevelopment of 133 affordable Low Income Housing Tax Credit and Lease Purchase/Ownership units.

WHA received approval from HUD on February 23, 2010 to closeout the HOPE VI grant. All closeout documents have been submitted to HUD with the exception of the final audit report. The independent auditor has completed the HOPE VI review, and we are awaiting the final report. Upon receipt of the final auditor's report, WHA will submit a copy of the audit and the original Actual HOPE VI Cost Certificate to the Director of Public Housing in the HUD Greensboro Field Office for review. The grant will be officially closed after the HUD Field Office review all documents, resolve any possible audit findings, and make a recommendation to HUD Washington to close the HOPE VI grant.

14. 7.0 (b) DEMOLITION AND DISPOSITION RESPONSE

Charles T. Nesbitt Courts: The Wilmington Housing Authority (WHA) has submitted a Disposition application to HUD's Special Applications Center (SAC) to amend the existing Charles T. Nesbitt Courts (Main and Annex sites) Demolition applications that were approved on April 30, 2007 and May 30, 2007, respectively. Based on the disposition approval from SAC, the Authority's Board of Commissioners has agreed to dispose of the property to a local developer.

Robert S. Jervay Place - 2.40 acres:

Winfield Smith Property - 45.97 acres:

As the needs of the Authority are evaluated and determined throughout the year, WHA may dispose and/or acquire additional property and/or office space that may not be included under an ACC agreement. WHA may also acquire land for future development projects.

14. 7.0 (c) CONVERSION OF PUBLIC HOUSING

Cost Comparison Spreadsheet Required and Voluntary Conversions under 24 CFR Part 972

IMPORTANT: PLEASE READ THE START TAB FIRST

This spreadsheet is provided as a tool for public housing agencies conducting cost comparisons pursuant to 24 CFR Part 972, "Conversions of Public Housing to Tenant Based Assistance." The spreadsheet assists PHAs in comparing public housing costs to voucher costs using the methodology presented in the appendix to 24 CFR 972 for both Required Conversions (subpart A) and Voluntary Conversions (subpart B).

Spreadsheet cells shaded in green allow PHAs to enter information on the subject property's estimated market value, operating, modernization, and accrual costs, as well as information on voucher costs. A property's market or residual value is incorporated into the cost-test only for voluntary conversion determinations. Use the arrow keys to move from one cell to another. Enter numbers without commas and press "Enter" when you are done with each cell. Enter data only in the cells you need. Green cells may be left blank (you do not need to enter zeros). Cells shaded yellow contain formulas and cannot be changed.

The spreadsheet consists of seven tabs, including this introduction. To move from tab to tab, click on the tab name at the bottom of the screen.

Tab 2 – Public Housing Operating Cost. At this tab, a PHA enters the projected operating costs for the revitalized property and also checks these costs for reasonableness by comparing them to current operating costs, using either the Development or the PHA-wide method.

Tab 3 – Public Housing Capital Cost. At this tab, a PHA must indicate the degree of modernization necessary to keep a property viable based on the physical condition and repairs necessary to retain a viable property competitive in accordance with local, state, and Federal rehabilitation codes and its remaining useful life. A PHA will enter the anticipated costs of revitalization/modernization, relocation, and demolition (if any) and indicate the year in which costs are expected to be incurred based on a PHA's modernization plan for a property. Up to four years are permitted for this activity for the 30 and 40-year evaluation periods for required and voluntary determinations. If a PHA chooses to undertake light or moderate rehabilitation, a 20-year evaluation period must be used. PHAs will also enter data needed to estimate ongoing accrual costs and the estimated market or residual value for a property. The estimated market or residual value of a property must be included within these calculations as an addition to the public housing capital repair costs only for voluntary conversion determinations. This market value is calculated by PHAs who must hire an appraiser to determine the market value. The residual value for a property is determined by PHAs if demolition costs will be covered by a PHA.

Demolition and remediation costs are deducted from the estimated market value for a property to calculate any remaining residual value expected if a PHA were to sell a property proposed for conversion and removal from the inventory. However, under this cost-test, a property's market value is included within these capital costs whether or not a PHA intends to undertake a voluntary conversion and sell the proposed building or land.

Tab 4 – Voucher Cost. At this tab, the PHA enters the average voucher cost (unit weighted average for the monthly payment standard for voucher units occupied by recent movers in the local area in accordance with the respective bedroom categories) and administrative fee in order to calculate annual Housing Choice Voucher (HCV) costs. PHAs will also estimate the relocation costs associated with a conversion.

Tab 5 – Cost Comparison. At this tab, the PHA enters current OMB-specified discount rates found in Appendix C of OMB Circular A-94. These rates will be provided by HUD to PHAs by posting on the HUD website. Note that the rate used for 40-year evaluations is the same as for 30-year. Summary numbers are then presented from the previous tabs (e.g., first-year operating cost, capital costs incurred in years 1 to 4, initial accrual, and voucher costs). Finally, the net present value of the costs is compared for Public Housing and for Vouchers.

Tab 6 – Net Present Value Calculations for Required Conversions. This tab shows the costs of each line item in each year as well as the discounted totals for public housing and vouchers. The discounted totals are summed for the relevant period (20, 30, or 40 years) to create the cost comparison results at TAB 5.

Tab 7 – New Budget Authority Calculations for Voluntary Conversions. This tab shows the costs of each line item in each year, including the effects of inflation. The inflated costs are summed for the relevant period (20, 30, or 40 years) to create the cost comparison results at TAB 5.

Public Housing Operating Cost

1. Calculation of Projected Operating Cost for the Revitalized Development

Enter the PHA's projected monthly costs for operating the development after revitalization or modernization in the green cells below. This estimate should reflect the costs of operating comparable developments and must be reasonable in light of the revitalization/modernization plan proposed.

| | |
|---|-------------|
| a. Non-utility costs (including pro-rated share of overhead costs) | \$100,194 |
| Utilities | \$1,889 |
| Utility Allowances | |
| Total Projected Monthly Operating Costs for Revitalized Development | \$102,082 |
| b. Total Number of Units in Revitalized Development | 256 |
| c. Projected Monthly Operating Costs Per Unit | \$399 |
| d. Total Projected Annual Operating Costs | \$1,224,990 |

2. Reasonableness Tests

Projected operating costs must be shown to be reasonable. This test compares projected monthly per-unit costs (above) with the current operating costs of the property. If projected costs are more than 10% lower than current costs, a narrative description must be provided detailing how this reduction in costs will be achieved. Current operating costs are calculated using either the development-based method or the PHA-wide method. If the development has a current vacancy rate of less than 20% and there is reliable development-level data on operating costs, use the development-based method (A). If the development has a current vacancy rate of 20% or greater or there is no reliable development-level data available, use the PHA-wide method (B).

What is the current vacancy rate of the development?
Is there reliable development based data available?

| | |
|--------------------------|-----|
| Enter vacancy rate here: | 2% |
| Enter Yes or No here: | Yes |

Method to be used:

| |
|------------------------------|
| Use Development-Based Method |
|------------------------------|

Go to Section

2A. Development-Based Method

A1 Total Current Operating Cost for the Development

\$1,442,030

A2 Calculation of Vacancy-Adjusted Units for the Property (Enter the number of units of each type.)

| Occupancy Adjustment | Property Units - Current | |
|-------------------------------|--------------------------|------------|
| | Units | Adjusted |
| # of Occupied units (x1) | 250 | 250 |
| # of Vacant Fully Funded (x1) | 6 | 6 |
| # of Long-Term Vacant (x0.2) | 0 | 0 |
| Total | 256 | 256 |

256

A3 Current Operating Costs Per Unit Per Month (PUM) ((A1/A2)/12)

\$469

2B. PHA-Wide Method

B1 Total Current Operating Cost for the Agency

B2 Calculation of Vacancy-Adjusted Units for the PHA (Enter the number of units of each type.)

| Occupancy Adjustment | PHA Units | |
|-------------------------------|-----------|-----------|
| | Units | Adjusted |
| # of Occupied units (x1) | | NA |
| # of Vacant Fully Funded (x1) | | NA |
| # of Long-Term Vacant (x0.2) | | NA |
| Total | NA | NA |

NA

B3 Current Operating Costs Per Unit Per Month (PUM) ((B1/B2)/12)

NA

B4 Calculation of Bedroom Adjustment Factor (Enter the number of units of each type.)

| Bedroom Adjustment | PHA Units | | Property Units - Current | |
|--------------------|-----------|------------------|--------------------------|------------------|
| | Units | Unit Cost Factor | Units | Unit Cost Factor |
| 0 BR | 0.7 | NA | | NA |
| 1 BR | 0.85 | NA | | NA |
| 2 BR | 1 | NA | | NA |
| 3 BR | 1.25 | NA | | NA |
| 4 BR | 1.4 | NA | | NA |
| 5 BR | 1.61 | NA | | NA |
| 6 BR | 1.82 | NA | | NA |
| Total | | NA | NA | NA |
| Adjustment Factors | | x | NA | y |
| | | | | NA |

B5 Overall Bedroom Adjustment Factor (y/x)

NA

B6 Current Monthly Operating Cost per Unit (B3*B5)

NA

3. Comparison of Projected and Current Operating Costs (and Justification)

Projected Operating Costs (from Section 1)

Current Operating Cost

Percent difference

Using Development-Based Method

\$399
\$469
17.7%

If current costs exceed the PHA's projection by more than 10 percent, the PHA must justify the use of the lower amount in the space below.

Enter justification below

Projected Operating Costs are derived from a 48-unit property that is less than two years old. Hillcrest is a maintenance-heavy, aged housing development that does not enjoy the energy efficiencies or reduced maintenance needs of the newer comparative property.

Public Housing Capital Cost

1 Type of Modernization (Select one option)

- Light or Moderate Modernization (20 Yrs)
- Addresses All Backlog (30 Yrs)
- Equivalent to New Construction (40 Yrs)

2 Type of Conversion (Select one option)

- Required
- Voluntary

3 Initial Capital Costs (Enter costs over the appropriate time span.)

| | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 | Total |
|------------------------------|-------------|-------------|-------------|-------------|-------------|--------|--------|--------|--------|---------|-------------|
| a Modernization Cost | 1792000 | 1792000 | 1792000 | 1792000 | 1792000 | | | | | | |
| b Total Initial Capital Cost | \$1,792,000 | \$1,792,000 | \$1,792,000 | \$1,792,000 | \$1,792,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$8,960,000 |

| | |
|--|----------|
| Total Number of Units In Revitalized Development | 256 |
| Capital Cost per Unit | \$35,000 |

4 Accrual (Enter the applicable HCC limits below, along with the bedroom distribution for the revitalized development.)

| | Detached/Semi-Detached | Row House | Walkup | Elevator |
|-----|------------------------|------------|------------|------------|
| | # of Units | # of Units | # of Units | # of Units |
| 0BR | 28 | | | |
| 1BR | 40 | | | |
| 2BR | 134 | | | |
| 3BR | 54 | | | |
| 4BR | | | | |
| 5BR | | | | |
| | 256 | 0 | 0 | 0 |
| | | \$0 | \$0 | \$0 |

| | |
|--|-----------|
| HCC, per unit average | \$196,288 |
| Total Number of Units in Revitalized Development | 256 |
| 50% of Capital Cost per Unit | \$17,500 |
| Adjusted HCC (HCC (a) minus 50% of Capital Cost per Unit (c)) | \$188,788 |
| Annual per Unit Accrual for 40 Year Replacement Cycle (Adjusted ACC (d) x 0.025) | \$3,470 |
| Annual Accrual after Modification (e x b) | \$888,245 |

| | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 |
|------------------|--------|--------|--------|--------|--------|-----------|-----------|-----------|-----------|-----------|
| g Annual Accrual | \$0 | \$0 | \$0 | \$0 | \$0 | \$888,245 | \$888,245 | \$888,245 | \$888,245 | \$888,245 |

(Accrual begins in the year after modernization is complete.)

5 Opportunity Cost (If this is a voluntary conversion, enter the following costs)

| | |
|---|--|
| a Demolition Cost Paid for by PHA | |
| b Remediation Cost (if not in demo) Paid for by PHA | |
| c Market Value of Property | |
| d Residual Value | |

Voucher Cost

Voucher Cost

Enter the number of units in the revitalized development by bedroom size and corresponding voucher costs per month.

| | a | b | c |
|-------------------------------|------------|---------------|--------------|
| Unit Size Post Revitalization | # of Units | Voucher Costs | Units X Cost |
| 0BR | 28 | \$602 | \$16,856 |
| 1BR | 40 | \$664 | \$26,560 |
| 2BR | 134 | \$802 | \$107,468 |
| 3BR | 54 | \$1,124 | \$60,696 |
| 4BR | 0 | | \$0 |
| 5BR | 0 | | \$0 |
| | 256 | | \$211,580 |

d Monthly Voucher Cost Per Unit (c / a)

| |
|-------|
| \$826 |
| |

e Monthly Section 8 Administrative Fee (per unit)

f Annual Voucher and Administrative Costs

| |
|-------------|
| \$2,538,960 |
|-------------|

g Per Unit Relocation Costs

| |
|-----------|
| \$1,250 |
| \$320,000 |

h Total Relocation Costs

Cost Comparisons

Assumptions

| | |
|---------|------------|
| 20 Year | 30/40 Year |
| 5.3% | 5.2% |
| 3.0% | 3.0% |
| 20 | |

OMB Nominal Discount Rate
 OMB Real Discount Rate
 Useful Life (20, 30 or 40 Years)

| | |
|-------|-------|
| 2.23% | 1.022 |
| 3.00% | 1.030 |

Inflation Rate for the Selected Useful Life
 Real Discount Rate for the Selected Useful Life

| |
|-----|
| 256 |
|-----|

Units

Uninflated/Undiscounted Cost Summary

| | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 |
|--|-------------|-------------|-------------|-------------|-------------|-----------|-----------|-----------|-----------|-----------|
| Public Housing Annual Operating Cost | \$1,224,980 | | | | | | | | | |
| Capital Cost | \$1,792,000 | \$1,792,000 | \$1,792,000 | \$1,792,000 | \$1,792,000 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Annual Accrual after Modification Residual Value | \$0 | \$0 | \$0 | \$0 | \$0 | \$888,245 | \$888,245 | \$888,245 | \$888,245 | \$888,245 |

Vouchers

Annual Voucher and Administrative Costs
 Year 1 Relocation Costs

| |
|-------------|
| \$2,538,960 |
| \$320,000 |

PUM Cost Comparisons:

Public Housing Vouchers
 Difference

| |
|-------|
| \$596 |
| \$638 |
| -7% |

Not Present Value (Required Conversions Only)

New Budget Authority (Voluntary Conversion only)

| |
|--|
| |
| |

Final Result

Public Housing Cost is less than Voucher Cost

| |
|--|
| |
|--|

Required Conversion Calculation
Net Present Value of the Stream of Costs

| Public Housing | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 | Year 11 | Year 12 | Year 13 |
|------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Operating | \$1,224,990 | \$1,224,990 | \$1,224,990 | \$1,224,990 | \$1,224,990 | \$1,224,990 | \$1,224,990 | \$1,224,990 | \$1,224,990 | \$1,224,990 | \$1,224,990 | \$1,224,990 | \$1,224,990 |
| Initial Capital | \$1,792,000 | \$1,792,000 | \$1,792,000 | \$1,792,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Accrual | \$0 | \$0 | \$0 | \$0 | \$888,245 | \$888,245 | \$888,245 | \$888,245 | \$888,245 | \$888,245 | \$888,245 | \$888,245 | \$888,245 |
| Residual | \$3,016,990 | \$3,016,990 | \$3,016,990 | \$3,016,990 | \$2,113,234 | \$2,113,234 | \$2,113,234 | \$2,113,234 | \$2,113,234 | \$2,113,234 | \$2,113,234 | \$2,113,234 | \$2,113,234 |
| Discount Rates | 1.000000 | 0.970874 | 0.942596 | 0.915142 | 0.888487 | 0.862909 | 0.837484 | 0.813092 | 0.789409 | 0.766417 | 0.744094 | 0.722421 | 0.701390 |
| Discounted Costs | \$3,016,990 | \$2,929,116 | \$2,843,892 | \$2,760,973 | \$2,680,555 | \$1,622,894 | \$1,759,800 | \$1,716,253 | \$1,668,206 | \$1,619,618 | \$1,572,445 | \$1,526,045 | \$1,482,180 |

Required Conversion Net Present Value:

| | 20 Year | 30 Year | 40 Year |
|----------------|-------------|---------|---------|
| Total | \$3,645,873 | | |
| Per Unit | \$143,148 | | |
| Per Unit Month | \$986 | | |

| Voucher | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 | Year 11 | Year 12 | Year 13 |
|------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Voucher | \$2,538,960 | \$2,538,960 | \$2,538,960 | \$2,538,960 | \$2,538,960 | \$2,538,960 | \$2,538,960 | \$2,538,960 | \$2,538,960 | \$2,538,960 | \$2,538,960 | \$2,538,960 | \$2,538,960 |
| Relocation | \$320,000 | | | | | | | | | | | | |
| TOTAL | \$2,858,960 | \$2,538,960 | \$2,538,960 | \$2,538,960 | \$2,538,960 | \$2,538,960 | \$2,538,960 | \$2,538,960 | \$2,538,960 | \$2,538,960 | \$2,538,960 | \$2,538,960 | \$2,538,960 |
| Discount Rates | 1.000000 | 0.970874 | 0.942596 | 0.915142 | 0.888487 | 0.862909 | 0.837484 | 0.813092 | 0.789409 | 0.766417 | 0.744094 | 0.722421 | 0.701390 |
| Discounted Costs | \$2,858,960 | \$2,465,010 | \$2,393,213 | \$2,323,508 | \$2,255,833 | \$2,190,129 | \$2,128,339 | \$2,064,407 | \$2,004,278 | \$1,945,901 | \$1,889,225 | \$1,834,199 | \$1,780,775 |

Required Conversion Net Present Value:

| | 20 Year | 30 Year | 40 Year |
|----------------|-------------|---------|---------|
| Total | \$3,226,813 | | |
| Per Unit | \$153,229 | | |
| Per Unit Month | \$638 | | |

Required Conversion Net Present Value DELTA:

| | 20 Year | 30 Year | 40 Year |
|---------|---------|---------|---------|
| Dollar | -442 | | |
| Percent | -7% | | |

| | Year 14 | Year 15 | Year 16 | Year 17 | Year 18 | Year 19 | Year 20 | Year 21 | Year 22 | Year 23 | Year 24 | Year 25 | Year 26 | Year 27 | Year 28 |
|-----------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| Public Housing | | | | | | | | | | | | | | | |
| Operating | \$1,224,980 | \$1,224,980 | \$1,224,980 | \$1,224,980 | \$1,224,980 | \$1,224,980 | \$1,224,980 | \$1,224,980 | \$1,224,980 | \$1,224,980 | \$1,224,980 | \$1,224,980 | \$1,224,980 | \$1,224,980 | \$1,224,980 |
| Initial Capital | | | | | | | | | | | | | | | |
| Accrual | \$888,245 | \$888,245 | \$888,245 | \$888,245 | \$888,245 | \$888,245 | \$888,245 | \$888,245 | \$888,245 | \$888,245 | \$888,245 | \$888,245 | \$888,245 | \$888,245 | \$888,245 |
| Roadfund | | | | | | | | | | | | | | | |
| TOTAL | \$2,113,224 |
| Discount Rates | 0.600951 | 0.61118 | 0.641862 | 0.623167 | 0.600016 | 0.587395 | 0.570266 | 0.553676 | 0.537549 | 0.521893 | 0.506692 | 0.491934 | 0.477696 | 0.463895 | 0.450189 |
| Discounted Costs | \$1,438,010 | \$1,397,097 | \$1,356,405 | \$1,316,888 | \$1,278,541 | \$1,241,302 | \$1,205,148 | \$1,170,046 | \$1,135,987 | \$1,102,881 | \$1,070,758 | \$1,039,571 | \$1,009,282 | \$979,895 | \$951,355 |

| | Year 14 | Year 15 | Year 16 | Year 17 | Year 18 | Year 19 | Year 20 | Year 21 | Year 22 | Year 23 | Year 24 | Year 25 | Year 26 | Year 27 | Year 28 |
|------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| Voucher | | | | | | | | | | | | | | | |
| Voucher | \$2,538,960 | \$2,538,960 | \$2,538,960 | \$2,538,960 | \$2,538,960 | \$2,538,960 | \$2,538,960 | \$2,538,960 | \$2,538,960 | \$2,538,960 | \$2,538,960 | \$2,538,960 | \$2,538,960 | \$2,538,960 | \$2,538,960 |
| Rebation | | | | | | | | | | | | | | | |
| TOTAL | \$2,538,960 |
| Discount Rates | 0.600951 | 0.61118 | 0.641862 | 0.623167 | 0.600016 | 0.587395 | 0.570266 | 0.553676 | 0.537549 | 0.521893 | 0.506692 | 0.491934 | 0.477696 | 0.463895 | 0.450189 |
| Discounted Costs | \$1,728,908 | \$1,679,552 | \$1,629,662 | \$1,582,196 | \$1,538,113 | \$1,491,371 | \$1,447,933 | \$1,405,761 | \$1,364,816 | \$1,325,064 | \$1,286,470 | \$1,249,000 | \$1,212,621 | \$1,177,302 | \$1,143,012 |

| | Year 20 | Year 21 | Year 22 | Year 23 | Year 24 | Year 25 | Year 26 | Year 27 | Year 28 | Year 29 | Year 30 | Year 31 | Year 32 | Year 33 | Year 34 | Year 35 | Year 36 | Year 37 | Year 38 | Year 39 | Year 40 | |
|------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Public Housing | | | | | | | | | | | | | | | | | | | | | | |
| Operating | \$1,224,990 | \$1,224,990 | \$1,224,990 | \$1,224,990 | \$1,224,990 | \$1,224,990 | \$1,224,990 | \$1,224,990 | \$1,224,990 | \$1,224,990 | \$1,224,990 | \$1,224,990 | \$1,224,990 | \$1,224,990 | \$1,224,990 | \$1,224,990 | \$1,224,990 | \$1,224,990 | \$1,224,990 | \$1,224,990 | \$1,224,990 | \$1,224,990 |
| Initial Capital | | | | | | | | | | | | | | | | | | | | | | |
| Annual | \$888,245 | \$888,245 | \$888,245 | \$888,245 | \$888,245 | \$888,245 | \$888,245 | \$888,245 | \$888,245 | \$888,245 | \$888,245 | \$888,245 | \$888,245 | \$888,245 | \$888,245 | \$888,245 | \$888,245 | \$888,245 | \$888,245 | \$888,245 | \$888,245 | \$888,245 |
| Residual | | | | | | | | | | | | | | | | | | | | | | |
| TOTAL | \$2,113,234 | \$2,113,234 | \$2,113,234 | \$2,113,234 | \$2,113,234 | \$2,113,234 | \$2,113,234 | \$2,113,234 | \$2,113,234 | \$2,113,234 | \$2,113,234 | \$2,113,234 | \$2,113,234 | \$2,113,234 | \$2,113,234 | \$2,113,234 | \$2,113,234 | \$2,113,234 | \$2,113,234 | \$2,113,234 | \$2,113,234 | \$2,113,234 |
| Discount Rates | 0.437077 | 0.424346 | 0.411987 | 0.399987 | 0.377026 | 0.365045 | 0.353063 | 0.341083 | 0.329102 | 0.317121 | 0.305140 | 0.293159 | 0.281178 | 0.269197 | 0.257216 | 0.245235 | 0.233254 | 0.221273 | 0.209292 | 0.197311 | 0.185330 | 0.173349 |
| Discounted Costs | \$823,645 | \$896,743 | \$870,824 | \$845,266 | \$796,745 | \$779,539 | \$751,008 | \$729,134 | \$707,897 | \$687,279 | \$667,261 | \$647,847 | \$629,017 | \$610,765 | \$593,085 | \$575,972 | \$559,421 | \$543,427 | \$527,987 | \$513,098 | \$498,757 | \$484,961 |

| | Year 20 | Year 21 | Year 22 | Year 23 | Year 24 | Year 25 | Year 26 | Year 27 | Year 28 | Year 29 | Year 30 | Year 31 | Year 32 | Year 33 | Year 34 | Year 35 | Year 36 | Year 37 | Year 38 | Year 39 | Year 40 | |
|------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Voucher | | | | | | | | | | | | | | | | | | | | | | |
| Voucher | \$2,538,960 | \$2,538,960 | \$2,538,960 | \$2,538,960 | \$2,538,960 | \$2,538,960 | \$2,538,960 | \$2,538,960 | \$2,538,960 | \$2,538,960 | \$2,538,960 | \$2,538,960 | \$2,538,960 | \$2,538,960 | \$2,538,960 | \$2,538,960 | \$2,538,960 | \$2,538,960 | \$2,538,960 | \$2,538,960 | \$2,538,960 | \$2,538,960 |
| Rebation | | | | | | | | | | | | | | | | | | | | | | |
| TOTAL | \$2,538,960 | \$2,538,960 | \$2,538,960 | \$2,538,960 | \$2,538,960 | \$2,538,960 | \$2,538,960 | \$2,538,960 | \$2,538,960 | \$2,538,960 | \$2,538,960 | \$2,538,960 | \$2,538,960 | \$2,538,960 | \$2,538,960 | \$2,538,960 | \$2,538,960 | \$2,538,960 | \$2,538,960 | \$2,538,960 | \$2,538,960 | \$2,538,960 |
| Discount Rates | 0.437077 | 0.424346 | 0.411987 | 0.399987 | 0.377026 | 0.365045 | 0.353063 | 0.341083 | 0.329102 | 0.317121 | 0.305140 | 0.293159 | 0.281178 | 0.269197 | 0.257216 | 0.245235 | 0.233254 | 0.221273 | 0.209292 | 0.197311 | 0.185330 | 0.173349 |
| Discounted Costs | \$1,109,720 | \$1,077,388 | \$1,046,018 | \$1,015,551 | \$957,265 | \$928,373 | \$902,304 | \$876,024 | \$850,508 | \$825,736 | \$801,686 | \$778,347 | \$755,717 | \$733,792 | \$712,567 | \$691,938 | \$671,901 | \$652,453 | \$633,591 | \$615,311 | \$597,610 | \$580,485 |

Voluntary Conversion Calculation
New Budget Authority

| | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 | Year 11 | Year 12 | Year 13 | Year 14 |
|------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| Public Housing | | | | | | | | | | | | | | |
| Operating | \$1,224,990 | \$1,252,344 | \$1,280,309 | \$1,308,698 | \$1,338,126 | \$1,368,006 | \$1,398,554 | \$1,428,784 | \$1,458,711 | \$1,489,351 | \$1,527,720 | \$1,561,834 | \$1,596,710 | \$1,632,365 |
| Initial Capital | \$0 | \$1,632,016 | \$1,872,925 | \$1,914,747 | \$1,957,504 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Accrual | \$0 | \$0 | \$0 | \$0 | \$0 | \$891,947 | \$1,014,697 | \$1,036,742 | \$1,059,882 | \$1,083,560 | \$1,107,756 | \$1,132,492 | \$1,157,781 | \$1,183,634 |
| Residual | | | | | | | | | | | | | | |
| TOTAL | \$1,224,990 | \$3,084,359 | \$3,153,233 | \$3,223,645 | \$3,295,630 | \$2,359,953 | \$2,412,651 | \$2,466,526 | \$2,521,603 | \$2,577,911 | \$2,635,476 | \$2,694,326 | \$2,754,491 | \$2,815,999 |
| Inflation Factor | 1.000 | 1.0223 | 1.0452 | 1.0685 | 1.0924 | 1.1167 | 1.1417 | 1.1672 | 1.1932 | 1.2199 | 1.2471 | 1.2750 | 1.3034 | 1.3326 |

| | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 | Year 11 | Year 12 | Year 13 | Year 14 |
|------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| Voucher | | | | | | | | | | | | | | |
| Voucher | \$2,538,960 | \$2,596,656 | \$2,653,616 | \$2,712,872 | \$2,773,451 | \$2,835,362 | \$2,898,696 | \$2,963,425 | \$3,029,598 | \$3,097,249 | \$3,166,411 | \$3,237,118 | \$3,309,403 | \$3,383,302 |
| Relocation | \$320,000 | | | | | | | | | | | | | |
| TOTAL | \$2,858,960 | \$2,596,656 | \$2,653,616 | \$2,712,872 | \$2,773,451 | \$2,835,362 | \$2,898,696 | \$2,963,425 | \$3,029,598 | \$3,097,249 | \$3,166,411 | \$3,237,118 | \$3,309,403 | \$3,383,302 |
| Inflation Factor | 1.000 | 1.0223 | 1.0452 | 1.0685 | 1.0924 | 1.1167 | 1.1417 | 1.1672 | 1.1932 | 1.2199 | 1.2471 | 1.2750 | 1.3034 | 1.3326 |

Voluntary Conversion New Budget Authority

| | 20 Year | 30 Year | 40 Year |
|--------------------|---------|---------|---------|
| Public Housing PUM | \$903 | | |
| Voucher PUM | \$1,033 | | |
| Delta Dollar | -\$130 | | |
| Delta Percent | -14% | | |

2010 Mandatory Conversion Analysis - Hillcrest

| Public Housing | Year 15 | Year 16 | Year 17 | Year 18 | Year 19 | Year 20 | Year 21 | Year 22 | Year 23 | Year 24 | Year 25 | Year 26 | Year 27 | Year 28 |
|------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Operating | \$1,658,816 | \$1,706,091 | \$1,744,178 | \$1,783,125 | \$1,822,943 | \$1,863,649 | \$1,905,285 | \$1,947,866 | \$1,991,304 | \$2,035,770 | \$2,081,229 | \$2,127,703 | \$2,175,215 | \$2,223,788 |
| Initial Capital | | | | | | | | | | | | | | |
| Accrual | \$1,210,085 | \$1,237,086 | \$1,264,710 | \$1,292,951 | \$1,321,823 | \$1,351,339 | \$1,381,515 | \$1,412,364 | \$1,443,902 | \$1,476,145 | \$1,509,107 | \$1,542,806 | \$1,577,257 | \$1,612,477 |
| Residual | \$2,878,891 | \$2,943,166 | \$3,008,888 | \$3,075,076 | \$3,144,765 | \$3,214,988 | \$3,285,779 | \$3,358,173 | \$3,432,206 | \$3,511,915 | \$3,590,336 | \$3,670,509 | \$3,752,472 | \$3,836,265 |
| Inflation Factor | 1.3523 | 1.3927 | 1.4238 | 1.4566 | 1.4881 | 1.5214 | 1.5553 | 1.5801 | 1.6256 | 1.6619 | 1.6990 | 1.7369 | 1.7757 | 1.8154 |

| Voucher | Year 15 | Year 16 | Year 17 | Year 18 | Year 19 | Year 20 | Year 21 | Year 22 | Year 23 | Year 24 | Year 25 | Year 26 | Year 27 | Year 28 |
|------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Voucher | \$3,458,851 | \$3,536,088 | \$3,615,049 | \$3,695,774 | \$3,779,300 | \$3,862,670 | \$3,948,924 | \$4,037,104 | \$4,127,253 | \$4,219,415 | \$4,313,635 | \$4,409,959 | \$4,508,433 | \$4,609,107 |
| Relocation | | | | | | | | | | | | | | |
| TOTAL | \$3,458,851 | \$3,536,088 | \$3,615,049 | \$3,695,774 | \$3,779,300 | \$3,862,670 | \$3,948,924 | \$4,037,104 | \$4,127,253 | \$4,219,415 | \$4,313,635 | \$4,409,959 | \$4,508,433 | \$4,609,107 |
| Inflation Factor | 1.3523 | 1.3927 | 1.4238 | 1.4566 | 1.4881 | 1.5214 | 1.5553 | 1.5801 | 1.6256 | 1.6619 | 1.6990 | 1.7369 | 1.7757 | 1.8154 |

| Public Housing | Year 29 | Year 30 | Year 31 | Year 32 | Year 33 | Year 34 | Year 35 | Year 36 | Year 37 | Year 38 | Year 39 | Year 40 |
|------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| Operating | \$2,273,445 | \$2,324,211 | \$2,376,111 | \$2,428,170 | \$2,483,414 | \$2,539,869 | \$2,595,562 | \$2,653,521 | \$2,712,774 | \$2,773,351 | \$2,835,280 | \$2,898,592 |
| Initial Capital | | | | | | | | | | | | |
| Accrual | \$1,648,484 | \$1,685,294 | \$1,722,927 | \$1,761,400 | \$1,800,733 | \$1,840,943 | \$1,882,052 | \$1,924,078 | \$1,967,043 | \$2,010,967 | \$2,055,872 | \$2,101,790 |
| Residual | | | | | | | | | | | | |
| TOTAL | \$3,921,929 | \$4,009,505 | \$4,099,038 | \$4,190,570 | \$4,284,146 | \$4,379,812 | \$4,477,613 | \$4,577,599 | \$4,679,817 | \$4,784,318 | \$4,891,152 | \$5,000,372 |
| Inflation Factor | 1.8559 | 1.8973 | 1.9397 | 1.9830 | 2.0273 | 2.0726 | 2.1188 | 2.1662 | 2.2145 | 2.2640 | 2.3145 | 2.3662 |

| Voucher | Year 29 | Year 30 | Year 31 | Year 32 | Year 33 | Year 34 | Year 35 | Year 36 | Year 37 | Year 38 | Year 39 | Year 40 |
|------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| Voucher | \$4,712,029 | \$4,817,249 | \$4,924,819 | \$5,034,790 | \$5,147,218 | \$5,262,156 | \$5,379,660 | \$5,499,788 | \$5,622,589 | \$5,748,152 | \$5,876,509 | \$6,007,792 |
| Relocation | | | | | | | | | | | | |
| TOTAL | \$4,712,029 | \$4,817,249 | \$4,924,819 | \$5,034,790 | \$5,147,218 | \$5,262,156 | \$5,379,660 | \$5,499,788 | \$5,622,589 | \$5,748,152 | \$5,876,509 | \$6,007,792 |
| Inflation Factor | 1.8559 | 1.8973 | 1.9397 | 1.9830 | 2.0273 | 2.0726 | 2.1188 | 2.1662 | 2.2145 | 2.2640 | 2.3145 | 2.3662 |

14. 7.0 (d) HOMEOWNERSHIP RESPONSE

The Wilmington Housing Authority (WHA) is committed to providing residents living in Public Housing and Section 8 with opportunities to become homeowners and incentives to complete the necessary preparations to make their homeownership dream a reality. It is our endeavor to create a positive and stabilizing force in the community.

WHA has received the following grants to assist homebuyers with their self-sufficiency goals:

- \$200,000—North Carolina Housing Finance Agency – Individual Development Account Loan Pool --Downpayment and or closing costs assistance in the form of permanent subordinate mortgages.
- \$55,273—U. S. Department of Housing and Urban Development—Funds for a Family Self Sufficiency Coordinator to assist Housing Choice Voucher families increase earned income, reduce or eliminate the need for welfare assistance and make progress toward achieving economic independence and housing self-sufficiency.
- \$44,000—North Carolina Department of Labor & North Carolina Housing Finance Agency— Matching and Administrative Funds to assist participants with downpayment or closing costs.
- \$240,000—U. S. Department of Housing and Urban Development—Funds received for a ROSS Service Coordinator to assist public housing families with increase earned income, reduce or eliminate the need for welfare assistance and make progress toward achieving economic independence and housing self-sufficiency.

SECTION 8 HOMEOWNERSHIP PROGRAM

This program allows Section 8 participants to convert vouchers from rental to homeownership. The eligibility criteria for participation in the program can be found in the Section 8 Administrative Plan under the Section 8 Homeownership Program. We have designated 25 slots for the program and currently have 12 families that have converted their vouchers from rental to homeownership.

WHA has plans to submit a grant application to HUD to fund the 2010 Housing Choice Voucher Family Self-Sufficiency Coordinator to assist residents with their homeownership and self-sufficiency goals and to coordinate the Section 8 Homeownership Program.

The Homeownership Coordinator will assist families with referrals to homebuyer's education workshops, budgeting, money management, credit counseling, credit repair, post purchase counseling, mortgage qualification assistance, and oversee the entire operation of the Section 8 Homeownership program.

INDIVIDUAL DEVELOPMENT ACCOUNT (IDA)

The Individual Development Accounts is an asset-based strategy program designed to help low-income individuals and families build assets, build financial security and stability, along with stronger communities.

WHA received a five-year grant in the amount of \$44,000 from the North Carolina Department of Labor to provide downpayment and/or closing costs assistance to 20 participants in the IDA Program. A portion of the funds will be used for administrative costs. We currently have 17 active members participating in the program.

The participant will be required to save \$1,000 of earned income, complete the homebuyer's education and financial literacy (Money Smart) workshops in order to qualify for the \$2,000 in matching funds from North Carolina Department of Labor and North Carolina Housing Finance Agency.

IDA programs provide participants with the skills and knowledge necessary to make wise housing investment choices and to plan for the future. By means of this program, we have assisted 16 individuals and families with achieving their homeownership goals.

PROJECT BASED VOUCHERS

The Housing Authority of the City of Wilmington anticipates it will project-base up to 20% of its Housing Choice Voucher allotment (approximately 361 vouchers). These vouchers may be awarded to 3rd party developers and service providers, or to projects initiated by the Housing Authority or its instrumentality Housing & Economic Opportunities, Inc. either competitively or non-competitively depending upon the circumstances surrounding the award. Furthermore, to the extent allowable by HUD, the funding source created by these same project based vouchers may be leveraged to create a financing source for the acquisition, rehab, and/or new construction of affordable housing within New Hanover County.

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/20011

| Part I: Summary | | | | | |
|-------------------------------------|---|--|---------------------------------------|---------------------------------------|---------------------------------------|
| Wilmington Housing Authority, NC001 | | City of Wilmington, New Hanover County, NC | | Revision No: 2 | |
| A. | Work Statement for Year 1 FFY 2009 | Work Statement for Year 2 FFY 2010 | Work Statement for Year 3 FFY 2011 | Work Statement for Year 4 FFY 2012 | Work Statement for Year 5 FFY 2013 |
| All Sites | | | | | |
| B. | Physical Improvements | \$13,395,000 | \$18,167,500 | \$14,600,000 | \$33,350,000 |
| | Subtotal | | | \$60,000 | \$310,000 |
| C. | Management Improvements | \$150,850 | \$55,000 | \$290,000 | \$70,000 |
| D. | PHA-Wide Non-dwelling Structures and Equipment | \$910,000 | \$485,000 | | |
| E. | Administration | \$200,000 | \$160,000 | \$170,000 | \$180,000 |
| F. | Other (consultants, etc.) | \$150,000 | \$150,000 | \$150,000 | \$150,000 |
| G. | Operations | \$400,000 | \$320,000 | \$340,000 | \$360,000 |
| H. | Demolition | | | | \$1,500,000 |
| I. | Development (non RHF) | \$100,000 | \$100,000 | \$100,000 | \$100,000 |
| J. | Capital Fund Financing – Debt Service | \$85,447 | \$85,447 | \$85,447 | \$500,000 |
| K. | Total CFP Funds | \$2,000,000 | \$1,600,000 | \$1,700,000 | \$1,800,000 |
| L. | Total Non-CFP Funds (may require delay in implementation) | \$13,391,297 | \$17,922,947 | \$14,095,447 | \$34,720,000 |
| M. | Grand Total | \$15,391,297 | \$19,522,947 | \$15,795,447 | \$36,520,000 |

Part II: Supporting Pages – Physical Needs Work Statement(s)

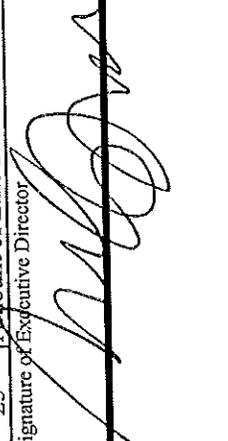
| Work Statement for Year 1 FFY 2009 | Work Statement for Year 2010 | | Work Statement for Year 2011 | | | |
|------------------------------------|---|-----------------------|------------------------------|---|----------------|----------------|
| | Development Number/Name General Description of Major Work Categories | Quantity | Estimated Cost | Development Number/Name General Description of Major Work Categories | Quantity | Estimated Cost |
| See Annual Statement | HM – Laundromat | 17 washers/17 dryers | \$100,000 | Creekwood South Exterior Rehab | 17 buildings | \$750,000 |
| | HM – Community Ctr | | \$100,000 | HA-Wide Park Improvements, Equipment, Tables, Grills, Garbage Cans | TBD | \$100,000 |
| | HM – Sidewalks, Streets, Fencing | | \$400,000 | ST, RT, HM, CWS Video Surveillance | TBD | \$325,000 |
| | HM – Underground Electric | 150 units, site wide | \$150,000 | WHA-wide lock upgrades | | \$100,000 |
| | HM – Tot Lot | | \$50,000 | Solomon Hallway Imp | 11 floors | \$160,000 |
| | Solomon – Kitchens | 141 units | \$500,000 | Vesta Village Hot Water Heaters | 44 units | \$60,000 |
| | Solomon – Fire Alarm Upgrades | 1 building, 151 units | \$75,000 | Vesta Village Siding Replacement | 44 units | \$210,000 |
| | Central Office Resident Training Center / Conference Room | | \$300,000 | HM, VV, CWS Splash Pads | 3 pads | \$150,000 |
| | Central Office 1 st Floor Remodel | | \$50,000 | VV – Restore mgmt office to residential use | 1 unit | \$7,500 |
| | Central Office HVAC Upgrades | | \$100,000 | ST – Balcony Repair | 75 units | \$60,000 |
| | Central Office Kitchen Upgrades | | \$10,000 | RT – Relocation | Up to 80 units | \$100,000 |
| | ST – Laundromat | | \$125,000 | ST- Rec Center Renov | | \$15,000 |
| | HC – Youthbuild Bldg | | \$125,000 | ST- Relocate Mgmt ofc | | \$15,000 |
| | CWS Rehab | 138 units | \$12,100,000 | New Const Senior | 50 units | \$6,500,000 |
| | HA-Wide Office Ceilings Repl | | \$120,000 | RT – Rehab, New Const & Mgmt Office | 80 units | \$10,100,000 |
| | Subtotal of Estimated Cost | | \$14,305,000 | Subtotal of Estimated Cost | | \$18,670,000 |

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

PHA Name: _____ Grant Type and Number _____ Federal FY of Grant: 2006
 The Housing Authority of the City of Wilmington, NC Capital Fund Program Grant No: NC19R00150106

Original Annual Statement Reserve for Disasters/ Emergencies
 Performance and Evaluation Report for Period Ending: _____
 Final Performance and Evaluation Report

| Line No. | Summary by Development Account | Total Estimated Cost | | | Total Actual Cost | |
|----------|---|----------------------|---------------|---------------|-------------------|--|
| | | Original | Revised | Obligated | Expended | |
| 1 | Total non-CFP Funds | | | | | |
| 2 | 1406 Operations | | | | | |
| 3 | 1408 Management Improvements Soft Costs | \$ | \$ 36,570.00 | \$ 36,570.00 | \$ 36,570.00 | |
| 4 | 1410 Administration | | | | | |
| 5 | 1411 Audit | | | | | |
| 6 | 1415 Liquidated Damages | | | | | |
| 7 | 1430 Fees and Costs | | | | | |
| 8 | 1440 Site Acquisition | | | | | |
| 9 | 1450 Site Improvement | | | | | |
| 10 | 1460 Dwelling Structures | | | | | |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | | | | | |
| 12 | 1470 Nondwelling Structures | | | | | |
| 13 | 1475 Nondwelling Equipment | | | | | |
| 14 | 1485 Demolition | | | | | |
| 15 | 1490 Replacement Reserve | | | | | |
| 16 | 1492 Moving to Work Demonstration | | | | | |
| 17 | 1495.1 Relocation Costs | \$ | \$ 329,132.00 | \$ 329,132.00 | \$ 329,132.00 | |
| 18 | 1499 Development Activities | | | | | |
| 19 | 1502 Contingency | | | | | |
| 20 | 9000 Capital Fund Borrowing Debt Service | | | | | |
| 21 | Amount of Annual Grant: (sum of lines....) | \$ | \$ 365,702.00 | \$ 365,702.00 | \$ 365,702.00 | |
| 22 | Amount of Line 21 Related to LBP Activities | | | | | |
| 23 | Amount of Line 21 Related to Section 504 compliance | | | | | |
| 24 | Amount of Line 21 Related to Security | | | | | |
| 25 | Amount of Line 21 Related to Energy Conservation Measures | | | | | |

Signature of Executive Director:  Date: 10-18-10
 Signature of Public Housing Director: _____ Date: _____

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

PHA Name: _____ Grant Type and Number: _____ Federal FY of Grant: 2006
 The Housing Authority of the City of Wilmington, NC Capital Fund Program Grant No: NC19R00150306

Replacement Housing Factor Grant No: NC19R00150306
 Original Annual Statement Reserve for Disasters/ Emergencies
 Performance and Evaluation Report for Period Ending: _____ Revised Annual Statement (revision no:)
 Summary by Development Account Final Performance and Evaluation Report

| Line No. | Summary by Development Account | Total Estimated Cost | | | Total Actual Cost | |
|----------|---|----------------------|--------------|-----------|-------------------|--|
| | | Original | Revised | Obligated | Expended | |
| 1 | Total non-CFP Funds | | | | | |
| 2 | 1406 Operations | | | | | |
| 3 | 1408 Management Improvements Soft Costs | | | 1,080.00 | 1,080.00 | |
| 4 | 1410 Administration | \$ - | \$ 1,080.00 | | \$ 1,080.00 | |
| 5 | 1411 Audit | | | | | |
| 6 | 1415 Liquidated Damages | | | | | |
| 7 | 1430 Fees and Costs | | | | | |
| 8 | 1440 Site Acquisition | | | | | |
| 9 | 1450 Site Improvement | | | | | |
| 10 | 1460 Dwelling Structures | | | | | |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | | | | | |
| 12 | 1470 Nondwelling Structures | | | | | |
| 13 | 1475 Nondwelling Equipment | | | | | |
| 14 | 1485 Demolition | | | | | |
| 15 | 1490 Replacement Reserve | | | | | |
| 16 | 1492 Moving to Work Demonstration | | | | | |
| 17 | 1495.1 Relocation Costs | \$ 10,804.00 | \$ 9,724.00 | 9,724.00 | \$ 9,724.00 | |
| 18 | 1499 Development Activities | | | | | |
| 19 | 1502 Contingency | | | | | |
| 20 | 9000 Capital Fund Borrowing Debt Service | | | | | |
| 21 | Amount of Annual Grant: (sum of lines.....) | \$ 10,804.00 | \$ 10,804.00 | 10,804.00 | \$ 10,804.00 | |
| 22 | Amount of Line 21 Related to LBP Activities | | | | | |
| 23 | Amount of Line 21 Related to Section 504 compliance | | | | | |
| 24 | Amount of Line 21 Related to Security | | | | | |
| 25 | Amount of Line 21 Related to Energy Conservation Measures | | | | | |

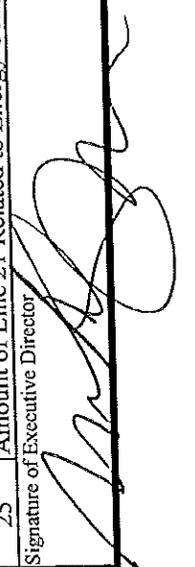
Signature of Executive Director: _____ Date: 10-18-10
 Signature of Public Housing Director: _____ Date: _____

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

PHA Name: The Housing Authority of the City of Wilmington, NC Grant Type and Number: Capital Fund Program Grant No: NC19R00150406 Federal FY of Grant: 2006

Replacement Housing Factor Grant No: NC19R00150406
 Original Annual Statement Reserve for Disasters/ Emergencies
 Performance and Evaluation Report for Period Ending: 09/30/10 Revised Annual Statement (revision no:)
 Final Performance and Evaluation Report

| Line No. | Summary by Development Account | Total Estimated Cost | | | Total Actual Cost |
|----------|---|----------------------|-------------|-------------|-------------------|
| | | Original | Revised | Obligated | |
| 1 | Total non-CFP Funds | | | | |
| 2 | 1406 Operations | | | | |
| 3 | 1408 Management Improvements Soft Costs | \$ | 782.00 | \$ 782.00 | \$ - |
| 4 | 1410 Administration | | | | |
| 5 | 1411 Audit | | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | | | | |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | | | | |
| 10 | 1460 Dwelling Structures | | | | |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | | | | |
| 12 | 1470 Nondwelling Structures | | | | |
| 13 | 1475 Nondwelling Equipment | | | | |
| 14 | 1485 Demolition | | | | |
| 15 | 1490 Replacement Reserve | | | | |
| 16 | 1492 Moving to Work Demonstration | | | | |
| 17 | 1495.1 Relocation Costs | \$ 7,821.00 | 7,039.00 | \$ 7,039.00 | \$ 1,442.08 |
| 18 | 1499 Development Activities | | | | |
| 19 | 1502 Contingency | | | | |
| 20 | 9000 Capital Fund Borrowing Debt Service | | | | |
| | | \$ 7,821.00 | \$ 7,821.00 | \$ 7,821.00 | \$ 1,442.08 |
| 21 | Amount of Annual Grant: (sum of lines....) | | | | |
| 22 | Amount of Line 21 Related to LBP Activities | | | | |
| 23 | Amount of Line 21 Related to Section 504 compliance | | | | |
| 24 | Amount of Line 21 Related to Security | | | | |
| 25 | Amount of Line 21 Related to Energy Conservation Measures | | | | |

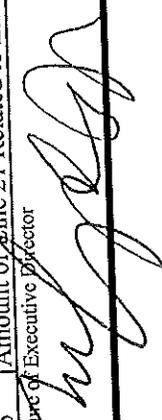
Signature of Executive Director:  Date: 10-15-10
 Signature of Public Housing Director: _____ Date: _____

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

PHA Name: The Housing Authority of the City of Wilmington, NC Grant Type and Number: NC19R00150107 Federal FY of Grant: 2007

Capital Fund Program Grant No.: NC19R00150107 Replaced Annual Statement (revision no:)
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement and Evaluation Report
 Performance and Evaluation Report for Period Ending: 09/30/10 Final Performance and Evaluation Report

| Line No. | Summary by Development Account | Total Estimated Cost | | Obligated | Total Actual Cost | Expended |
|----------|---|----------------------|------------|---------------|-------------------|---------------|
| | | Original | Revised | | | |
| 1 | Total non-CFP Funds | | | | | |
| 2 | 1406 Operations | | | | | |
| 3 | 1408 Management Improvements Soft Costs | \$ | 37,492.00 | \$ 37,492.00 | | |
| 4 | 1410 Administration | | | | | |
| 5 | 1411 Audit | | | | | |
| 6 | 1415 Liquidated Damages | | | | | |
| 7 | 1430 Fees and Costs | | | | | |
| 8 | 1440 Site Acquisition | | | | | |
| 9 | 1450 Site Improvement | | | | | |
| 10 | 1460 Dwelling Structures | | | | | |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | | | | | |
| 12 | 1470 Nondwelling Structures | | | | | |
| 13 | 1475 Nondwelling Equipment | | | | | |
| 14 | 1485 Demolition | | | | | |
| 15 | 1490 Replacement Reserve | | | | | |
| 16 | 1492 Moving to Work Demonstration | | | | | |
| 17 | 1495.1 Relocation Costs | \$ | 337,436.00 | \$ 337,436.00 | \$ 118,710.32 | |
| 18 | 1499 Development Activities | | | | | |
| 19 | 1502 Contingency | | | | | |
| 20 | 9000 Capital Fund Borrowing Debt Service | | | | | |
| | | \$ | 374,928.00 | \$ 374,928.00 | \$ 374,928.00 | \$ 118,710.32 |
| 21 | Amount of Annual Grant: (sum of lines.....) | | | | | |
| 22 | Amount of Line 21 Related to LBP Activities | | | | | |
| 23 | Amount of Line 21 Related to Section 504 compliance | | | | | |
| 24 | Amount of Line 21 Related to Security | | | | | |
| 25 | Amount of Line 21 Related to Energy Conservation Measures | | | | | |

Date: 10-18-10
 Signature of Executive Director: 
 Signature of Public Housing Director: _____ Date: _____

Annual Statement/Performance and Evaluation Report

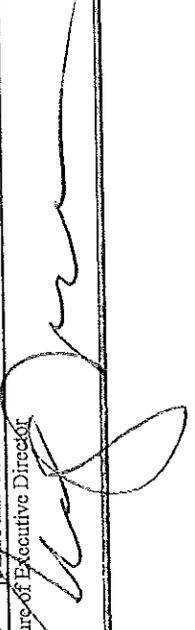
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

Federal FY of Grant: 2007

PEIA Name: The Housing Authority of the City of Wilmington, NC
 Grant Type and Number: Capital Fund Program Grant No: NC19R00150207

Original Annual Statement Reserve for Disasters/ Emergencies
 Performance and Evaluation Report for Period Ending: 09/30/10 Revised Annual Statement (revision no:)
 Final Performance and Evaluation Report

| Line No. | Summary by Development Account | Total Estimated Cost | | | Total Actual Cost |
|----------|---|----------------------|---------------|---------------|-------------------|
| | | Original | Revised | Obligated | |
| 1 | Total non-CFP Funds | | | | |
| 2 | 1406 Operations | | | | |
| 3 | 1408 Management Improvements Soft Costs | | | | |
| 4 | 1410 Administration | \$ - | \$ 27,520.00 | \$ 27,520.00 | \$ - |
| 5 | 1411 Audit | | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | | | | |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | | | | |
| 10 | 1460 Dwelling Structures | | | | |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | | | | |
| 12 | 1470 Nondwelling Structures | | | | |
| 13 | 1475 Nondwelling Equipment | | | | |
| 14 | 1485 Demolition | | | | |
| 15 | 1490 Replacement Reserve | | | | |
| 16 | 1492 Moving to Work Demonstration | | | | |
| 17 | 1495.1 Relocation Costs | | | | |
| 18 | 1499 Development Activities | \$ 275,205.00 | \$ 247,685.00 | \$ 247,685.00 | \$ - |
| 19 | 1502 Contingency | | | | |
| 20 | 9000 Capital Fund Borrowing Debt Service | | | | |
| 21 | Amount of Annual Grant (sum of lines.....) | \$ 275,205.00 | \$ 275,205.00 | \$ 275,205.00 | \$ - |
| 22 | Amount of Line 21 Related to LBP Activities | | | | |
| 23 | Amount of Line 21 Related to Section 504 compliance | | | | |
| 24 | Amount of Line 21 Related to Security | | | | |
| 25 | Amount of Line 21 Related to Energy Conservation Measures | | | | |

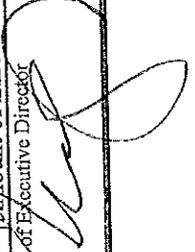
Signature of Executive Director:  Date: 10-18-10
 Signature of Public Housing Director: _____ Date: _____

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

PHA Name: The Housing Authority of the City of Wilmington, NC Grant Type and Number: Capital Fund Program Grant No: NC19R00150108 Federal FY of Grant: 2008

Replacement Housing Factor Grant No: NC19R00150108
 Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 09/30/10 Final Performance and Evaluation Report

| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost |
|----------|---|----------------------|---------------|-------------------|
| | | Original | Revised | |
| 1 | Total non-CFP Funds | | | |
| 2 | 1406 Operations | | | |
| 3 | 1408 Management Improvements Soft Costs | \$ - | \$ 41,552.00 | \$ 41,552.00 |
| 4 | 1410 Administration | | | |
| 5 | 1411 Audit | | | |
| 6 | 1415 Liquidated Damages | | | |
| 7 | 1430 Fees and Costs | | | |
| 8 | 1440 Site Acquisition | | | |
| 9 | 1450 Site Improvement | | | |
| 10 | 1460 Dwelling Structures | | | |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | | | |
| 12 | 1470 Nondwelling Structures | | | |
| 13 | 1475 Nondwelling Equipment | | | |
| 14 | 1485 Demolition | | | |
| 15 | 1490 Replacement Reserve | | | |
| 16 | 1492 Moving to Work Demonstration | | | |
| 17 | 1495.1 Relocation Costs | \$ 415,521.00 | \$ 373,969.00 | \$ 373,969.00 |
| 18 | 1499 Development Activities | | | |
| 19 | 1502 Contingency | | | |
| 20 | 9000 Capital Fund Borrowing Debt Service | | | |
| 21 | Amount of Annual Grant: (sum of lines.....) | \$ 415,521.00 | \$ 415,521.00 | \$ 415,521.00 |
| 22 | Amount of Line 21 Related to LBP Activities | | | |
| 23 | Amount of Line 21 Related to Section 504 compliance | | | |
| 24 | Amount of Line 21 Related to Security | | | |
| 25 | Amount of Line 21 Related to Energy Conservation Measures | | | |

Signature of Executive Director:  Date: 10-18-10
 Signature of Public Housing Director: _____ Date: _____

Annual Statement/Performance and Evaluation Report

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

PHA Name: _____ Grant Type and Number: _____ Federal FY of Grant: 2009
 The Housing Authority of the City of Wilmington, NC Capital Fund Program Grant No: NC19R00150109

Replacement Housing Factor Grant No: NC19R00150109
 Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 09/30/10 Final Performance and Evaluation Report

| Line No. | Summary by Development Account | Total Estimated Cost | | | Total Actual Cost |
|----------|---|----------------------|---------------|--------------|-------------------|
| | | Original | Revised | Obligated | |
| 1 | Total non-CFP Funds | | | | |
| 2 | 1406 Operations | | | | |
| 3 | 1408 Management Improvements Soft Costs | \$ - | \$ 41,333.00 | \$ 41,333.00 | \$ - |
| 4 | 1410 Administration | | | | |
| 5 | 1411 Audit | | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | | | | |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | | | | |
| 10 | 1460 Dwelling Structures | | | | |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | | | | |
| 12 | 1470 Nondwelling Structures | | | | |
| 13 | 1475 Nondwelling Equipment | | | | |
| 14 | 1485 Demolition | | | | |
| 15 | 1490 Replacement Reserve | | | | |
| 16 | 1492 Moving to Work Demonstration | | | | |
| 17 | 1495.1 Relocation Costs | \$ 413,334.00 | \$ 372,001.00 | \$ - | \$ - |
| 18 | 1499 Development Activities | | | | |
| 19 | 1502 Contingency | | | | |
| 20 | 9000 Capital Fund Borrowing Debt Service | | | | |
| 21 | Amount of Annual Grant: (sum of lines.....) | \$ 413,334.00 | \$ 413,334.00 | \$ 41,333.00 | \$ - |
| 22 | Amount of Line 21 Related to LBP Activities | | | | |
| 23 | Amount of Line 21 Related to Section 504 compliance | | | | |
| 24 | Amount of Line 21 Related to Security | | | | |
| 25 | Amount of Line 21 Related to Energy Conservation Measures | | | | |

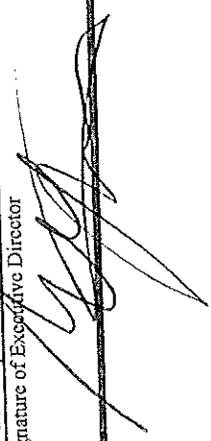
Signature of Executive Director: _____ Date: 10-18-10
 Signature of Public Housing Director: _____ Date: _____

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

PHA Name: The Housing Authority of the City of Wilmington, NC Grant Type and Number: Capital Fund Program Grant No: NC19R00150209 Federal FY of Grant: 2009

Replacement Housing Factor Grant No: NC19R00150209
 Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 09/30/10 Final Performance and Evaluation Report

| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost |
|----------|---|----------------------|---------------|-------------------|
| | | Original | Revised | |
| 1 | Total non-CFP Funds | | | |
| 2 | 1406 Operations | | | |
| 3 | 1408 Management Improvements Soft Costs | \$ - | \$ 15,499.00 | \$ 15,499.00 |
| 4 | 1410 Administration | | | |
| 5 | 1411 Audit | | | |
| 6 | 1415 Liquidated Damages | | | |
| 7 | 1430 Fees and Costs | | | |
| 8 | 1440 Site Acquisition | | | |
| 9 | 1450 Site Improvement | | | |
| 10 | 1460 Dwelling Structures | | | |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | | | |
| 12 | 1470 Nondwelling Structures | | | |
| 13 | 1475 Nondwelling Equipment | | | |
| 14 | 1485 Demolition | | | |
| 15 | 1490 Replacement Reserve | | | |
| 16 | 1492 Moving to Work Demonstration | | | |
| 17 | 1495.1 Relocation Costs | \$ 154,999.00 | \$ 139,500.00 | \$ - |
| 18 | 1499 Development Activities | | | |
| 19 | 1502 Contingency | | | |
| 20 | 9000 Capital Fund Borrowing Debt Service | | | |
| 21 | Amount of Annual Grant: (sum of lines.....) | \$ 154,999.00 | \$ 154,999.00 | \$ 15,499.00 |
| 22 | Amount of Line 21 Related to LBP Activities | | | |
| 23 | Amount of Line 21 Related to Section 504 compliance | | | |
| 24 | Amount of Line 21 Related to Security | | | |
| 25 | Amount of Line 21 Related to Energy Conservation Measures | | | |

Signature of Executive Director:  Date: 10-1-10

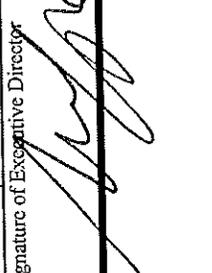
Signature of Public Housing Director: _____ Date: _____

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

PHA Name: Grant Type and Number
 The Housing Authority of the City of Wilmington, NC Capital Fund Program Grant No: NC19R00150110
Replacement Housing Factor Grant No: 2010

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 10-1)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

| Line No. | Summary by Development Account | Total Estimated Cost | | Obligated | Total Actual Cost |
|----------|---|----------------------|---------------|---------------|-------------------|
| | | Original | Revised | | |
| 1 | Total non-CFP Funds | | | | |
| 2 | 1406 Operations | | | | |
| 3 | 1408 Management Improvements Soft Costs | | | | |
| 4 | 1410 Administration | \$ - | \$ 41,266.00 | \$ 41,266.00 | |
| 5 | 1411 Audit | | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | | | | |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | | | | |
| 10 | 1460 Dwelling Structures | | | | |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | | | | |
| 12 | 1470 Nondwelling Structures | | | | |
| 13 | 1475 Nondwelling Equipment | | | | |
| 14 | 1485 Demolition | | | | |
| 15 | 1490 Replacement Reserve | | | | |
| 16 | 1492 Moving to Work Demonstration | | | | |
| 17 | 1495.1 Relocation Costs | | | | |
| 18 | 1499 Development Activities | \$ 412,669.00 | \$ 371,403.00 | \$ 371,403.00 | |
| 19 | 1502 Contingency | | | | |
| 20 | 9000 Capital Fund Borrowing Debt Service | | | | |
| 21 | Amount of Annual Grant: (sum of lines.....) | \$ 412,669.00 | \$ 412,669.00 | \$ 412,669.00 | \$ - |
| 22 | Amount of Line 21 Related to LBP Activities | | | | |
| 23 | Amount of Line 21 Related to Section 504 compliance | | | | |
| 24 | Amount of Line 21 Related to Security | | | | |
| 25 | Amount of Line 21 Related to Energy Conservation Measures | | | | |

Signature of Executive Director:  Date: 10-1-2010
 Signature of Public Housing Director: _____ Date: _____

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

PHA Name: _____ Grant Type and Number _____ Federal FY of Grant: 2010
 The Housing Authority of the City of Wilmington, NC
 Capital Fund Program Grant No: NC19R00150210
 Replacement Housing Factor Grant No: NC19R00150210

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 1)
 Performance and Evaluation Report for Period Ending: _____ Final Performance and Evaluation Report

| Line No. | Summary by Development Account | Total Estimated Cost | | Revised | Obligated | Total Actual Cost |
|----------|---|----------------------|---------------|---------------|---------------|-------------------|
| | | Original | Revised | | | |
| 1 | Total non-CFP Funds | | | | | |
| 2 | 1406 Operations | | | | | |
| 3 | 1408 Management Improvements Soft Costs | | | | | |
| 4 | 1410 Administration | \$ - | \$ 13,493.00 | \$ 13,493.00 | \$ 13,493.00 | |
| 5 | 1411 Audit | | | | | |
| 6 | 1415 Liquidated Damages | | | | | |
| 7 | 1430 Fees and Costs | | | | | |
| 8 | 1440 Site Acquisition | | | | | |
| 9 | 1450 Site Improvement | | | | | |
| 10 | 1460 Dwelling Structures | | | | | |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | | | | | |
| 12 | 1470 Nondwelling Structures | | | | | |
| 13 | 1475 Nondwelling Equipment | | | | | |
| 14 | 1485 Demolition | | | | | |
| 15 | 1490 Replacement Reserve | | | | | |
| 16 | 1492 Moving to Work Demonstration | | | | | |
| 17 | 1495.1 Relocation Costs | \$ 134,934.00 | \$ 121,441.00 | \$ 121,441.00 | \$ 121,441.00 | |
| 18 | 1499 Development Activities | | | | | |
| 19 | 1502 Contingency | | | | | |
| 20 | 9000 Capital Fund Borrowing Debt Service | | | | | |
| 21 | Amount of Annual Grant: (sum of lines.....) | \$ 134,934.00 | \$ 134,934.00 | \$ 134,934.00 | \$ 134,934.00 | \$ - |
| 22 | Amount of Line 21 Related to LBP Activities | | | | | |
| 23 | Amount of Line 21 Related to Section 504 compliance | | | | | |
| 24 | Amount of Line 21 Related to Security | | | | | |
| 25 | Amount of Line 21 Related to Energy Conservation Measures | | | | | |

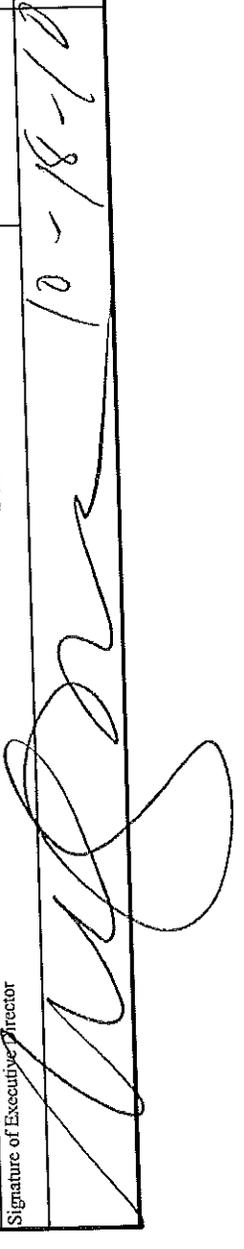
Signature of Executive Director:  Date: 10-18-10
 Signature of Public Housing Director: _____ Date: _____

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

PHA Name: Grant Type and Number
 The Housing Authority of the City of Wilmington, NC Capital Fund Program Grant No: NC19P00150107
Replacement Housing Factor Grant No:

Original Annual Statement Federal FY of Grant: FFY-2007
 Performance and Evaluation Report for Period Ending: Revised Annual Statement (revision no: 2010-1)
 Reserve for Disasters/ Emergencies Final Performance and Evaluation Report

| Line No. | Summary by Development Account | Total Estimated Cost | | | Total Actual Cost | |
|----------|---|----------------------|-----------------|-----------------|-------------------|--|
| | | Original | Revised | Obligated | Expended | |
| 1 | Total non-CFP Funds | \$ - | \$ - | \$ - | \$ - | |
| 2 | 1406 Operations | \$ 120,031.08 | \$ 133,583.07 | \$ 133,583.07 | \$ 84,551.99 | |
| 3 | 1408 Management Improvements Soft Costs | \$ 184,689.12 | \$ 184,689.12 | \$ 184,689.12 | \$ 183,662.00 | |
| 4 | 1410 Administration | | | | | |
| 5 | 1411 Audit | | | | | |
| 6 | 1415 Liquidated Damages | \$ 338,371.00 | \$ 293,061.69 | \$ 293,061.69 | \$ 258,083.00 | |
| 7 | 1430 Fees and Costs | | | | | |
| 8 | 1440 Site Acquisition | \$ 80,000.00 | \$ 80,000.00 | \$ 80,000.00 | \$ 80,000.00 | |
| 9 | 1450 Site Improvement | \$ 825,116.32 | \$ 924,344.64 | \$ 924,344.64 | \$ 366,832.00 | |
| 10 | 1460 Dwelling Structures | | | | | |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | \$ - | \$ 115,000.00 | \$ 115,000.00 | \$ - | |
| 12 | 1470 Nondwelling Structures | | | | | |
| 13 | 1475 Nondwelling Equipment | | | | | |
| 14 | 1485 Demolition | | | | | |
| 15 | 1490 Replacement Reserve | | | | | |
| 16 | 1492 Moving to Work Demonstration | \$ 40,000.00 | \$ 40,000.00 | \$ 40,000.00 | \$ 1,399.85 | |
| 17 | 1495.1 Relocation Costs | \$ 317,471.00 | \$ 135,000.00 | \$ 135,000.00 | \$ 93,178.00 | |
| 18 | 1499 Development Activities | \$ 85,446.48 | \$ 85,446.48 | \$ 85,446.48 | \$ 85,446.48 | |
| 19 | 1501 Collateral Expense/Debt Service | | | | | |
| 20 | 1502 Contingency | | | | | |
| | 9000 Capital Fund Borrowing Debt Service | | | | | |
| | | \$ 1,991,125.00 | \$ 1,991,125.00 | \$ 1,991,125.00 | \$ 1,153,153.32 | |
| 21 | Amount of Annual Grant: (sum of lines.....) | | | | | |
| 22 | Amount of Line 21 Related to LBP Activities | | | | | |
| 23 | Amount of Line 21 Related to Section 504 compliance | | | | | |
| 24 | Amount of Line 21 Related to Security | | | | | |
| 25 | Amount of Line 21 Related to Energy Conservation Measures | | | | | |

Signature of Executive Director:  Date: 10-18-10

Signature of Public Housing Director: _____ Date: _____

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

| PHA Name: The Housing Authority of the City of Wilmington, NC NC001 | | Grant Type and Number Capital Fund Program NC19P00150107 | | Federal FY or Grant: 2007 | | | | |
|---|--|--|----------|---------------------------|--------------|-------------------|--------------|----------------|
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original | Revised | Obligated | Expended | |
| HA-Wide | Operations | 1406 | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |
| HA-Wide | Management Improvements | 1408 | | \$49,031.08 | \$49,031.08 | \$49,031.08 | \$0.00 | |
| HA-Wide | Security | 1408 | | \$55,000.00 | \$78,746.99 | \$78,746.99 | \$78,746.99 | |
| HA-Wide | Section 3 Annual Budget | 1408 | | \$1,500.00 | \$0.00 | \$0.00 | \$0.00 | |
| HA-Wide | Section 3/ESF Position | 1408 | | \$75.00 | \$0.00 | \$0.00 | \$0.00 | |
| HA-Wide | Section 3/ESF Position Benefits | 1408 | | \$4,120.00 | \$0.00 | \$0.00 | \$0.00 | |
| HA-Wide | Web Design | 1408 | | \$5,805.00 | \$5,805.00 | \$5,805.00 | \$5,805.00 | |
| HA-Wide | Training - CFP | 1408 | | \$4,500.00 | \$0.00 | \$0.00 | \$0.00 | |
| HA-Wide | Administrative Expenses (Office exp.) | 1410 | | \$22,810.58 | \$22,810.58 | \$22,810.58 | \$22,810.58 | |
| HA-Wide | Office Lease | 1410 | | \$2,019.73 | \$2,019.73 | \$2,019.73 | \$2,019.73 | |
| HA-Wide | Salaries | 1410 | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |
| HA-Wide | Salaries/Benefits | 1410 | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |
| HA-Wide | Management Fees | 1410 | | \$159,858.81 | \$159,858.81 | \$159,858.81 | \$158,831.69 | |
| HA-Wide | Travel Expenses - CGP | 1410 | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |
| HA-Wide | Architectural/Engineering Fees | 1430 | | \$263,371.00 | \$263,371.00 | \$263,371.00 | \$237,223.52 | |
| HA-Wide | Salaries | 1430 | | \$36,500.00 | \$0.00 | \$0.00 | \$0.00 | |
| HA-Wide | Benefits | 1430 | | \$18,500.00 | \$0.00 | \$0.00 | \$0.00 | |
| HA-Wide | Site Improvements | 1450 | | \$80,000.00 | \$80,000.00 | \$80,000.00 | \$80,000.00 | |
| HA-Wide | Redevelopment Workers Comp Insura | 1460 | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |
| HA-Wide | HA-Wide Asbestos Abatement | 1460 | | \$0.00 | \$18,117.24 | \$18,117.24 | \$18,117.24 | |
| HA-Wide | Salaries/Benefits - Field Project Manag | 1460 | | \$40,000.00 | \$40,000.00 | \$40,000.00 | \$11,283.37 | |
| HA-Wide | Vacancy Reduction | 1460 | | \$75,200.00 | \$0.00 | \$0.00 | \$0.00 | |
| HA-Wide | Force Account Equipment | 1475 | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |
| HA-Wide | Relocation | 1495 | | \$40,000.00 | \$40,000.00 | \$40,000.00 | \$1,399.85 | |
| HA-Wide | Development Activities | 1499 | | \$100,000.00 | \$100,000.00 | \$100,000.00 | \$93,178.00 | |
| HA-Wide | Development Activities | 1499 | | \$160,652.00 | \$35,000.00 | \$35,000.00 | \$0.00 | |
| HA-Wide | Development Activities WS | 1499 | | \$56,819.00 | \$0.00 | \$0.00 | \$0.00 | |
| HA-Wide | Office Ceiling Tile Replacement | 1470 | | \$0.00 | \$115,000.00 | \$115,000.00 | \$0.00 | |
| HA-Wide | CollaterExp/Debt Srvc | 9000 | | \$85,446.48 | \$85,446.48 | \$85,446.48 | \$85,446.48 | |
| HA-Wide | Contingency | 1502 | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |
| Nesbitt | Bathroom Renovations | 1460 | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |
| Nesbitt | Upgrade Interior Finishes | 1460 | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |
| Nesbitt | Repair to Boiler/Steam Lines | 1470 | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |

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

Federal FY or Grant: 2007

PHA Name:
The Housing Authority of the City of Wilmington, NC
NC001

Grant Type and Number
Capital Fund Program
NC19P00150107

| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Quantity | Total Estimated Cost | | | Total Actual Cost | | Status of Work |
|---|--|---------------|----------|----------------------|--------------|--------------|-------------------|--|----------------|
| | | | | Original | Revised | Obligated | Expended | | |
| | | | | | | | | | |
| Houston | Site Improvements | 1450 | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | | |
| Houston | Abate Asbestos Floor Tiles | 1460 | | \$0.00 | \$916.32 | \$916.32 | \$916.32 | | |
| Houston | Replace Hot Water Heaters | 1460 | | \$0.00 | \$6,860.00 | \$6,860.00 | \$6,860.00 | | |
| Houston | Sewer repairs/cleanout | 1460 | | \$10,000.00 | \$10,000.00 | \$10,000.00 | \$5,337.50 | | |
| Houston | Upgrade Exterior Finishes | 1460 | | \$205,000.00 | \$205,000.00 | \$205,000.00 | \$8,825.00 | | |
| Houston | Upgrade Interior Finishes | 1460 | | \$6,878.33 | \$6,878.33 | \$6,878.33 | \$6,878.33 | | |
| Houston | Vacancy Reduction | 1460 | | \$8,300.00 | \$1,000.00 | \$1,000.00 | \$1,000.00 | | |
| Hillcrest | Upgrade Interior Finishes | 1460 | | \$85,000.00 | \$85,000.00 | \$85,000.00 | \$41,341.13 | | |
| Hillcrest | Upgrade Exterior Finishes | 1460 | | \$49,000.00 | \$49,000.00 | \$49,000.00 | \$34,840.00 | | |
| Hillcrest | Replace Hot Water Heaters | 1460 | | \$0.00 | \$2,198.64 | \$2,198.64 | \$2,198.64 | | |
| Hillcrest | Sewer repairs/cleanout | 1460 | | \$3,750.00 | \$0.00 | \$0.00 | \$0.00 | | |
| Hillcrest | Bathroom Renovations | 1460 | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | | |
| Hillcrest | Upgrade HVAC System | 1460 | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | | |
| Hillcrest | Vacancy Reduction | 1460 | | \$14,000.00 | \$8,815.00 | \$8,815.00 | \$8,815.00 | | |
| Hillcrest Anx | Bathroom Renovations | 1460 | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | | |
| Hillcrest Anx | Kitchen Renovations | 1460 | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | | |
| Solomon | Electrical Upgrades | 1460 | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | | |
| Solomon | Elevator Maintenance | 1460 | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | | |
| Solomon | Replace Kitchen Cabinets | 1460 | | \$0.00 | \$263,286.64 | \$263,286.64 | \$0.00 | | |
| Solomon | Sewer repairs/cleanout | 1460 | | \$3,750.00 | \$0.00 | \$0.00 | \$0.00 | | |
| Solomon | Vacancy Reduction | 1460 | | \$11,300.00 | \$4,735.00 | \$4,735.00 | \$4,735.00 | | |
| Creekwood | Landscaping Architect | 1430 | | \$10,000.00 | \$19,690.69 | \$19,690.69 | \$19,690.69 | | |
| Creekwood | Appliances | 1460 | | \$0.00 | \$42,655.61 | \$42,655.61 | \$42,655.61 | | |
| Creekwood | Upgrade Exterior Finishes | 1460 | | \$50,000.00 | \$7,882.75 | \$7,882.75 | \$7,882.75 | | |
| Creekwood | Upgrade Interior Finishes | 1460 | | \$21,237.99 | \$22,537.99 | \$22,537.99 | \$22,537.99 | | |
| Creekwood | Vacancy Reduction | 1460 | | \$11,000.00 | \$1,190.00 | \$1,190.00 | \$1,190.00 | | |
| Creekwood | Abate Asbestos Floor Tiles | 1460 | | \$15,000.00 | \$15,000.00 | \$15,000.00 | \$13,472.00 | | |
| Creekwood | Sewer repairs/cleanout | 1460 | | \$10,000.00 | \$10,000.00 | \$10,000.00 | \$4,675.00 | | |
| Rankin | Landscaping Architect | 1430 | | \$10,000.00 | \$10,000.00 | \$10,000.00 | \$1,168.79 | | |
| Rankin | Abate Asbestos Floor Tiles | 1460 | | \$20,000.00 | \$0.00 | \$0.00 | \$0.00 | | |
| Rankin | Kitchen Renovations | 1460 | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | | |
| Rankin | Sewer repairs/cleanout | 1460 | | \$2,500.00 | \$3,300.00 | \$3,300.00 | \$3,300.00 | | |
| Rankin | Upgrade Interior Finishes | 1460 | | \$25,000.00 | \$14,146.12 | \$14,146.12 | \$14,146.12 | | |

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

Part II: Supporting Pages

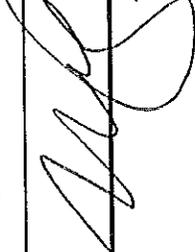
| PHA Name: The Housing Authority of the City of Wilmington, NC NC001 | | Grant Type and Number Capital Fund Program NC19P00150107 | | Federal FY or Grant: 2007 | | | | |
|---|---|--|----------|---------------------------|--------------|-------------------|--------------|-------------------|
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original | Revised | Obligated | Expended | |
| Rankin | Vacancy Reduction | 1460 | | \$4,400.00 | \$325.00 | \$325.00 | \$325.00 | |
| Woodbridge | Upgrade Exterior Finishes | 1460 | | \$35,000.00 | \$0.00 | \$0.00 | \$0.00 | |
| Woodbridge | Vacancy Reduction | 1460 | | \$1,300.00 | \$1,225.00 | \$1,225.00 | \$1,225.00 | |
| Vesta Village | Abate Asbestos Floor Tiles | 1460 | | \$10,000.00 | \$0.00 | \$0.00 | \$0.00 | |
| Vesta Village | Upgrade Interior Finishes | 1460 | | \$105,100.00 | \$103,000.00 | \$103,000.00 | \$103,000.00 | |
| Vesta Village | Vacancy Reduction | 1460 | | \$2,400.00 | \$1,275.00 | \$1,275.00 | \$1,275.00 | |

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

PHA Name: The Housing Authority of the City of Wilmington, NC Grant Type and Number: NC19P00150108 Federal FY of Grant: FFY-2008
 Capital Fund Program Grant No: NC19P00150108 Replacement Housing Factor Grant No:

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no: 2010-1)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

| Line No. | Summary by Development Account | Total Estimated Cost | | | Total Actual Cost | |
|----------|---|----------------------|-----------------|-----------------|-------------------|--|
| | | Original | Revised | Obligated | Expended | |
| 1 | Total non-CFP Funds | | | | | |
| 2 | 1406 Operations | \$ 50,000.00 | \$ 50,000.00 | \$ 50,000.00 | \$ - | |
| 3 | 1408 Management Improvements Soft Costs | \$ 81,304.00 | \$ 35,000.00 | \$ 35,000.00 | \$ - | |
| 4 | 1410 Administration | \$ 199,012.00 | \$ 199,012.00 | \$ 199,012.00 | \$ 199,012.00 | |
| 5 | 1411 Audit | | | | | |
| 6 | 1415 Liquidated Damages | | | | | |
| 7 | 1430 Fees and Costs | \$ 160,760.00 | \$ 110,000.00 | \$ 110,000.00 | \$ - | |
| 8 | 1440 Site Acquisition | | | | | |
| 9 | 1450 Site Improvement | \$ 80,000.00 | \$ 130,000.00 | \$ 130,000.00 | \$ 80,000.00 | |
| 10 | 1460 Dwelling Structures | \$ 1,236,489.52 | \$ 881,053.52 | \$ 881,053.52 | \$ 124,221.68 | |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | \$ 7,500.00 | \$ 342,500.00 | \$ 342,500.00 | \$ 7,444.95 | |
| 12 | 1470 Nondwelling Structures | | | | | |
| 13 | 1475 Nondwelling Equipment | \$ - | \$ 75,000.00 | \$ 75,000.00 | \$ - | |
| 14 | 1485 Demolition | | | | | |
| 15 | 1490 Replacement Reserve | | | | | |
| 16 | 1492 Moving to Work Demonstration | | | | | |
| 17 | 1495.1 Relocation Costs | \$ 40,000.00 | \$ 40,000.00 | \$ 40,000.00 | \$ - | |
| 18 | 1499 Development Activities | \$ 50,000.00 | \$ 50,000.00 | \$ 50,000.00 | \$ 9,130.11 | |
| 19 | 1501 Collateral Expense/Debt Service | | | | | |
| 20 | 1502 Contingency | \$ 7,500.00 | \$ - | \$ - | \$ - | |
| | 9000 Capital Fund Borrowing Debt Service | \$ 85,446.48 | \$ 85,446.48 | \$ 85,446.48 | \$ 56,964.32 | |
| | | \$ 1,998,012.00 | \$ 1,998,012.00 | \$ 1,998,012.00 | \$ 476,773.06 | |
| 21 | Amount of Annual Grant: (sum of lines....) | | | | | |
| 22 | Amount of Line 21 Related to LBP Activities | | | | | |
| 23 | Amount of Line 21 Related to Section 504 compliance | | | | | |
| 24 | Amount of Line 21 Related to Security | | | \$ 75,000.00 | \$ 75,000.00 | |
| 25 | Amount of Line 21 Related to Energy Conservation Measures | | | | | |

Signature of Executive Director:  Date: 01-18-10
 Signature of Public Housing Director: _____ Date: _____

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

| FHA Name: The Housing Authority of the City of Wilmington, NC NC001 | | Grant Type and Number Capital Fund Program NC19P00150108 | | Federal FY or Grant: 2008 | | | | |
|---|--|--|----------|---------------------------|--------------|-------------------|--------------|----------------|
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original | Revised | Obligated | Expended | |
| HA-Wide | Operations | 1406 | | \$50,000.00 | \$50,000.00 | \$50,000.00 | \$0.00 | |
| HA-Wide | Management Improvements | 1408 | | \$45,000.00 | \$35,000.00 | \$35,000.00 | \$0.00 | |
| HA-Wide | Section 3 Annual Budget | 1408 | | \$1,500.00 | \$0.00 | \$0.00 | \$0.00 | |
| HA-Wide | Section 3/ESF Position | 1408 | | \$22,291.00 | \$0.00 | \$0.00 | \$0.00 | |
| HA-Wide | Section 3/ESF Position Benefits | 1408 | | \$8,013.00 | \$0.00 | \$0.00 | \$0.00 | |
| HA-Wide | Training - CFP | 1408 | | \$4,500.00 | \$0.00 | \$0.00 | \$0.00 | |
| HA-Wide | Administrative Expenses (Office exp.) | 1410 | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |
| HA-Wide | Office Lease | 1410 | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |
| HA-Wide | Salaries | 1410 | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |
| HA-Wide | Salaries/Benefits | 1410 | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |
| HA-Wide | Management Fees | 1410 | | \$199,012.00 | \$199,012.00 | \$199,012.00 | \$199,012.00 | |
| HA-Wide | Travel Expenses - CGP | 1410 | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |
| HA-Wide | Architectural/Engineering Fees | 1430 | | \$110,000.00 | \$110,000.00 | \$110,000.00 | \$0.00 | |
| HA-Wide | Salaries | 1430 | | \$37,600.00 | \$0.00 | \$0.00 | \$0.00 | |
| HA-Wide | Benefits | 1430 | | \$13,160.00 | \$0.00 | \$0.00 | \$0.00 | |
| HA-Wide | Benefits | 1430 | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |
| HA-Wide | Site Improvements | 1450 | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |
| HA-Wide | Redevelopment Workers Comp Insurance | 1460 | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |
| HA-Wide | HA-Wide Asbestos Abatement | 1460 | | \$2,400.00 | \$2,400.00 | \$2,400.00 | \$0.00 | |
| HA-Wide | Salaries/Benefits - Field Project Managers | 1460 | | \$100,724.00 | \$100,724.00 | \$100,724.00 | \$0.00 | |
| HA-Wide | Force Account Equipment | 1475 | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |
| HA-Wide | Relocation | 1495 | | \$40,000.00 | \$40,000.00 | \$40,000.00 | \$0.00 | |
| HA-Wide | Development Activities | 1499 | | \$20,000.00 | \$20,000.00 | \$20,000.00 | \$9,130.11 | |
| Hillcrest | Development Activities - Consultant | 1499 | | \$30,000.00 | \$30,000.00 | \$30,000.00 | \$0.00 | |
| HA-Wide | Collateral Expense/Debt Service | 1501 | | \$85,446.48 | \$85,446.48 | \$85,446.48 | \$56,964.32 | |
| HA-Wide | Contingency | 1502 | | \$7,500.00 | \$0.00 | \$0.00 | \$0.00 | |
| Nesbitt | Bathroom Renovations | 1460 | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |
| Nesbitt | Repairs to Boilers / Steam Lines | 1470 | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |
| Houston | Site Improvements | 1450 | | \$80,000.00 | \$80,000.00 | \$80,000.00 | \$80,000.00 | |
| Houston | Upgrade HVAC System | 1460 | | \$47,936.00 | \$47,936.00 | \$47,936.00 | \$0.00 | |
| Houston | Replace Hot Water Heaters | 1460 | | \$60,000.00 | \$60,000.00 | \$60,000.00 | \$0.00 | |
| Houston | Upgrade Exterior Finishes/roof replacement | 1460 | | \$10,000.00 | \$26,988.00 | \$26,988.00 | \$26,988.00 | |
| Houston | Upgrade Interior Finishes | 1460 | | \$10,000.00 | \$0.00 | \$0.00 | \$0.00 | |
| Houston | Vacancy Reduction | 1460 | | \$5,000.00 | \$0.00 | \$0.00 | \$0.00 | |

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

| PHA Name: The Housing Authority of the City of Wilmington, NC NC001 | | Grant Type and Number Capital Fund Program NC19P00150108 | | Federal FY or Grant: 2008 | | | | |
|---|---|--|----------|---------------------------|--------------|-------------------|-------------|-------------------|
| Development Number Name/HA-Wid Activities | General Description of Major Work Categories | Dev. Acct No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original | Revised | Obligated | Expended | |
| | | | | | | | | |
| Houston | Air Conditioning | 1460 | | \$150,000.00 | \$150,000.00 | \$150,000.00 | \$57,002.48 | |
| Houston | Gas line repairs | 1470 | | \$7,500.00 | \$7,500.00 | \$7,500.00 | \$7,444.95 | |
| Hillcrest | Bathroom Renovations | 1460 | | \$13,000.00 | \$13,000.00 | \$13,000.00 | \$0.00 | |
| Hillcrest | Upgrade HVAC System | 1460 | | \$60,836.00 | \$60,836.00 | \$60,836.00 | \$20,950.00 | |
| Hillcrest | Replace Hot Water Heaters | 1460 | | \$60,000.00 | \$60,000.00 | \$60,000.00 | \$0.00 | |
| Hillcrest | Upgrade Exterior Finishes/roof replacement | 1460 | | \$10,000.00 | \$10,000.00 | \$10,000.00 | \$9,836.20 | |
| Hillcrest | Upgrade Interior Finishes | 1460 | | \$10,000.00 | \$0.00 | \$0.00 | \$0.00 | |
| Hillcrest | Vacancy Reduction | 1460 | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |
| Hillcrest | Air Conditioning | 1460 | | \$77,400.00 | \$0.00 | \$0.00 | \$0.00 | |
| Hillcrest | Ceiling Replacement | 1460 | | \$100,000.00 | \$20,000.00 | \$20,000.00 | \$0.00 | |
| Hillcrest | Mold remediation | 1460 | | \$67,311.00 | \$10,000.00 | \$10,000.00 | \$0.00 | |
| Hillcrest Anx | Bathroom Renovations | 1460 | | \$25,000.00 | \$0.00 | \$0.00 | \$0.00 | |
| Hillcrest Anx | Kitchen Renovations | 1460 | | \$25,000.00 | \$0.00 | \$0.00 | \$0.00 | |
| Hillcrest Anx | Clean Ductwork | 1460 | | \$30,240.00 | \$30,240.00 | \$30,240.00 | \$0.00 | |
| Hillcrest Anx | Mold remediation | 1460 | | \$44,000.00 | \$0.00 | \$0.00 | \$0.00 | |
| Hillcrest Anx | Termitte Treatment | 1460 | | \$11,400.00 | \$0.00 | \$0.00 | \$0.00 | |
| Hillcrest Anx | Electrical Upgrades | 1460 | | \$112,400.00 | \$0.00 | \$0.00 | \$0.00 | |
| Solomon | Electrical Upgrades | 1460 | | \$10,000.00 | \$0.00 | \$0.00 | \$0.00 | |
| Solomon | Replace Kitchen Cabinets | 1460 | | \$15,000.00 | \$0.00 | \$0.00 | \$0.00 | |
| Solomon | Upgrade Interior Finishes | 1460 | | \$10,989.52 | \$159,352.52 | \$159,352.52 | \$0.00 | |
| Solomon | Vacancy Reduction | 1460 | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |
| Solomon | Warehouse - Appliance storage | 1460 | | \$9,450.00 | \$9,450.00 | \$9,450.00 | \$0.00 | |
| Solomon | Warehouse - Appliance storage | 1460 | | \$3,150.00 | \$3,150.00 | \$3,150.00 | \$0.00 | |
| Creekwood | Upgrade HVAC System | 1460 | | \$63,276.00 | \$25,000.00 | \$25,000.00 | \$0.00 | |
| Creekwood | Upgrade Interior Finishes | 1460 | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |
| Creekwood | Upgrade Exterior Finishes/roof replacement | 1460 | | \$20,000.00 | \$20,000.00 | \$20,000.00 | \$2,478.20 | |
| Creekwood | Vacancy Reduction | 1460 | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |
| Creekwood | Upgrade HVAC System | 1460 | | \$25,566.00 | \$25,566.00 | \$25,566.00 | \$6,075.00 | |
| Rankin | Upgrade Exterior Finishes/roof replacement | 1460 | | \$10,000.00 | \$10,000.00 | \$10,000.00 | \$552.80 | |
| Rankin | Upgrade Interior Finishes | 1460 | | \$10,000.00 | \$10,000.00 | \$10,000.00 | \$0.00 | |
| Rankin | Vacancy Reduction | 1460 | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |
| Vesta Village | Upgrade HVAC System | 1460 | | \$13,742.00 | \$13,742.00 | \$13,742.00 | \$0.00 | |
| Vesta Village | Upgrade Exterior Finishes/roof replacement | 1460 | | \$5,000.00 | \$5,000.00 | \$5,000.00 | \$339.00 | |
| Vesta Village | Upgrade Interior Finishes | 1460 | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

Part II: Supporting Pages

| PHA Name: The Housing Authority of the City of Wilmington, NC NC001 | | Grant Type and Number Capital Fund Program NC19P00150108 | | Federal FY or Grant: 2008 | | |
|---|---|--|----------|---------------------------|--------------|-------------------|
| Development Number Name/HA-Wid Activities | General Description of Major Work Categories | Dev. Acct No. | Quantity | Total Estimated Cost | | Status of Work |
| | | | | Original | Revised | |
| Vesta Village | Vacancy Reduction | 1460 | | \$0.00 | \$0.00 | \$0.00 |
| Vesta Village | Upgrade HVAC System | 1460 | | \$7,669.00 | \$7,669.00 | \$0.00 |
| Hillcrest | Laundromat | 1470 | | \$0.00 | \$25,000.00 | |
| Solomon | Video Surveillance System | 1475 | | \$0.00 | \$75,000.00 | |
| Houston | Tot Lot | 1450 | | \$0.00 | \$50,000.00 | \$0.00 |
| Houston - CO | Central Office - Resident Training Ctr | 1470 | | \$0.00 | \$300,000.00 | |
| Houston - CO | Central Office - Kitchen Upgrade | 1470 | | \$0.00 | \$10,000.00 | |
| | | | | | | |

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

PHA Name:

Grant Type and Number

Capital Fund Program Grant No.: NC19P00150109

Federal FY of Grant:

FFY-2009

The Housing Authority of the City of Wilmington, NC

Replacement Housing Factor Grant No:

Revised Annual Statement (revision no: 10-01)

Reserve for Disasters/ Emergencies

Final Performance and Evaluation Report

Summary by Development Account

Original Annual Statement

Performance and Evaluation Report for Period Ending:

| Line No. | Description | Total Estimated Cost | | Total Actual Cost | |
|----------|---|----------------------|-----------------|-------------------|---------------|
| | | Original | Revised | Obligated | Expended |
| 1 | Total non-CFP Funds | \$ 46,743.00 | \$ - | \$ - | \$ - |
| 2 | 1406 Operations | \$ 196,743.00 | \$ 196,743.00 | \$ 196,743.00 | \$ - |
| 3 | 1408 Management Improvements Soft Costs | \$ 196,743.00 | \$ 196,743.00 | \$ 196,743.00 | \$ 196,743.00 |
| 4 | 1410 Administration | | | | |
| 5 | 1411 Audit | | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | | | | |
| 8 | 1440 Site Acquisition | \$ 68,791.81 | \$ 685,803.52 | \$ - | \$ - |
| 9 | 1450 Site Improvement | \$ 703,257.00 | \$ 522,697.00 | \$ 92,000.00 | \$ 33,792.45 |
| 10 | 1460 Dwelling Structures | | | | |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | | | | |
| 12 | 1470 Nondwelling Structures | \$ 100,000.00 | \$ 280,000.00 | \$ - | \$ - |
| 13 | 1475 Nondwelling Equipment | | | | |
| 14 | 1485 Demolition | | | | |
| 15 | 1490 Replacement Reserve | | | | |
| 16 | 1492 Moving to Work Demonstration | | | | |
| 17 | 1495.1 Relocation Costs | | | | |
| 18 | 1499 Development Activities | \$ 85,446.48 | \$ 85,446.48 | \$ 85,446.48 | \$ - |
| 19 | 1501 Collateral Expense/Debt Service | | | | |
| 20 | 1502 Contingency | \$ 569,708.71 | \$ - | \$ - | \$ - |
| | 9000 Capital Fund Borrowing Debt Service | | | | |
| 21 | Amount of Annual Grant: (sum of lines.....) | \$ 1,967,433.00 | \$ 1,967,433.00 | \$ 570,932.48 | \$ 230,535.45 |
| 22 | Amount of Line 21 Related to LBP Activities | | | | |
| 23 | Amount of Line 21 Related to Section 504 compliance | | | | |
| 24 | Amount of Line 21 Related to Security | \$ 265,534.81 | \$ 732,546.52 | \$ 196,743.00 | \$ - |
| 25 | Amount of Line 21 Related to Energy Conservation Measures | | | | |

Signature of Executive Director

Date

Signature of Public Housing Director

Date

[Handwritten Signature] 10-28-10

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

Part II: Supporting Pages

| PHA Name: The Housing Authority of the City of Wilmington, NC NC001 | | Grant Type and Number Capital Fund Program NC19P00150109 | | Federal FY or Grant: 2009 | | | | |
|---|---|--|----------|---------------------------|--------------|-------------------|--------------|-------------------|
| Development Number Name/HA-Wid Activities | General Description of Major Work Categories | Dev. Acct No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original | Revised | Obligated | Expended | |
| HA-Wide | Preventative Maintenance | 1406 | | \$46,743.00 | \$0.00 | \$0.00 | \$0.00 | |
| HA-Wide | Security | 1408 | | \$196,743.00 | \$196,743.00 | \$196,743.00 | \$0.00 | |
| HA-Wide | Benefits | 1410 | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |
| HA-Wide | Non Technical Salary | 1410 | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |
| HA-Wide | Technical Salary | 1410 | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |
| HA-Wide | management fees | 1410 | | \$196,743.00 | \$196,743.00 | \$196,743.00 | \$196,743.00 | |
| Houston | Fencing | 1450 | | \$68,791.81 | \$70,000.00 | \$0.00 | \$0.00 | |
| Houston | Clean Ductwork | 1460 | | \$54,000.00 | \$54,000.00 | \$54,000.00 | \$0.00 | |
| Houston | Mold Remediation | 1460 | | \$82,500.00 | \$10,000.00 | \$0.00 | \$0.00 | |
| Houston | Termite Treatment | 1460 | | \$67,400.00 | \$0.00 | \$0.00 | \$0.00 | |
| Creekwood | Interior Rehab | 1460 | | \$100,349.00 | \$0.00 | \$0.00 | \$0.00 | |
| Creekwood | Exterior Rehab | 1460 | | \$100,348.00 | \$200,697.00 | \$0.00 | \$0.00 | |
| Hillcrest | Ceiling Replacement | 1460 | | \$50,000.00 | \$10,000.00 | \$0.00 | \$0.00 | |
| Hillcrest | Termite Treatment | 1460 | | \$68,360.00 | \$0.00 | \$0.00 | \$0.00 | |
| Hillcrest | Electrical upgrade 25% units | 1460 | | \$142,300.00 | \$0.00 | \$0.00 | \$0.00 | |
| Solomon | Entrance Upgrade | 1470 | | \$75,000.00 | \$5,000.00 | \$0.00 | \$0.00 | |
| Solomon | Gazebo Replacement | 1470 | | \$25,000.00 | \$25,000.00 | \$0.00 | \$0.00 | |
| Woodbridge | Exterior Stairs repairs/ replacement | 1460 | | \$38,000.00 | \$38,000.00 | \$38,000.00 | \$33,792.45 | |
| HA-Wide | Debt Reserves - CFFP | 9000 | | \$569,708.71 | \$0.00 | \$0.00 | \$0.00 | |
| HA-Wide | Debt Service obligation - CFFP | 1501 | | \$85,446.48 | \$85,446.48 | \$85,446.48 | \$0.00 | |
| Vesta Village | Exterior Siding Replacement | 1460 | | \$0.00 | \$210,000.00 | \$0.00 | \$0.00 | |
| Houston | Parking, Street & Sidewalk Upgrades | 1450 | | \$0.00 | \$465,803.52 | \$0.00 | \$0.00 | |
| Houston | Underground Utilities | 1450 | | \$0.00 | \$150,000.00 | \$0.00 | \$0.00 | |
| Houston | Laundromat & Shop Area Improvements | 1470 | | \$0.00 | \$100,000.00 | \$0.00 | \$0.00 | |
| Houston | Community Room Renovation | 1470 | | \$0.00 | \$150,000.00 | \$0.00 | \$0.00 | |

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

PHA Name: _____ Grant Type and Number: _____ Federal FY of Grant: FFY-2009
 The Housing Authority of the City of Wilmington, NC Capital Fund Program Grant No: NC19E00150109
 Replacement Housing Factor Grant No: _____

Original Annual Statement Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: _____ Final Performance and Evaluation Report

| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost |
|----------|---|----------------------|---------------|-------------------|
| | | Original | Revised | |
| 1 | Total non-CFP Funds | | | |
| 2 | 1406 Operations | | | |
| 3 | 1408 Management Improvements Soft Costs | | | |
| 4 | 1410 Administration | | | |
| 5 | 1411 Audit | | | |
| 6 | 1415 Liquidated Damages | \$ 600.00 | \$ 600.00 | \$ - |
| 7 | 1430 Fees and Costs | | | |
| 8 | 1440 Site Acquisition | | | |
| 9 | 1450 Site Improvement | | | |
| 10 | 1460 Dwelling Structures | | | |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | \$ 945.00 | \$ 945.00 | \$ - |
| 12 | 1470 Nondwelling Structures | | | |
| 13 | 1475 Nondwelling Equipment | \$ 246,698.00 | \$ 246,698.00 | \$ - |
| 14 | 1485 Demolition | | | |
| 15 | 1490 Replacement Reserve | | | |
| 16 | 1492 Moving to Work Demonstration | | | |
| 17 | 1495.1 Relocation Costs | | | |
| 18 | 1499 Development Activities | | | |
| 19 | 1501 Collateral Expense/Debt Service | | | |
| 20 | 1502 Contingency | | | |
| | 9000 Capital Fund Borrowing Debt Service | | | |
| 21 | Amount of Annual Grant: (sum of lines.....) | \$ 248,243.00 | \$ 248,243.00 | \$ - |
| 22 | Amount of Line 21 Related to LBP Activities | | | |
| 23 | Amount of Line 21 Related to Section 504 compliance | | | |
| 24 | Amount of Line 21 Related to Security | | | |
| 25 | Amount of Line 21 Related to Energy Conservation Measures | | | |

Signature of Executive Director _____ Date _____
 Signature of Public Housing Director _____ Date _____

[Handwritten Signature] 10-18-10

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

PHA Name: Grant Type and Number
 The Housing Authority of the City of Wilmington, NC Capital Fund Program Grant No: NC19S00150109
Replacement Housing Factor Grant No: FFY-2009

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no: 2010-2)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

| Line No. | Summary by Development Account | Total Estimated Cost | | | Total Actual Cost | |
|----------|---|----------------------|-----------------|-----------------|-------------------|--|
| | | Original | Revised | Obligated | Expended | |
| 1 | Total non-CFP Funds | | | | | |
| 2 | 1406 Operations | | | | | |
| 3 | 1408 Management Improvements Soft Costs | | | | | |
| 4 | 1410 Administration | \$ 305,056.00 | \$ 305,056.00 | \$ 305,056.00 | \$ 14,663.88 | |
| 5 | 1411 Audit | | | | | |
| 6 | 1415 Liquidated Damages | | | | | |
| 7 | 1450 Fees and Costs | \$ 320,000.00 | \$ 54,650.35 | \$ 54,650.35 | \$ 50,242.16 | |
| 8 | 1440 Site Acquisition | | | | | |
| 9 | 1450 Site Improvement | \$ - | \$ 120,349.65 | \$ 120,349.65 | \$ - | |
| 10 | 1460 Dwelling Structures | \$ 2,430,000.00 | \$ 2,575,000.00 | \$ 2,575,000.00 | \$ 1,800,407.22 | |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | | | | | |
| 12 | 1470 Nondwelling Structures | | | | | |
| 13 | 1475 Nondwelling Equipment | | | | | |
| 14 | 1485 Demolition | \$ - | \$ - | \$ - | \$ - | |
| 15 | 1490 Replacement Reserve | | | | | |
| 16 | 1492 Moving to Work Demonstration | | | | | |
| 17 | 1495.1 Relocation Costs | | | | | |
| 18 | 1499 Development Activities | | | | | |
| 19 | 1501 Collateral Expense/Debt Service | | | | | |
| 20 | 1502 Contingency | | | | | |
| | 9000 Capital Fund Borrowing Debt Service | \$ - | \$ - | \$ - | \$ - | |
| 21 | Amount of Annual Grant: (sum of lines....) | \$ 3,055,056.00 | \$ 3,055,056.00 | \$ 3,055,056.00 | \$ 1,865,313.26 | |
| 22 | Amount of Line 21 Related to LBP Activities | | | | | |
| 23 | Amount of Line 21 Related to Section 504 compliance | | | | | |
| 24 | Amount of Line 21 Related to Security | | | | | |
| 25 | Amount of Line 21 Related to Energy Conservation Measures | | | | | |

Signature of Executive Director Signature of Public Housing Director
Date Date

[Handwritten Signature] 10-18-10

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

| PHA Name: The Housing Authority of the City of Wilmington, NC NC001 | | Grant Type and Number ARRA Capital Fund Program NC19S00150109 | | Federal FY or Grant: FFY-2009 | | Status of Work | |
|---|---|---|----------|----------------------------------|----------------|----------------|-------------------|
| Development Number Name/HA-Wid Activities | General Description of Major Work Categories | Dev. Acct No. | Quantity | Total Estimated Cost | | | Total Actual Cost |
| | | | | Original | Revised | Obligated | Expended |
| HA-Wide | Benefits | 1410 | | \$77,356.00 | \$77,356.00 | \$77,356.00 | \$0.00 |
| HA-Wide | Non-technical Salary | 1410 | | \$76,500.00 | \$76,500.00 | \$76,500.00 | \$14,115.09 |
| HA-Wide | Technical Salary | 1410 | | \$151,200.00 | \$151,200.00 | \$151,200.00 | \$548.79 |
| Houston | A&E Fees - Landscaping | 1430 | | \$10,000.00 | \$16,411.31 | \$16,411.31 | \$16,411.31 |
| Hillcrest | A&E Fees - Landscaping | 1430 | | \$10,000.00 | \$18,239.04 | \$18,239.04 | \$18,239.04 |
| Nesbitt | A&E Fees - Demolition | 1430 | | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| HA-Wide | Financial Consultant | 1430 | | \$300,000.00 | \$20,000.00 | \$20,000.00 | \$15,591.81 |
| Houston | Landscaping Improvements | 1450 | | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Hillcrest | Landscaping Improvements (Tree removal) | 1450 | | \$0.00 | \$120,349.65 | \$120,349.65 | \$0.00 |
| HA-Wide | Roof Replacements (previously Hillcrest only) | 1460 | | \$100,000.00 | \$245,000.00 | \$245,000.00 | \$52,637.40 |
| Creekwood | Unit Renovations | 1460 | | \$2,330,000.00 | \$2,330,000.00 | \$2,330,000.00 | \$1,747,769.82 |
| Nesbitt | Demolition | 1485 | | \$0.00 | \$0.00 | \$0.00 | \$0.00 |

| Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule | | | | | | | | | |
|--|---|--|--------|---|------------------------------|-------------------|----------------------------------|--|--|
| PHA Name: The Housing Authority of the City of Wilmington, NC NC001 | | Grant Type and Number Capital Fund Program NC19S00150109 | | | Federal FY or Grant: 2009 | | | | |
| Development Number Name/HA-Wide Activities | All Funds Obligated (Quarter Ending Date) | | | All Funds Expended (Quarter Ending Date) | | | Reasons for Revised Target Dates | | |
| | Original | Revised | Actual | Original | Revised | Actual | | | |
| WHA Wide | March 17, 2010 | | | March 17, 2012 | | | | | |
| NC1-1R | March 17, 2010 | | | March 17, 2012 | | | | | |
| NC1-4 | March 17, 2010 | | | March 17, 2012 | | | | | |
| NC1-5 | March 17, 2010 | | | March 17, 2012 | | | | | |
| NC1-6 | March 17, 2010 | | | March 17, 2012 | | | | | |
| NC1-7 | March 17, 2010 | | | March 17, 2012 | | | | | |
| NC1-8A | March 17, 2010 | | | March 17, 2012 | | February 18, 1982 | | | |
| NC1-8B | March 17, 2010 | | | March 17, 2012 | | | | | |
| NC1-8C | Landscaping Improvements (Tree removal) | | | March 17, 2012 | | March 27, 2242 | | | |

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

PHA Name: Federal FY of Grant: FFY-2010

The Housing Authority of the City of Wilmington, NC

Grant Type and Number: Capital Fund Program Grant No: NC19P00150110

Replacement Housing Factor Grant No: Replacement Housing Factor Grant No:

Original Annual Statement
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Reserve for Disasters/Emergencies Revised Annual Statement (revision no: 2010-1)

| Line No. | Summary by Development Account | Total Estimated Cost | | | Total Actual Cost | |
|----------|---|----------------------|-----------------|---------------|-------------------|--|
| | | Original | Revised | Obligated | Expended | |
| 1 | Total non-CFP Funds | \$ 393,117.80 | \$ 393,117.80 | \$ - | \$ - | |
| 2 | 1406 Operations | \$ - | \$ - | \$ - | \$ - | |
| 3 | 1408 Management Improvements Soft Costs | \$ - | \$ - | \$ - | \$ - | |
| 4 | 1410 Administration | \$ - | \$ - | \$ - | \$ - | |
| 5 | 1411 Audit | \$ - | \$ - | \$ - | \$ - | |
| 6 | 1415 Liquidated Damages | \$ 100,000.00 | \$ 186,629.00 | \$ 186,629.00 | \$ 10,000.00 | |
| 7 | 1430 Fees and Costs | \$ - | \$ - | \$ - | \$ - | |
| 8 | 1440 Site Acquisition | \$ 100,000.00 | \$ 100,000.00 | \$ - | \$ - | |
| 9 | 1450 Site Improvement | \$ 925,000.00 | \$ 838,371.00 | \$ 147,600.00 | \$ 10,282.50 | |
| 10 | 1460 Dwelling Structures | \$ - | \$ - | \$ - | \$ - | |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | \$ 362,024.72 | \$ 362,024.72 | \$ - | \$ - | |
| 12 | 1470 Nondwelling Structures | \$ - | \$ - | \$ - | \$ - | |
| 13 | 1475 Nondwelling Equipment | \$ - | \$ - | \$ - | \$ - | |
| 14 | 1485 Demolition | \$ - | \$ - | \$ - | \$ - | |
| 15 | 1490 Replacement Reserve | \$ - | \$ - | \$ - | \$ - | |
| 16 | 1492 Moving to Work Demonstration | \$ - | \$ - | \$ - | \$ - | |
| 17 | 1495.1 Relocation Costs | \$ - | \$ - | \$ - | \$ - | |
| 18 | 1499 Development Activities | \$ 85,446.48 | \$ 85,446.48 | \$ 85,446.48 | \$ - | |
| 19 | 1501 Collateral Expense/Debt Service | \$ - | \$ - | \$ - | \$ - | |
| 20 | 1502 Contingency | \$ - | \$ - | \$ - | \$ - | |
| | 9000 Capital Fund Borrowing Debt Service | \$ - | \$ - | \$ - | \$ - | |
| | Amount of Annual Grant: (sum of lines.....) | \$ 1,965,589.00 | \$ 1,965,589.00 | \$ 419,675.48 | \$ 20,282.50 | |
| 21 | Amount of Line 21 Related to LBP Activities | \$ - | \$ - | \$ - | \$ - | |
| 22 | Amount of Line 21 Related to Section 504 compliance | \$ - | \$ - | \$ - | \$ - | |
| 23 | Amount of Line 21 Related to Security | \$ 358,831.00 | \$ 160,000.00 | \$ - | \$ - | |
| 24 | Amount of Line 21 Related to Energy Conservation Measures | \$ - | \$ - | \$ - | \$ - | |
| 25 | Amount of Line 21 Related to Energy Conservation Measures | \$ - | \$ - | \$ - | \$ - | |

Signature of Executive Director

[Signature]

Date

10-18-10

Signature of Public Housing Director

Date

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

| PHA Name: The Housing Authority of the City of Wilmington, NC NC001 | | Grant Type and Number Capital Fund Program NC19P00150110 | | Federal FY or Grant: 2010 | | | | |
|---|---|--|----------|---------------------------|--------------|-------------------|-------------|-------------------|
| Development Number Name/HA-Wid Activities | General Description of Major Work Categories | Dev. Acct No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original | Revised | Obligated | Expended | |
| HA-Wide | Operations | 1406 | | \$393,117.80 | \$51,957.80 | \$51,957.80 | \$0.00 | |
| HA-Wide | A&E Fees | 1430 | | \$186,629.00 | \$186,629.00 | \$186,629.00 | \$10,000.00 | |
| Houston | Tree Pruning | 1450 | | \$50,000.00 | \$15,000.00 | \$0.00 | \$0.00 | |
| Hillcrest | Tree Pruning | 1450 | | \$50,000.00 | \$50,000.00 | \$0.00 | \$0.00 | |
| HA-Wide | Lock upgrade | 1460 | | \$283,831.00 | \$100,000.00 | \$0.00 | \$0.00 | |
| Creekwood | Clean Ductwork | 1460 | | \$0.00 | \$59,400.00 | \$59,400.00 | \$0.00 | |
| Hillcrest | Clean Ductwork | 1460 | | \$0.00 | \$21,560.00 | \$21,560.00 | \$0.00 | |
| Rankin Terrace | Clean Ductwork | 1460 | | \$0.00 | \$24,000.00 | \$24,000.00 | \$0.00 | |
| Solomon | Clean Ductwork | 1460 | | \$0.00 | \$1,200.00 | \$1,200.00 | \$0.00 | |
| Solomon | Kitchen & Int Renovations | 1460 | | \$450,000.00 | \$450,000.00 | \$0.00 | \$0.00 | |
| Solomon | Smoke detector Upgrades | 1460 | | \$75,000.00 | \$60,000.00 | \$0.00 | \$0.00 | |
| Houston | Hardscape/Landscape Improvements | 1470 | | \$170,142.52 | \$232,573.52 | \$0.00 | \$0.00 | |
| Solomon | Stairwell & Hallway improvements | 1470 | | \$66,882.20 | \$66,882.20 | \$0.00 | \$0.00 | |
| Solomon | Laundromat | 1470 | | \$125,000.00 | \$125,000.00 | \$0.00 | \$0.00 | |
| HA-Wide | HA-WIDE Bathroom Fan rewiring | 1470 | | \$29,540.00 | \$29,540.00 | \$29,540.00 | \$11,425.00 | |
| Vesta Village | Clean Ductwork | 1460 | | \$0.00 | \$11,900.00 | \$11,900.00 | \$0.00 | |
| Vesta Village | Debt Service - CFFP | 9000 | | \$85,446.48 | \$85,446.48 | \$85,446.48 | \$0.00 | |
| Vesta Village | Community Room Renovation | 1470 | | \$0.00 | \$32,000.00 | \$0.00 | \$0.00 | |
| Hillcrest | Senior Center / Youthbuild! | 1470 | | \$0.00 | \$115,000.00 | \$0.00 | \$0.00 | |
| Houston | Interior upgrades/cable expansion | 1460 | | \$0.00 | \$12,500.00 | \$0.00 | \$0.00 | |
| Houston - CO | Central Office 1st Floor Upgrades | 1470 | | \$0.00 | \$50,000.00 | \$0.00 | \$0.00 | |
| Houston - CO | Central Office Roof Replacement | 1470 | | \$0.00 | \$25,000.00 | \$0.00 | \$0.00 | |
| Houston - CO | Central Office HVAC Upgrade | 1470 | | \$0.00 | \$100,000.00 | \$0.00 | \$0.00 | |
| Solomon | Balcony Repairs | 1460 | | \$0.00 | \$60,000.00 | \$0.00 | \$0.00 | |

9.0 HOUSING NEEDS RESPONSE

As set forth in the Housing Quality Work Responsibility Act of 1998, the Housing Authority assessed the housing needs in our jurisdiction utilizing the following:

1. The Housing Authority's waiting list for low-rent Public Housing and the Section 8 Program.
2. The City's Consolidated Housing and Community Development Plan FY 2007-2008 and 5-Year Plan 2007-2012.
3. CHAS Data Book 2000

The Consolidated Plan from the City of Wilmington, North Carolina reveals that housing needs of families utilizing the CHAS Data Book 2000, Wilmington-New Hanover County comprehensive Plan 1997-2010, Housing Analysis and Trends in Wilmington, North Carolina, 2006 Continuum of Care Narrative by the Tri-County Homeless Interagency Council, and several other local studies. The City of Wilmington's Consolidated Plan reveals 60% of low income renters (9,697 households) pay 30% or more of their income toward housing. 2,038 elderly and 1,033 disabled households have incomes less than 80% of the area median income. Female-headed single parent households have a median income of \$13,834 which is 33% of the median. Comparatively, the median income of a married family with children is \$55,985 and Male-headed single parent household is \$26,833. Due to the high cost of living and relatively low median income a 2 person family at the Extremely Low Income (30% of median) pays 46.7% of their income for a 1-bedroom unit and 48.2% for a 2-bedroom unit. And 3-person family making 30% of median income pays 45.1% of their income toward housing expenses if living in a 2 bedroom unit and 59.5% if living in a 3 bedroom unit. 19.56% of Wilmington residents lived at or below the poverty level in 2000 with the largest group were between the ages of 18-64. This age bracket represents 21.82% of the population and 65% of those in poverty. Female-headed single parent households living below the poverty level comprise 35% of families living in poverty yet representing just 6.84% of all families in Wilmington. 34.4% of Blacks live in poverty while making up 25.7% of the population. Whites make up 67.8% of the population of which 13.8% are living in poverty. Hispanics make up 1.2% of the population of which 23.7% are living in poverty.

After review, the information indicates a significant need for low and moderate affordable housing resources in our community. As required by HUD, the data and tables that provide an analysis of our Public Housing and Section 8 waiting list can be found in the HUD Template under Housing Needs. Also in the Template is a chart indicating the income ranges of residents which reflect that the vast majority of residents we currently house are below 30% of median income. Complete copies of all of the above listed documents are on file at the Central Office of the Wilmington Housing Authority. The Housing Authority also provides input into the City's Consolidated Annual Performance and Evaluation Report.

Our agency is part of an area wide effort by the City, County, private enterprise, and nonprofit housing organizations to address our jurisdiction's affordable housing needs. The greatest need in the rental market is housing for families whose incomes are less than 30% of median income. All indicators rank affordability and supply as the major deterrent in locating suitable and adequate housing.

That the Wilmington and New Hanover communities are in need of affordable housing is demonstrated by the number of conventional public housing units (ACC) available as compared to the 1998 pre-QWHRA complement. At that time, the Authority held a portfolio of 1,416 ACC units. As a result of demolition, occupancy consolidation, and redevelopment efforts since that time 443 ACC units were lost. The Housing Authority is presently seeking to fully utilize its ACC complement of 1,416 and is committed to minimizing demolition until that goal is reached.

Public Housing wait list has 441 applicants totaling 801 people. Averaging income of waiting list families is \$5380.24. We have 348 families that have extremely low income, 1 family with low income and 92 families with very low income. There are 417 applicants claiming Non-Hispanic and 24 Hispanic.

There are 483 families on the wait list for the Housing Choice Voucher Program, totaling 1114 people. There are 307 families with children, 23 elderly families, and 99 families claiming to be disabled. There are 10 applicants who are Native American, 3 Native Hawaiian/Pacific Islander, 195 White, 849 Black and 57 Other/Multiple. 124 Applicant members state they are Hispanic, 990 state that they are non-Hispanic. 0.16 % claim Spanish as their primary language. 99.84% claim English as their primary language. Average income of Waiting List families is \$7101.79. Of the 394 families signing new leases in FY2010 (4/1/09 to 3/31/10), 81% of the families were extremely low income, 19% were very low income.

9.1 Strategy for Addressing Housing Needs

In 1996, the Housing Authority received a HOPE VI Grant for Robert S. Jervay Place in the amount of \$11.6 million to help address our jurisdiction's housing needs in both rental housing and homeownership opportunities. The Revitalization Plan included the demolition and redevelopment of affordable Low Income Housing Tax Credit and Lease Purchase/Ownership units.

Construction has been completed on the 144 units of elderly/handicapped disabled and family housing at Robert R. Taylor Homes site utilizing Low Income Housing Tax Credits. The units include 96 elderly, handicapped, and disabled units and 48 family units.

Phase III of the Jervay Revitalization Plan consists of the construction of 40 affordable homeownership and lease purchase units. Construction of Phase III began on August 1, 2005. WHA completed 19 of the 40 homes by May 2008. Due to market factors WHA received permission to reduce Phase III to 19 homes. No other homes are scheduled for construction at Jervay.

WHA is also a member of the Inclusion Model Team which is made up of members from several organizations, including the City of Wilmington and New Hanover County. The team is working on finding ways to increase minority business enterprise participation in projects throughout the City of Wilmington and New Hanover County.

As a member of the Homeless Inter-Agency Council through Southeastern Mental Health Center, monthly meetings are held to discuss the homeless situation in the area and to brainstorm on ways to either reduce or eliminate the homeless problems in this area.

The HCV Program plans to continue to seek additional Housing Vouchers as they become available. This will include, but not necessarily be limited to an application for special purpose vouchers such as those for households with disabilities (NED) and homeless veterans (HUD-VASH); project-basing of vouchers will be pursued to serve special needs populations. WHA will continue to counsel voucher applicants and participants to seek units outside of areas of poverty or minority concentration and assist them to locate those units. WHA will continue to reach out to new landlords for participation in the HCV Program. As well as work with area homeless coalitions and domestic violence shelters to address their housing needs. WHA will also seek tenant protection vouchers as necessary.

According to Wilmington's future Land Use Plan, the City is 90 percent built out. The increase in housing cost has far out-paced any increase in median income. Providing affordable housing to anyone below 80 percent of area median income is a challenge. Special populations (elderly, disabled, homeless, ex-offenders) are adversely impacted by the gap of affordable housing. Furthermore, the current economic recession serves to exacerbate the problems as the unemployment rate increases.

- **Tenant Based Rental Assistance (TBRA)**, which is very similar to Section 8, will provide rent subsidies through vouchers for homeless individuals and families. The program will be administered by the Wilmington Housing Authority (WHA), but tenants will be referred by agencies through the Permanent Supportive Housing Coalition (PSHC), an arm of the Tri-County Homeless Interagency Council. Each referring agency will be required to provide supportive services to their clientele for as long as they are eligible for the TBRA voucher. Services will include assistance with application to the WHA and collaboration with individual landlords. A point system was developed between the City and the PSH Coalition, with each of the following tenant categories receiving one point: homeless, family with child/children 0-4 years of age, family with child/children under 18 years of age, disabled, veteran, domestic violence victim, ex-offender discharged within the last 12 months. The program may serve up to 25 households. As the households become more self-sufficient and move on to more permanent housing, other homeless people will become eligible for the vouchers. The program was amended in 2009 to allow access to vouchers for Section 8 tenants at risk of becoming homeless due to loss of, or reduction in funding to the Wilmington Housing Authority. One hundred thousand dollars (\$100,000) in PY2009-10 HOME entitlement funds have been identified to support this objective. (Wilmington Annual Plan 2010 pg 13)

10.0 (a.) Progress in Meeting Goals and Objectives

- Improve REAC, PHAS and SEMAP scores
 - Perform maintenance blitzes at public housing sites in anticipation of REAC inspections, require frequent and thorough inspections by Property Manager's with quality control inspections by Central Office staff
- Increase occupancy
 - Maintain a 97% or better average occupancy of online units based on end-of-month data
 - Improve occupancy analysis to monitor the occupancy statistic using average daily occupancy based on unit days available
- Decrease turn-around time on vacant units
 - Property Managers to inspect units with pending vacate dates prior to vacancy, coordinating contractor procurement in advance of vacancy
 - Attain and maintain a turn-around time of 14 days or less by contractors
- Seek additional grant funding
 - Submit a competitive grant seeking CHOICE Neighborhood planning funds in FYE 2011
 - Submit competitive grant(s) in FYE 2012 needed to fully raze and rebuild 256 units at Hillcrest. Grants may come from HOPE VI, CHOICE Neighborhoods, LIHTC, CDBG or other sources.
- Maximize number of public housing units by:
 - minimizing non-residential use of residential apartments,
 - include ACC units where feasible in future development projects,
 - obtain HUD approval in FYE 2012 or earlier for 48 units of public housing at New Brooklyn Homes at Taylor Estates
 - obtain HUD approval for the addition of seven single-family public housing 'pre-homeownership' rental homes at Jervay
- Diversify income stream
 - Assume greater management responsibility at existing LIHTC properties as 2-year management requirement expires for each site
- Explore leverage opportunities for both Capital Fund, RHF, and for Project-Based Vouchers
- Sell all undeveloped parcels for which no development activity is identified in the Agency Five Year Action Plan
- Strengthen relationships with community partners
- Modernize units
 - Complete full rehab of Creekwood South by 12/31/13
 - Complete full rehab of Rankin Place Terrace by 12/31/15
- Reduce overall spending while increasing efficiency
- Streamline operations
 - Perform and annually update an analysis of work order activity, property needs, and Employee to Unit ratio for each site, comparing this analysis to similar properties, other Housing Authorities, and industry trends

- By FYE 2011 coordinate all annual re-certifications and interims for public housing participants through the Admissions and Continued Occupancy Department of the Authority
- Ensure full utilization of HCV vouchers
- Enhance quality of resident service programming and self-sufficiency opportunities
 - Improve community meeting rooms at all sites to ensure a safe and pleasing meeting and learning environment
- Plans for new construction will include green building strategies
- Expand agency presence to include development beyond the city limits of Wilmington
 - Apply for new construction LIHTC grant in calendar year 2011
- Create additional homeownership opportunities for residents
 - Complete construction and lease-up in 2012 of seven pre-homeownership public housing rental homes at Jervay
- Satisfy compliance requirements of Youthbuild program
- Satisfy outstanding financial obligations
 - Finalize purchase of Eastbrook into public housing portfolio
 - Offer for sale Winfield Smith vacant land

(b.) DEFINITION OF “SUBSTANTIAL DEVIATION” AND “SIGNIFICANT AMENDMENT OR MODIFICATION”

The Wilmington Housing Authority will amend or modify its agency plan upon the occurrence of any of the following events during the term of an approved plan:

1. A change in federal law takes effect and, in the opinion of WHA, it creates substantial obligations or administrative burdens beyond the programs then under administration, excluding changes made necessary due to insufficient revenue, funding or appropriations, funding reallocations resulting from modifications made to the annual or five-year capital plan or due to the terms of a judicial decree.
2. Any other event that the Authority determines to be a substantial deviation or significant amendment or modification of an approved annual plan. Substantial Deviation and significant modification from WHA’s Agency Plan will include:
 - a. Changes to rent or admissions policies or organization of the waiting list;
 - b. A non-emergency deviation or revision resulting in a 5% change to any Capital or other Budget.
 - c. Any changes with regard to demolition or disposition, designation, Homeownership programs or conversion activities.
3. Substantial Deviations or Significant Amendments or Modifications shall be presented to the Resident Advisory Board, the Board of Commissioners and the public for consideration.;

NOTE: Any regulatory changes will be made to any WHA policies or procedures as a matter of ongoing administration and will not be considered to constitute a significant amendment or modifications for purposes of the WHA Agency Plan.

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning 2011, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

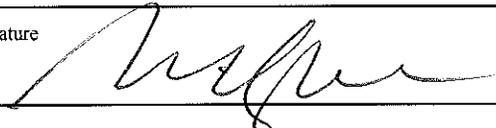
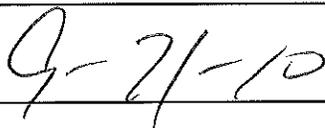
Wilmington Housing Authority
PHA Name

NC-001
PHA Number/HA Code

 5-Year PHA Plan for Fiscal Years 20 - 20

 X Annual PHA Plan for Fiscal Years 20 11 - 20 12

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

| | |
|--|--|
| Name of Authorized Official Michael J. Krause | Title Chief Executive Officer |
| Signature  | Date  |

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Housing Authority of the City of Wilmington, North Carolina

Program/Activity Receiving Federal Grant Funding

Capital Fund Program

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

Check here if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.

(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

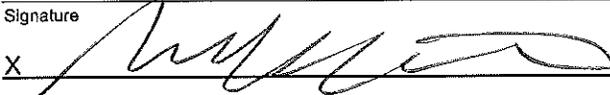
Name of Authorized Official

Michael J. Krause

Title

Chief Executive Officer

Signature

X 

Date

9-21-10

**Certification for a Drug-Free Workplace
Form HUD-50070 (3/98)**

2. Sites for Work Performance.

Creekwood South, 714 Emory Street, Wilmington, New Hanover County, North Carolina 28405

Hillcrest, 1402 Meares Street, Wilmington, New Hanover County, North Carolina 28405

Rankin Terrace, 410 N. 11th Street, Wilmington, New Hanover County, North Carolina 28401

Solomon Towers, 17 Castle Street, Wilmington, New Hanover County, North Carolina 28401

Vesta Village, 1902 Manhattan Street, Wilmington, New Hanover County, North Carolina 28401

Section 8 & Central Office, 1524 S. 17th Street, New Hanover County, North Carolina 28401

Woodbridge Complex, 302 Grass Lane, Wilmington, New Hanover County, North Carolina 28405

Certification of Payments to Influence Federal Transactions

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

Applicant Name
HOUSING AUTHORITY OF THE CITY OF WILMINGTON, NORTH CAROLINA

Program/Activity Receiving Federal Grant Funding
CAPITAL FUND PROGRAM

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

| | |
|--|----------------------------------|
| Name of Authorized Official Michael J. Krause | Title Chief Executive Officer |
|--|----------------------------------|

| | |
|--|------------------------------|
| Signature  | Date (mm/dd/yyyy) 9-21-08 |
|--|------------------------------|

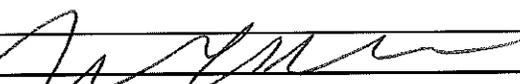
DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Approved by OMB

0348-0046

(See reverse for public burden disclosure.)

| | | |
|--|--|--|
| 1. Type of Federal Action: <input type="checkbox"/> a. contract <input checked="" type="checkbox"/> b. grant c. cooperative agreement d. loan e. loan guarantee f. loan insurance | 2. Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award | 3. Report Type: <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____ |
| 4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Congressional District, if known: 4c | 5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known: | |
| 6. Federal Department/Agency: Department of Housing & Urban Development | 7. Federal Program Name/Description: Capital Fund Program CFDA Number, if applicable: _____ | |
| 8. Federal Action Number, if known: | 9. Award Amount, if known: \$ | |
| 10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI): | b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI): | |
| 11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure. | Signature:  Print Name: Michael J. Krause Title: Chief Executive Officer Telephone No.: (910) 341-7700 Date: _____ | |
| Federal Use Only: | | Authorized for Local Reproduction Standard Form LLL (Rev. 7-97) |

INSTRUCTIONS FOR COMPLETION OF SF-LLL, DISCLOSURE OF LOBBYING ACTIVITIES

This disclosure form shall be completed by the reporting entity, whether subawardee or prime Federal recipient, at the initiation or receipt of a covered Federal action, or a material change to a previous filing, pursuant to title 31 U.S.C. section 1352. The filing of a form is required for each payment or agreement to make payment to any lobbying entity for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with a covered Federal action. Complete all items that apply for both the initial filing and material change report. Refer to the implementing guidance published by the Office of Management and Budget for additional information.

1. Identify the type of covered Federal action for which lobbying activity is and/or has been secured to influence the outcome of a covered Federal action.
2. Identify the status of the covered Federal action.
3. Identify the appropriate classification of this report. If this is a followup report caused by a material change to the information previously reported, enter the year and quarter in which the change occurred. Enter the date of the last previously submitted report by this reporting entity for this covered Federal action.
4. Enter the full name, address, city, State and zip code of the reporting entity. Include Congressional District, if known. Check the appropriate classification of the reporting entity that designates if it is, or expects to be, a prime or subaward recipient. Identify the tier of the subawardee, e.g., the first subawardee of the prime is the 1st tier. Subawards include but are not limited to subcontracts, subgrants and contract awards under grants.
5. If the organization filing the report in item 4 checks "Subawardee," then enter the full name, address, city, State and zip code of the prime Federal recipient. Include Congressional District, if known.
6. Enter the name of the Federal agency making the award or loan commitment. Include at least one organizational level below agency name, if known. For example, Department of Transportation, United States Coast Guard.
7. Enter the Federal program name or description for the covered Federal action (item 1). If known, enter the full Catalog of Federal Domestic Assistance (CFDA) number for grants, cooperative agreements, loans, and loan commitments.
8. Enter the most appropriate Federal identifying number available for the Federal action identified in item 1 (e.g., Request for Proposal (RFP) number; Invitation for Bid (IFB) number; grant announcement number; the contract, grant, or loan award number; the application/proposal control number assigned by the Federal agency). Include prefixes, e.g., "RFP-DE-90-001."
9. For a covered Federal action where there has been an award or loan commitment by the Federal agency, enter the Federal amount of the award/loan commitment for the prime entity identified in item 4 or 5.
10. (a) Enter the full name, address, city, State and zip code of the lobbying registrant under the Lobbying Disclosure Act of 1995 engaged by the reporting entity identified in item 4 to influence the covered Federal action.

(b) Enter the full names of the individual(s) performing services, and include full address if different from 10 (a). Enter Last Name, First Name, and Middle Initial (MI).
11. The certifying official shall sign and date the form, print his/her name, title, and telephone number.

According to the Paperwork Reduction Act, as amended, no persons are required to respond to a collection of information unless it displays a valid OMB Control Number. The valid OMB control number for this information collection is OMB No. 0348-0046. Public reporting burden for this collection of information is estimated to average 10 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0046), Washington, DC 20503.

Resident Advisory Board Meeting

November 3, 2010

In attendance: Veronica Murphy, President, Creekwood South Resident Organization
Barbara Jenkins, Vice President, Creekwood South Resident Organization
Angeline Ravix, President, Glover Plaza Resident Organization
Mary Johnson, President, Hillcrest Resident Organization
Rosa L. Spain, Vice President, Hillcrest Resident Organization
Kristy Allen-Jones, Vice President, Houston Moore Resident Organization
Cleveland Peoples, President, Solomon Towers Resident Organization
Barbara White, President, Vesta Village Resident Organization
Elvira Slappy, Vice President, Vesta Village Resident Organization
Kathleen Davis, HCV Participant
Michael J. Krause, Chief Executive Officer
G. Vernice Hamilton, Director of Human Resources/Resident Services
Rose Coston, Resident Services Department
Hattie McIver, Resident Services Department
Rhonda Mack, Director of Housing Choice Voucher Program
Susan Timmerman, Executive Assistant
Annette Williams, Administrative Assistant

Mr. Krause gave an overview of the changes to the 2011 Agency Annual Plan.

He deferred to Rhonda Mack to review the changes to the HCV Admin Plan: 1) waiting list, 2) look back period for NCIC reports, 3) project based vouchers.

Question: Once a former felon is allowed to return to public housing, is there anything in place to monitor them?

Answer - Not exactly. It is important for the Resident Services Staff and the management to know the tenants and be aware if they are in need of assistance with problems that may cause them to be evicted.

Question: What are Tenant Based Vouchers?

Answer: Tenant Based Vouchers stay with the unit and not the person.

Question: With regard to the Agency Plan, have there been any changes to the Pet Policy?

Answer: No

Question: Does each site have its own Capital Fund allotment?

Answer: No. Each site develops a budget, which includes Capital Fund allotments.

Mr. Krause reported that a Public Meeting for the Annual Agency Plan would be held on November 22, 2010 during the regular Board of Commissioners meeting. He asked the RAB member to contact him if they have additional questions or comments regarding the 2011 Agency Annual Plan.

Attachment I - PLAN ELEMENTS

1. Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures
2. Financial Resources
3. Rent Determination
4. Operation and Management
5. Grievance Procedures
6. Designated Housing for Elderly and Disabled Families
7. Community Service and Self-Sufficiency
8. Safety and Crime Prevention
9. Pets
10. Civil Rights Certification
11. Fiscal Year Audit
12. Asset Management
13. Violence Against Women Act (WAVA)

ELIGIBILITY, SELECTION, ADMISSIONS POLICIES, INCLUDING DECONCENTRATION AND WAIT LIST PROCEDURES

The Wilmington Housing Authority's policies that govern eligibility, selection, and admission in the Public Housing Program are found in the Admissions and Continued Occupancy Policy (ACOP) and the Section 8 Program in the Section 8 Administrative Plan.

The procedures for maintaining waiting lists for admission to the Public Housing Program and the Section 8 Program are also found in each of the documents.

Public Housing - Included in ACOP Chapters as follows:

- Eligibility & Admissions Chapter 8 – Pages 6-16
- Tenant Selection Chapter 10 – Pages 19-24
- De-concentration Chapter 10 – Page 22
- Wait List Chapter 9 – Pages 16-18

Section 8 Tenant-Based Programs - Included in Administrative Plan Chapters as follows:

- Eligibility Chapter 2 – Pages 5-9
 - ~Added protection given under VAWA
 - ~Added family definition not to include single under 24 yr. who is a full time student with no dependents
 - ~Removed “under 6 years old” qualification to require SSN’s.
- Admissions Chapter 3 – Pages 10-12
 - ~No substantive changes from previous year
- Selection Chapter 4 – Pages 13-14
 - ~Removed preferences. Waiting List will use date and time of application for placement on the Waiting List.

| Financial Resources: Planned Sources and Uses | | |
|--|-------------------|--|
| Sources | Planned \$ | Planned Uses |
| 4 Federal Grants (FFY 2010 grants) | | |
| Public Housing Operating Fund | 4,529,890 | |
| w) Public Housing Capital Fund | 1,965,589 | |
| CFP - HRF 2011 | 412,669 | |
| c) HOPE VI Revitalization | 0 | |
| d) Choice Neighborhood Planning Grant | 250,000 | |
| e) Annual Contributions for HCV | | |
| - Tenant-Based Assistance | 10,219,424 | |
| - FUP | 264,000 | |
| - VDASH Vouchers | 70,896 | |
| - Administrative Fees Earned | 1,021,376 | |
| - HCV/FSS Coordinators | 55,272 | |
| f) ROSS | | |
| Service Coordinator | 240,000 | |
| g) Community Development Block Grant | 300,000 | Taylor West |
| h) Public Housing Family Self Sufficiency Coordinator | 68,000 | FSS Program Coordinator Housing assistance - people with mental health issues |
| i) Shelter Plus Care | 135,936 | |
| j) Youth Build | 400,000 | |
| k) Capital Fund Emergency & Safety Grant | 248,242 | |
| Other Federal Grants (list below) | | |
| HOPWA | 109,843 | Housing - People w/AIDS |
| Capital Magnet Fund Grant | 500,000 | |
| Green Retro Fit Grant | 928,000 | Up grade Glover and retro fit to be more "green" |
| Prior Year Federal Grants (unobligated funds only) (list below) | | |
| CFP - 10 | 1,600,000 | Public Housing Capital Improvements |
| CFP - HRF'10 Taylor | 412,669 | Replacement Public Housing |
| CFP - HRF'10 Taylor | 134,934 | Replacement Public Housing |
| CFP - 09 | 1,500,000 | Public Housing Capital Improvements |
| CFP - HRF'09 Taylor | 154,999 | Replacement Public Housing |
| CFP - HRF'09 | 413,334 | Replacement Public Housing |
| CFP - HRF'08 Taylor | 415,521 | Replacement Public Housing |
| CFP - HRF'07 | 275,205 | Replacement Public Housing |
| 3. Public Housing Dwelling Rental Income | | |
| Rental Income | 1,998,817 | PH Operations |
| 4. Other Income (list below) | | |
| Tenant Charges & Misc. Income | 125,000 | PH Operations |
| Excess Utilities | 325,000 | PH Operations |
| 5. Non-federal sources (list below) | | |
| Investment Income | 60,000 | PH Operations |
| Tax Credits: Taylor West | 5,361,000 | Rental Units Development |
| Tax Credits: Creekwood South | 10,225,000 | Rehabilitation of units |
| Tax Credits: Rankin Terrace | 10,000,000 | Rehabilitation of units |
| I-400 Grant : Jervay House | 585,000 | Rental Units Development |
| North Carolina Housing & Finance | 200,000 | Down payment Assistance: Robert S. Jervay PI |
| North Carolina Housing & Finance | 200,000 | Down payment Assistance: IDA participants |
| City of Wilminton - Home Funds | | Vacant Unit Rehabilitation |
| DA Grant | 40,000 | Assets for Independence (AFI) Individual Development Account |
| Total Resources | 55,745,616 | |

* ALL SOURCES OF FUNDING ONLY COVER FEDERAL HOUSING PROGRAMS (Rental/ Section8)

SECTION 8/HOUSING CHOICE VOUCHER RENT DETERMINATION RESPONSE

For the Section 8 Housing Program, this component of the Annual Plan will identify the relevant rent determination policies as included in the HCVP Administrative Plan. Listed below are the chapters that reference this:

| | |
|----------------------|----------------------------|
| Subsidy Standards | Chapter 5 – Pages 15-16 |
| Total Tenant Payment | Chapter 6 – Pages 17-25 |
| Rents | Chapter 11 – Pages 53 - 55 |
| Re-certifications | Chapter 12 – Pages 56 - 61 |

Subsidy Standards Chapter 5 – Pages 15-16

- No substantive changes from previous year

Total Tenant Payment Chapter 6 – Pages 17-25

- Minimum rent will remain \$50.00
- No substantive changes from previous year

Rents Chapter 11 – Pages 53 - 55

- No substantive changes from previous year

**Process for Setting and Adjusting Payment Standards
Exception Payment Standards**

Re-certifications Chapter 12 – Pages 56 – 61

- No substantive changes from previous year

In summary, WHA has set the following rent policies for the Section 8 Program:

1. Retain the calculation of the participant's contribution at greatest of 30% of adjusted income and 10% of monthly income.
2. Include income exclusions which are listed in the Administrative Plan and as required by regulations.
3. We have established a minimum rent of \$50.00.

PUBLIC HOUSING RENT DETERMINATION RESPONSE

For the Public Housing Program, this component of the Annual Plan will identify the relevant rent determination policies as included in the PHA's Admissions and Occupancy Policy. (ACOP) Listed below are the chapters that reference this:

| | |
|--------------------------|--------------------------|
| Total Tenant Payment: | Chapter 13 - Pages 46-50 |
| Verification Procedures: | Chapter 12 – Pages 36-45 |
| Re-certifications: | Chapter 15 – Pages 54-59 |

In summary, WHA has set the following rent policies for Public Housing programs:

1. Retain the calculation of rent payment at 30% of adjusted yearly income or flat rents.
2. Include income exclusions which are listed in our ACO Policy.
3. Phasing in rent for qualified residents that transition from welfare to work according to Section 508 of QHWRA. There will be no increase in their rent for the first year, it will increase 50% of the normal increase in the second year, and will fully phase in for the third year.
4. Retain our current minimum rent of \$50.00.

Note: Attached is a schedule of the flat rents that will be applied to our public housing developments.

PUBLIC HOUSING RENT DETERMINATION RESPONSE

For the Public Housing Program, this component of the Annual Plan will identify the relevant rent determination policies as included in the PHA's Admissions and Occupancy Policy. (ACOP) Listed below are the chapters that reference this:

| | |
|--------------------------|--------------------------|
| Total Tenant Payment: | Chapter 13 - Pages 46-50 |
| Verification Procedures: | Chapter 12 - Pages 36-45 |
| Re-certifications: | Chapter 15 - Pages 54-59 |

In summary, WHA has set the following rent policies for Public Housing programs:

1. Retain the calculation of rent payment at 30% of adjusted yearly income or flat rents.
2. Include income exclusions which are listed in our ACO Policy.
3. Phasing in rent for qualified residents that transition from welfare to work according to Section 508 of QHWRA. There will be no increase in their rent for the first year, it will increase 50% of the normal increase in the second year, and will fully phase in for the third year.
4. Retain our current minimum rent of \$50.00.

Note: Attached is a schedule of the flat rents that will be applied to our public housing developments.

4. 6.4 OPERATION AND MANAGEMENT

The Wilmington Housing Authority has the following Policies that govern our operations:

- Accounting Policies and Procedures Policy
- Admissions and Continued Occupancy Policy
- Administrative Plan - Section 8
- Blood Borne Pathogens Policy
- Check Signing Policy
- Code of Ethics and Standards of Conduct
- Cost Allocation Plan
- Criminal, Drug Treatment, and Registered Sex Offender Classification Records Management Policy
- Curb Appeal Policy (a Component of House Rules)
- Disposition Policy (*Included in Procurement Policy*)
- Drug Free Policy (*Included in Personnel Policy*)
- Dwelling Lease
- Equal Housing Opportunity Policy
- Facilities Use Policy
- Fire Policy
- Fund Transfer Policy
- Grievance Procedure
- Hazardous Materials Policy
- Housekeeping Policy and Standards
- Individual Development Accounts Policies/Procedures
- Identification Badge Program
- Investment Policy
- Maintenance Policy
- Media Policy
- Natural Disaster Policy
- NCIC Policy
- One Strike Policy
- Personnel Policy (obtain from HR Department)
- Pest Control Policy
- Procurement Policy
- Public Records Policy
- Relocation Policy
- Resident Initiatives Statement of Policies and Procedures
- Safety and Crime Prevention
- Safety and Health Program Policy
- Screening & Eviction for Drug Abuse and Other Criminal Activity (*Included in ACOP*)
- Trespass Policy

Copies of these policies are on file at the Central Office of the Wilmington Housing Authority, located at 1524 South 16th Street and all Management Offices.

5. GRIEVANCE PROCEDURES RESPONSE – HOUSING CHOICE VOUCHER PROGRAM

No changes to this policy in 2010.

The WHA has procedures in place for informal review for applicants to the Housing Choice Voucher Program. These procedures are outlined in the HCV Program Administrative Plan, Chapter 18: "Complaints and Appeals", Pages 81-84.

5. GRIEVANCE PROCEDURES RESPONSE – HOUSING CHOICE VOUCHER PROGRAM

No changes to this policy in 2010.

The WHA has procedures in place for informal review for applicants to the Housing Choice Voucher Program. These procedures are outlined in the HCV Program Administrative Plan, Chapter 18: "Complaints and Appeals", Pages 81-84.

5. Grievance Procedures Response – Public Housing Program

GRIEVANCES AND APPEALS POLICY

INTRODUCTION

This policy discusses grievances and appeals pertaining to PHA actions or failures to act that adversely affect public housing applicants or residents. The policies are discussed in the following three parts:

Part I: Informal Hearings for Public Housing Applicants. This part outlines the requirements and procedures for informal hearings for public housing applicants.

Part II: Informal Hearings with Regard to Noncitizens. This part discusses informal hearings regarding citizenship status and where they differ from the requirements for general applicant and tenant grievances.

Part III: Grievance Procedures for Public Housing Residents. This part outlines the requirements and procedures for handling grievances for public housing residents.

Note that this chapter is not the PHA's grievance procedure. The grievance procedure is a document separate from the ACOP. This chapter of the ACOP provides the policies that drive the grievance procedure.

PART I: INFORMAL HEARINGS FOR PUBLIC HOUSING APPLICANTS

I.A. OVERVIEW

When the PHA makes a decision that has a negative impact on an applicant family, the family is often entitled to appeal the decision. For applicants, the appeal takes the form of an informal hearing. HUD regulations do not provide a structure for or requirements regarding informal hearings for applicants (except with regard to citizenship status, to be covered in Part II). This part discusses the PHA policies necessary to respond to applicant appeals through the informal hearing process.

I.B. INFORMAL HEARING PROCESS [24 CFR 960.208(a) and PH Occ GB, p. 58]

Informal hearings are provided for public housing applicants. An applicant is someone who has applied for admission to the public housing program, but is not yet a tenant in the program. Informal hearings are intended to provide a means for an applicant to dispute a determination of ineligibility for admission to a project [24 CFR 960.208(a)]. Applicants to public housing are not entitled to the same hearing process afforded tenants in the PHA grievance procedure [24 CFR 966.53(a) and PH Occ GB, p. 58].

Informal hearings provide the applicant a means to hear the details of the reasons for rejection, and an opportunity to present evidence to the contrary if available, and to claim mitigating circumstances if possible.

Use of Informal Hearing Process

While the PHA must offer the opportunity of an informal hearing to applicants who have been determined as ineligible for admission, the PHA could make the informal hearing process available to applicants who wish to dispute other PHA actions that adversely affect them.

PHA Policy

The PHA will only offer informal hearings to applicants for the purpose of disputing denials of admission.

Notice of Denial [24 CFR 960.208(a)]

The PHA must give an applicant prompt notice of a decision denying eligibility for admission. The notice must contain a brief statement of the reasons for the PHA decision, and must also state that the applicant may request an informal hearing to dispute the decision. The notice must describe how to obtain the informal hearing.

Prior to notification of denial based on information obtained from criminal or sex offender registration records, the family, in some cases, must be given the opportunity to dispute the information in those records which would be the basis of the denial. See Section 3-III.F. for details concerning this requirement.

Scheduling an Informal Hearing

PHA Policy

A request for an informal hearing must be made in writing and delivered to the PHA either in person or by first class mail, by the close of the business day, no later than 10 business days from the date of the PHA's notification of denial of admission.

The PHA must schedule and send written notice of the informal hearing within 10 business days of the family's request.

Conducting an Informal Hearing [PH Occ GB, p. 58]

PHA Policy

The informal hearing will be conducted by a person other than the one who made the decision under review, or a subordinate of this person.

The applicant will be provided an opportunity to present written or oral objections to the decision of the PHA.

The person conducting the informal hearing will make a recommendation to the PHA, but the PHA is responsible for making the final decision as to whether admission should be granted or denied.

Informal Hearing Decision [PH Occ GB, p. 58]

PHA Policy

The PHA will notify the applicant of the PHA's final decision, including a brief statement of the reasons for the final decision.

In rendering a decision, the PHA will evaluate the following matters:

- Whether or not the grounds for denial were stated factually in the notice
- The validity of grounds for denial of admission. If the grounds for denial are not specified in the regulations or in PHA policy, then the decision to deny assistance will be overturned. See Chapter 3 for a detailed discussion of the grounds for applicant denial.
- The validity of the evidence. The PHA will evaluate whether the facts presented prove the grounds for denial of admission. If the facts prove that there are grounds for denial, and the denial is required by HUD, the PHA will uphold the decision to deny admission.
- If the facts prove the grounds for denial, and the denial is discretionary, the PHA will consider the recommendation of the person conducting the informal hearing in making the final decision whether to deny admission.

The PHA will notify the applicant of the final decision, including a statement explaining the reason(s) for the decision. The notice will be mailed, with return receipt requested, within 10 business days of the informal hearing, to the applicant and his or her representative, if any.

If the informal hearing decision overturns the denial, processing for admission will resume.

If the family fails to appear for their informal hearing, the denial of admission will stand and the family will be so notified.

Reasonable Accommodation for Persons with Disabilities [24 CFR 966.7]

Persons with disabilities may request reasonable accommodations to participate in the informal hearing process and the PHA must consider such accommodations. The PHA must also consider reasonable accommodation requests pertaining to the reasons for denial if related to the person's disability.

PART II: INFORMAL HEARINGS WITH REGARD TO NONCITIZENS

II.A. HEARING AND APPEAL PROVISIONS FOR NONCITIZENS [24 CFR 5.514]

Denial or termination of assistance based on immigration status is subject to special hearing and notice rules. These special hearings are referred to in the regulations as informal hearings, but the requirements for such hearings are different from the informal hearings used to deny applicants for reasons other than immigration status.

Assistance to a family may not be delayed, denied, or terminated on the basis of immigration status at any time prior to a decision under the United States Citizenship and Immigration Services (USCIS) appeal process. Assistance to a family may not be terminated or denied while the PHA hearing is pending, but assistance to an applicant may be delayed pending the completion of the informal hearing.

A decision against a family member, issued in accordance with the USCIS appeal process or the PHA informal hearing process, does not preclude the family from exercising the right, that may otherwise be available, to seek redress directly through judicial procedures.

Notice of Denial or Termination of Assistance [24 CFR 5.514(d)]

As discussed in Chapters 3 and 13, the notice of denial or termination of assistance for noncitizens must advise the family of any of the following that apply:

- That financial assistance will be denied or terminated, and provide a brief explanation of the reasons for the proposed denial or termination of assistance.
- The family may be eligible for proration of assistance.
- In the case of a tenant, the criteria and procedures for obtaining relief under the provisions for preservation of families [24 CFR 5.514 and 5.518].
- That the family has a right to request an appeal to the USCIS of the results of secondary verification of immigration status and to submit additional documentation or explanation in support of the appeal.
- That the family has a right to request an informal hearing with the PHA either upon completion of the USCIS appeal or in lieu of the USCIS appeal.
- For applicants, assistance may not be delayed until the conclusion of the USCIS appeal process, but assistance may be delayed during the period of the informal hearing process.

United States Citizenship and Immigration Services Appeal Process [24 CFR 5.514(e)]

When the PHA receives notification that the USCIS secondary verification failed to confirm eligible immigration status, the PHA must notify the family of the results of the USCIS verification. The family will have 30 days from the date of the notification to request an appeal of the USCIS results. The request for appeal must be made by the family in writing directly to the USCIS. The family must provide the PHA with a copy of the written request for appeal and proof of mailing.

PHA Policy

The PHA will notify the family in writing of the results of the USCIS secondary verification within 10 business days of receiving the results.

The family must provide the PHA with a copy of the written request for appeal and proof of mailing within 10 business days of sending the request to the USCIS.

The family must forward to the designated USCIS office any additional documentation or written explanation in support of the appeal. This material must include a copy of the USCIS document verification request (used to process the secondary request) or such other form specified by the USCIS, and a letter indicating that the family is requesting an appeal of the USCIS immigration status verification results.

The USCIS will notify the family, with a copy to the PHA, of its decision. When the USCIS notifies the PHA of the decision, the PHA must notify the family of its right to request an informal hearing.

PHA Policy

The PHA will send written notice to the family of its right to request an informal hearing within 10 business days of receiving notice of the USCIS decision regarding the family's immigration status.

Informal Hearing Procedures for Applicants [24 CFR 5.514(f)]

After notification of the USCIS decision on appeal, or in lieu of an appeal to the USCIS, an applicant family may request that the PHA provide a hearing. The request for a hearing must be made either within 30 days of receipt of the PHA notice of denial, or within 30 days of receipt of the USCIS appeal decision.

The informal hearing procedures for applicant families are described below.

Informal Hearing Officer

The PHA must provide an informal hearing before an impartial individual, other than a person who made or approved the decision under review, and other than a person who is a subordinate of the person who made or approved the decision.

Evidence

The family must be provided the opportunity to examine and copy at the family's expense, at a reasonable time in advance of the hearing, any documents in the possession of the PHA pertaining to the family's eligibility status, or in the possession of the USCIS (as permitted by USCIS requirements), including any records and regulations that may be relevant to the hearing.

PHA Policy

The family will be allowed to copy any documents related to the hearing at a cost of \$.25 per page. The family must request discovery of PHA documents no later than 12:00 p.m. on the business day prior to the hearing.

The family must be provided the opportunity to present evidence and arguments in support of eligible status. Evidence may be considered without regard to admissibility under the rules of evidence applicable to judicial proceedings.

The family must also be provided the opportunity to refute evidence relied upon by the PHA, and to confront and cross-examine all witnesses on whose testimony or information the PHA relies.

Representation and Interpretive Services

The family is entitled to be represented by an attorney or other designee, at the family's expense, and to have such person make statements on the family's behalf.

The family is entitled to arrange for an interpreter to attend the hearing, at the expense of the family, or the PHA, as may be agreed upon by the two parties. If the family does not arrange for their own interpreter, the PHA is still obligated to provide oral translation services in accordance with its LEP Plan.

Recording of the Hearing

The family is entitled to have the hearing recorded by audiotape. The PHA may, but is not required to provide a transcript of the hearing.

PHA Policy

The PHA will not provide a transcript of an audio taped informal hearing.

Hearing Decision

The PHA must provide the family with a written notice of the final decision, based solely on the facts presented at the hearing, within 14 calendar days of the date of the informal hearing. The notice must state the basis for the decision.

Retention of Documents [24 CFR 5.514(h)]

The PHA must retain for a minimum of 5 years the following documents that may have been submitted to the PHA by the family, or provided to the PHA as part of the USCIS appeal or the PHA informal hearing process:

- The application for assistance
- The form completed by the family for income reexamination
- Photocopies of any original documents, including original USCIS documents
- The signed verification consent form
- The USCIS verification results
- The request for a USCIS appeal
- The final USCIS determination
- The request for an informal hearing
- The final informal hearing decision

Informal Hearing Procedures for Residents [24 CFR 5.514(f)]

After notification of the USCIS decision on appeal, or in lieu of an appeal to the USCIS, a resident family may request that the PHA provide a hearing. The request for a hearing must be made either within 30 days of receipt of the PHA notice of termination, or within 30 days of receipt of the USCIS appeal decision.

The informal hearing procedures for resident families whose tenancy is being terminated based on immigration status is the same as for any grievance under the grievance procedures for resident families found in Part III below.

PART III: GRIEVANCE PROCEDURES FOR PUBLIC HOUSING RESIDENTS

III.A. REQUIREMENTS [24 CFR 966.52]

PHAs must have a grievance procedure in place through which residents of public housing are provided an opportunity to grieve any PHA action or failure to act involving the lease or PHA policies which adversely affect their rights, duties, welfare, or status.

The PHA grievance procedure must be included in, or incorporated by reference in, the lease.

PHA Policy

The PHA grievance procedure will be incorporated by reference in the tenant lease.

The PHA must provide at least 30 days notice to tenants and resident organizations setting forth proposed changes in the PHA grievance procedure, and providing an opportunity to present

written comments. Comments submitted must be considered by the PHA before adoption of any grievance procedure changes by the PHA.

PHA Policy

Residents and resident organizations will have 30 calendar days from the date they are notified by the PHA of any proposed changes in the PHA grievance procedure, to submit written comments to the PHA.

The PHA must furnish a copy of the grievance procedure to each tenant and to resident organizations.

III.B. DEFINITIONS [24 CFR 966.53; 24 CFR 966.51(a)(2)(i)]

There are several terms used by HUD with regard to public housing grievance procedures, which take on specific meanings different from their common usage. These terms are as follows:

- **Grievance** – any dispute which a tenant may have with respect to PHA action or failure to act in accordance with the individual tenant's lease or PHA regulations which adversely affect the individual tenant's rights, duties, welfare or status

- **Complainant** – any tenant whose grievance is presented to the PHA or at the project management office

- **Due Process Determination** – a determination by HUD that law of the jurisdiction requires that the tenant must be given the opportunity for a hearing in court which provides the basic elements of due process before eviction from the dwelling unit

- **Elements of Due Process** – an eviction action or a termination of tenancy in a state or local court in which the following procedural safeguards are required:
 - Adequate notice to the tenant of the grounds for terminating the tenancy and for eviction
 - Right of the tenant to be represented by counsel
 - Opportunity for the tenant to refute the evidence presented by the PHA including the right to confront and cross-examine witnesses and to present any affirmative legal or equitable defense which the tenant may have
 - A decision on the merits

- **Hearing Officer/Panel** – a person/panel selected in accordance with HUD regulations to hear grievances and render a decision with respect thereto

- **Tenant** – the adult person (or persons) (other than a live-in aide) who resides in the unit, and who executed the lease with the PHA as lessee of the dwelling unit, or, if no such person now resides in the unit, who resides in the unit, and who is the remaining head of household of the tenant family residing in the dwelling unit

- **Resident Organization** – includes a resident management corporation

III.C. APPLICABILITY [24 CFR 966.51]

Potential grievances could address most aspects of a PHA's operation. However, there are some situations for which the grievance procedure is not applicable.

The grievance procedure is applicable only to individual tenant issues relating to the PHA. It is not applicable to disputes between tenants not involving the PHA. Class grievances are not subject to the grievance procedure and the grievance procedure is not to be used as a forum for initiating or negotiating policy changes of the PHA.

If HUD has issued a due process determination, a PHA may exclude from the PHA grievance procedure any grievance concerning a termination of tenancy or eviction that involves:

- Any criminal activity that threatens the health, safety or right to peaceful enjoyment of the premises of other residents or employees of the PHA
- Any violent or drug-related criminal activity on or off such premises
- Any criminal activity that resulted in felony conviction of a household member

In states without due process determinations, PHAs must grant opportunity for grievance hearings for all lease terminations, regardless of cause, but may use expedited grievance procedures, as described in Section III.E. below, to deal with the first two of the above three categories of lease terminations.

If HUD has issued a due process determination, the PHA may evict through the state/local judicial eviction procedures. In this case, the PHA is not required to provide the opportunity for a hearing under the PHA's grievance procedure as described above.

PHA Policy

The PHA is located in a due process state. Therefore, the PHA will not offer grievance hearings for lease terminations involving criminal activity that resulted in a felony conviction of a household member or that threatens the health, safety, or right to peaceful enjoyment of the premises of other residents or employees of the PHA, or for drug-related criminal activity on or off the premises.

III.D. INFORMAL SETTLEMENT OF GRIEVANCE [24 CFR 966.54]

HUD regulations state that any grievance must be personally presented, either orally or in writing, to the PHA office or to the office of the project in which the complainant resides so that the grievance may be discussed informally and settled without a hearing.

PHA Policy

The PHA will accept requests for an informal settlement of a grievance in writing, to the PHA office within 10 business days of the grievable event. Within 10 business days of receipt of the request the PHA will arrange a meeting with the tenant at a mutually agreeable time and confirm such meeting in writing to the tenant.

If a tenant fails to attend the scheduled meeting without prior notice, the PHA will reschedule the appointment only if the tenant can show good cause for failing to appear, or if it is needed as a reasonable accommodation for a person with disabilities.

Good cause is defined as an unavoidable conflict which seriously affects the health, safety or welfare of the family.

HUD regulations require that a summary of such discussion will be prepared within a reasonable time and one copy will be given to the tenant and one retained in the PHA's tenant file.

The summary must specify the names of the participants, dates of meeting, the nature of the proposed disposition of the complaint and the specific reasons therefore, and will specify the procedures by which a hearing may be obtained if the complainant is not satisfied.

PHA Policy

The PHA will prepare a summary of the informal settlement within 5 business days; one copy to be given to the tenant and one copy to be retained in the PHA's tenant file.

For PHAs who have the option to establish an expedited grievance procedure, and who exercise this option, the informal settlement of grievances is not applicable to those grievances for which the expedited grievance procedure applies.

III.E. PROCEDURES TO OBTAIN A HEARING [24 CFR 966.55]

Requests for Hearing and Failure to Request [24 CFR 966.55(a), (c), and (d)]

All grievances must be presented in accordance with the informal procedures prescribed above as a condition prior to a grievance hearing. However, if the complainant can show good cause for failure to proceed with the informal settlement process to the hearing officer/panel, the hearing officer/panel may waive this provision [24 CFR 966.55(d)].

The complainant must submit the request in writing for a grievance hearing within a reasonable time after receipt of the summary of informal discussion [24 CFR 966.55(a)]. The request must specify the reasons for the grievance and the action or relief sought.

PHA Policy

The resident must submit a written request for a grievance hearing to the PHA within 5 business days of the tenant's receipt of the summary of the informal settlement.

If the complainant does not request a hearing, the PHA's disposition of the grievance under the informal settlement process will become final. However, failure to request a hearing does not constitute a waiver by the complainant of the right to contest the PHA's action in disposing of the complaint in an appropriate judicial proceeding [24 CFR 966.55(c)].

Escrow Deposits [24 CFR 966.55(e)]

Escrow Deposits will not be required of those who are disputing the appropriateness of a financial charge or fee assessed by the Housing Authority. However, WHA reserves the right to require a depository arrangement as allowed by law in the event the matter appears in court.

Scheduling of Hearings [24 CFR 966.55(f)]

If the complainant has complied with all requirements for requesting a hearing as described above, a hearing must be scheduled by the hearing officer/panel promptly for a time and place reasonably convenient to both the complainant and the PHA. A written notification specifying the time, place

and the procedures governing the hearing must be delivered to the complainant and the appropriate PHA official.

PHA Policy

Within 10 business days of receiving a written request for a hearing, the hearing officer will schedule and send written notice of the hearing to both the complainant and the PHA.

The PHA may wish to permit the tenant to request to reschedule a hearing for good cause.

PHA Policy

The tenant may request to reschedule a hearing for good cause, or if it is needed as a reasonable accommodation for a person with disabilities. Good cause is defined as an unavoidable conflict which seriously affects the health, safety, or welfare of the family. Requests to reschedule a hearing must be made in writing prior to the hearing date. At its discretion, the PHA may request documentation of the "good cause" prior to rescheduling the hearing.

Expedited Grievance Procedure [24 CFR 966.55(g)]

The PHA may establish an expedited grievance procedure for any grievance concerning a termination of tenancy or eviction that involves:

- Any criminal activity that threatens the health, safety, or right to peaceful enjoyment of the premises by other residents or employees of the PHA, or
- Any drug-related criminal activity on or near such premises

In such expedited grievances, the informal settlement of grievances as discussed in III.D is not applicable.

The PHA may adopt special procedures concerning expedited hearings, including provisions for expedited notice or scheduling, or provisions for expedited decision on the grievance. However, the Wilmington Housing Authority does not have an expedited grievance procedure, but may initiate an immediate termination action for such activity. Grievances are not available to residents when a proposed eviction is for criminal activity that threatens the health, safety, or right to peaceful enjoyment of the premises by other residents or employees of the PHA, or for any drug-related criminal activity on or near such premises. In such instances, the due process requirements for public housing residents are met through the local court eviction process.

III.F. SELECTION OF HEARING OFFICER/PANEL [24 CFR 966.55(b)]

The grievance hearing must be conducted by an impartial person or persons appointed by the PHA, other than the person who made or approved the PHA action under review, or a subordinate of such person.

PHA Policy

The Wilmington Housing Authority shall annually submit a list of prospective hearing officers. This list will be provided to any existing resident organization(s) for such organization's comments or recommendations. Efforts will be made to assure that the person selected is not a friend, nor enemy, of the complainant and that they do not have a personal stake in the matter under dispute or will otherwise have an appearance of a lack of impartiality.

III.G. PROCEDURES GOVERNING THE HEARING [24 CFR 966.56]

Rights of Complainant [24 CFR 966.56(b)]

The complainant will be afforded a fair hearing. This includes:

The opportunity to examine before the grievance hearing any PHA documents, including records and regulations that are directly relevant to the hearing. The tenant must be allowed to copy any such document at the tenant's expense. If the PHA does not make the document available for examination upon request by the complainant, the PHA may not rely on such document at the grievance hearing.

PHA Policy

The tenant will be allowed to copy any documents related to the hearing at a cost of \$.25 per page. The family must request discovery of PHA documents no later than 12:00 p.m. on the business day prior to the hearing.

The right to be represented by counsel or other person chosen as the tenant's representative and to have such person make statements on the tenant's behalf.

PHA Policy

Hearings may be attended by the following applicable persons:

- A PHA representative(s) and any witnesses for the PHA
- The tenant and any witnesses for the tenant

- The tenant's counsel or other representative
- Any other person approved by the PHA as a reasonable accommodation for a person with a disability

The right to a private hearing unless the complainant requests a public hearing.

The right to present evidence and arguments in support of the tenant's complaint, to controvert evidence relied on by the PHA or project management, and to confront and cross-examine all witnesses upon whose testimony or information the PHA or project management relies.

A decision based solely and exclusively upon the facts presented at the hearing.

Decision without Hearing [24 CFR 966.56(c)]

The hearing officer/panel may render a decision without proceeding with the hearing if the hearing officer/panel determines that the issue has been previously decided in another proceeding.

Failure to Appear [24 CFR 966.56(d)]

If the complainant or the PHA fails to appear at a scheduled hearing, the hearing officer/panel may make a determination to postpone the hearing for not to exceed five business days or may make a determination that the party has waived his/her right to a hearing. Both the complainant and the PHA must be notified of the determination by the hearing officer/panel: Provided, That a determination that the complainant has waived his/her right to a hearing will not constitute a waiver of any right the complainant may have to contest the PHA's disposition of the grievance in an appropriate judicial proceeding.

There may be times when a complainant does not appear due to unforeseen circumstances which are out of their control and are no fault of their own.

PHA Policy

If the tenant does not appear at the scheduled time of the hearing, the hearing officer will wait up to 30 minutes. If the tenant appears within 30 minutes of the scheduled time, the hearing will be held. If the tenant does not arrive within 30 minutes of the scheduled time, they will be considered to have failed to appear.

If the tenant fails to appear and was unable to reschedule the hearing in advance, the tenant must contact the PHA within 24 hours of the scheduled hearing date, excluding weekends and holidays. The hearing officer will reschedule the hearing only if the tenant can show good cause for the failure to appear, or it is needed as a reasonable accommodation for a person with disabilities.

"Good cause" is defined as an unavoidable conflict which seriously affects the health, safety, or welfare of the family.

General Procedures [24 CFR 966.56(e), (f), and (g)]

At the hearing, the complainant must first make a showing of an entitlement to the relief sought and thereafter the PHA must sustain the burden of justifying the PHA action or failure to act against which the complaint is directed [24 CFR 966.56(e)].

The hearing must be conducted informally by the hearing officer/panel. The PHA and the tenant must be given the opportunity to present oral or documentary evidence pertinent to the facts and issues raised by the complaint and question any witnesses. In general, all evidence is admissible and may be considered without regard to admissibility under the rules of evidence applicable to judicial proceedings [24 CFR 966.56(f)].

PHA Policy

Any evidence to be considered by the hearing officer must be presented at the time of the hearing. There are four categories of evidence.

Oral evidence: the testimony of witnesses

Documentary evidence: a writing which is relevant to the case, for example, a letter written to the PHA. Writings include all forms of recorded communication or representation, including letters, emails, words, pictures, sounds, videotapes or symbols or combinations thereof.

Demonstrative evidence: Evidence created specifically for the hearing and presented as an illustrative aid to assist the hearing officer, such as a model, a chart or other diagram.

Real evidence: A tangible item relating directly to the case.

Hearsay Evidence is evidence of a statement that was made other than by a witness while testifying at the hearing and that is offered to prove the truth of the matter. Even though evidence, including hearsay, is generally admissible, hearsay evidence alone cannot be used as the sole basis for the hearing officer's decision.

If the PHA fails to comply with the discovery requirements (providing the tenant with the opportunity to examine PHA documents prior to the grievance hearing), the hearing officer will refuse to admit such evidence.

Other than the failure of the PHA to comply with discovery requirements, the hearing officer has the authority to overrule any objections to evidence.

The hearing officer/panel must require the PHA, the complainant, counsel and other participants or spectators to conduct themselves in an orderly fashion. Failure to comply with the directions of the hearing officer/panel to obtain order may result in exclusion from the proceedings or in a decision adverse to the interests of the disorderly party and granting or denial of the relief sought, as appropriate [24 CFR 966.56(f)].

The complainant or the PHA may arrange, in advance and at the expense of the party making the arrangement, for a transcript of the hearing. Any interested party may purchase a copy of such transcript [24 CFR 966.56(g)].

PHA Policy

If the complainant would like the PHA to record the proceedings by audiotape, the request must be made to the PHA by 12:00 p.m. on the business day prior to the hearing.

The PHA will consider that an audio tape recording of the proceedings is a transcript.

Accommodations of Persons with Disabilities [24 CFR 966.56(h)]

The PHA must provide reasonable accommodation for persons with disabilities to participate in the hearing. Reasonable accommodation may include qualified sign language interpreters, readers, accessible locations, or attendants.

If the tenant is visually impaired, any notice to the tenant which is required in the grievance process must be in an accessible format.

III.H. DECISION OF THE HEARING OFFICER/PANEL [24 CFR 966.57]

The hearing officer/panel must issue a written decision, stating the reasons for the decision, within a reasonable time after the hearing. Factual determinations relating to the individual circumstances of the family must be based on a preponderance of evidence presented at the hearing. A copy of the decision must be sent to the tenant and the PHA. The PHA must retain a copy of the decision in the tenant's folder. A copy of the decision, with all names and identifying references deleted, must also be maintained on file by the PHA and made available for inspection by a prospective complainant, his/her representative, or the hearing officer/panel [24 CFR 966.57(a)].

PHA Policy

In rendering a decision, the hearing officer will consider the following matters:

PHA Notice to the Family: The hearing officer will determine if the reasons for the PHA's decision are factually stated in the notice.

Discovery: The hearing officer will determine if the family was given the opportunity to examine any relevant documents in accordance with PHA policy.

PHA Evidence to Support the PHA Decision: The evidence consists of the facts presented. Evidence is not conclusion and it is not argument. The hearing officer will evaluate the facts to determine if they support the PHA's conclusion.

Validity of Grounds for Termination of Tenancy (when applicable): The hearing officer will determine if the termination of tenancy is for one of the grounds specified in the HUD regulations and PHA policies. If the grounds for termination are not specified in the regulations or in compliance with PHA policies, then the decision of the PHA will be overturned.

The hearing officer will issue a written decision to the family and the PHA no later than 10 business days after the hearing. The report will contain the following information:

Hearing information:

Name of the complainant

Date, time and place of the hearing

Name of the hearing officer

Name of the PHA representative(s)

Name of family representative (if any)

Names of witnesses (if any)

Background: A brief, impartial statement of the reason for the hearing and the date(s) on which the informal settlement was held, who held it, and a summary of the results of the informal settlement. Also includes the date the complainant requested the grievance hearing.

Summary of the Evidence: The hearing officer will summarize the testimony of each witness and identify any documents that a witness produced in support of his/her testimony and that are admitted into evidence.

Findings of Fact: The hearing officer will include all findings of fact, based on a preponderance of the evidence. *Preponderance of the evidence* is defined as evidence which is of greater weight or more convincing than the evidence which is offered in opposition to it; that is, evidence which as a whole shows that the fact sought to be proved is more probable than not. Preponderance of the evidence may not be determined by the number of witnesses, but by the greater weight of all evidence.

Conclusions: The hearing officer will render a conclusion derived from the facts that were found to be true by a preponderance of the evidence. The conclusion will result in a determination of whether these facts uphold the PHA's decision.

Order: The hearing report will include a statement of whether the PHA's decision is upheld or overturned. If it is overturned, the hearing officer will instruct the PHA to change the decision in accordance with the hearing officer's determination. In the case of termination of tenancy, the hearing officer will instruct the PHA to restore the family's status.

Procedures for Further Hearing

PHA Policy

The hearing officer may ask the family for additional information and/or might adjourn the hearing in order to reconvene at a later date, before reaching a decision. If the family misses an appointment or deadline ordered by the hearing officer, the action of the PHA will take effect and another hearing will not be granted.

Final Decision [24 CFR 966.57(b)]

The decision of the hearing officer/panel is binding on the PHA which must take the action, or refrain from taking the action cited in the decision unless the PHA Board of Commissioners determines within a reasonable time, and notifies the complainant that:

The grievance does not concern PHA action or failure to act in accordance with or involving the complainant's lease on PHA policies which adversely affect the complainant's rights, duties, welfare, or status; or

The decision of the hearing officer/panel is contrary to Federal, state, or local law, HUD regulations or requirements of the annual contributions contract between HUD and the PHA

PHA Policy

When the PHA considers the decision of the hearing officer to be invalid due to the reasons stated above, it will present the matter to the PHA Board of Commissioners within 10 business days of the date of the hearing officer's decision. The Board has 30 calendar days to consider the decision. If the Board decides to reverse the hearing officer's decision, it must notify the complainant within 10 business days of this decision.

A decision by the hearing officer/panel, or Board of Commissioners in favor of the PHA or which denies the relief requested by the complainant in whole or in part must not constitute a waiver of any rights the complainant may have to a subsequent trial or judicial review in court [24 CFR 966.57(c)].

6. 6.6 DESIGNATED HOUSING RESPONSE

A portion of the Taylor Homes site has a 96 unit facility for the elderly, disabled and handicapped as part of the Taylor Homes revitalization through the use of low income housing tax credits.

The Wilmington Housing Authority has designated the following developments or portions of developments indicated below for elderly and disabled families:

PUBLIC HOUSING:

| | | | |
|--------|-----------------|--------------------|-----------|
| NC1-6C | Hillcrest Annex | 1402 Meares Street | 40 Units |
| NC1-7 | *Solomon Towers | 15 Castle Street | 151 Units |

SECTION 8 NEW CONSTRUCTION:

| | | |
|---------------|-------------------------|----------|
| *Glover Plaza | 1402 Little John Circle | 75 units |
|---------------|-------------------------|----------|

*The Wilmington Housing Authority is considering changing the designation for Solomon Towers and Glover Plaza to elderly only.

**WHA PROGRAMS RELATING TO SERVICES AND AMENITIES COORDINATED,
PROMOTED OR PROVIDED BY WHA:**

The Wilmington Housing Authority is committed in assisting public housing and tenant-based families achieving economic and social self-sufficiency. We are very proud of the services we offer our residents and of the collaboration we have with the service agencies in Wilmington.

The mission of the Housing Authority is to provide quality affordable housing in safe communities for low-income families; to maintain high standards of public accountability through management excellence, professional development, and customer satisfaction; and to strengthen partnerships within our community to provide socio-economic opportunities for those we serve.

Family Self-Sufficiency provides educational and employment programs that help residents and families work towards becoming self-sufficient and can move towards owning their first home or obtain housing in the private rental market if desired.

The Family Self Sufficiency program is available to all families living in public and subsidized housing. One-on-one case management is available to families to help identify strengths and possible obstacles. Case management also entails documentation and monitoring goals and barriers. Families are referred to appropriate supportive services and resources in the community to help move the family toward economic self-sufficiency. Supportive services include family self-sufficiency orientation and youth programs. In partnership with other non-profit agencies, the following resources are also available; job readiness programs, job training programs, substance abuse or mental health counseling, apprenticeships, budgeting and credit counseling. Scholarships are available for full time students at any college or vocational school for Wilmington Housing Authority residents only.

The Wilmington Housing Authority offers programs to public housing families living on all developments. They are as followed:

- Circle of Parents groups meets weekly to exchange ideas, offer support, information, and resources and serve those parenting children of all ages and families of all types.
- The Strengthening Families Program focuses on parenting skills, children's life skills and family life skills.
- Motherhead B.A.B.Y for teen and soon to be teen moms. Provides in-depth parenting skills and encourages continued education for mothers.
- Rising To Success assist residents with job search, resume writing, interviewing skills and computer programs.
- I'm Special for youths in 3rd & 4th grades. Promotes self-worth, healthy living skills, and effective group cooperation. The program will help youth realize that

everyone is special and opens awareness, understanding and sensitivity to their own feelings and the feelings of others.

- Cultural activities for youths sponsored by local art company; ceramics, painting and recycled art.
- WHA/UNCW Community Campus at Hillcrest provides an array of programs geared toward empowering the adults and youths living on this development. The programs include afterschool and reading programs, health/wellness club and GED classes.
- Hearty Healthy Workshops teach residents to be conscious about living a healthy lifestyle, dieting, exercise/fitness and preventive health measures. Staff and community workers oversee health fairs partnered with local health agencies.
- All afterschool programs offer homework assistance, field trips and educational enrichment classes.

These services (not limited) are then combined and organized in a way that they create one "seamless" service that is easy for participants to access and use. We work closely with the following agencies:

- Cape Fear Community College
- New Hanover County Dept. of Social Services
- Employment Security Commission
- New Hanover County Schools
- University of North Carolina at Wilmington
- Child Advocacy and Parenting Place
- Smart Start of New Hanover County
- Coastal Horizons, Inc.
- Dreams, Inc.
- Communities in Schools
- City of Wilmington Police Department

8. SAFETY AND CRIME PREVENTION

WHA's Safety and Crime Prevention Program emphasizes a good working relationship with the resident population through resident organizations and co-operation of the local police department and outside agencies. The safety and security practices of the WHA are built around the premise that the police or WHA management cannot impose crime prevention on a neighborhood, but it must grow from within the neighborhood itself.

WHA's mission is to provide safe and secure housing for our residents. The main objective of crime prevention is to reduce the opportunity for crime. We also realize that protecting our residents against crime is most effective when residents participate in the identification and prevention of the most pressing problems in their neighborhood. We understand that crime prevention improves the quality of life for each of our communities. Community education and awareness is a vital tool in WHA's effort to prevent all types of crime and to encourage resident involvement. By engaging the community and providing residents with information and resources, we can empower our residents and other local partners to support our crime prevention strategies. In addition, we must continue to provide employment and training opportunities for our residents in an effort to improve their living environment.

WHA further understands that to be effective in preventing and controlling crime in our housing communities depends on a variety of community resident groups and local agency partners. Local agency partners include code enforcement, planning, zoning, health and social service department with the authority and enforcement tools to supplement law enforcement. Key partnerships between local law enforcement agencies and our housing communities draw on the trust and positive relationships that have been created over the past several years. These strong partnerships among the local police, state decision makers, and residents of the community are the key components to our safety and crime prevention program.

Our policies on stringent lease enforcement and aggressive eviction are just some of the tools that we have in place to implement our safe and crime prevention program. WHA proposes to continue strengthening and expanding our relationship with local law enforcement offices in order to provide supplemental security services above and beyond baseline service normally provided by these agencies

Most recently, we were one of 8 housing authorities nationally to be awarded an Emergency Safety and Security grant by HUD, which will allow us to install video surveillance at three of our public housing communities. The grant is in the amount of nearly \$250,000. In addition, video surveillance cameras will be installed at Solomon Towers, which will not be funded by the safety grant.

14 – PET POLICY RESPONSE

(Chapter 10)

[24 CFR 5, Subpart C; 24 CFR 960, Subpart G]

INTRODUCTION

This chapter explains the PHA's policies on the keeping of pets and any criteria or standards pertaining to the policies. The rules adopted are reasonably related to the legitimate interest of the PHA to provide a decent, safe and sanitary living environment for all tenants, and to protect and preserve the physical condition of the property, as well as the financial interest of the PHA.

The chapter is organized as follows:

Part I: Assistance Animals. This part explains the difference between assistance animals and pets and contains policies related to the designation of an assistance animal as well as their care and handling.

Part II: Pet policies for all developments. This part includes pet policies that are common to both elderly/disabled developments and general occupancy developments.

Part III: Pet deposits and fees for elderly/disabled developments. This part contains policies for pet deposits and fees that are applicable to elderly/disabled developments.

Part IV: Pet deposits and fees for general occupancy developments. This part contains policies for pet deposits and fees that are applicable to general occupancy developments.

PART I: ASSISTANCE ANIMALS

[Section 504; Fair Housing Act (42 U.S.C.); 24 CFR 5.303]

10-I.A. OVERVIEW

This part discusses situations under which permission for an assistance animal may be denied, and also establishes standards for the care of assistance animals.

Assistance animals are animals that work, provide assistance, or perform tasks for the benefit of a person with a disability, or that provide emotional support that alleviates one or more identified symptoms or effects of a person's disability. Assistance animals – often referred to as “service animals,” “assistive animals,” “support animals,” or “therapy animals” – perform many disability-related functions, including but not limited to the following:

- Guiding individuals who are blind or have low vision
- Alerting individuals who are deaf or hearing impaired
- Providing minimal protection or rescue assistance
- Pulling a wheelchair
- Fetching items
- Alerting persons to impending seizures

- Providing emotional support to persons with disabilities who have a disability-related need for such support

Assistance animals that are needed as a reasonable accommodation for persons with disabilities are not considered pets, and thus, are not subject to the PHA's pet policies described in Parts II through IV of this chapter [24 CFR 5.303; 960.705].

10-I.B. APPROVAL OF ASSISTANCE ANIMALS

A person with a disability is not automatically entitled to have an assistance animal. Reasonable accommodation requires that there is a relationship between the person's disability and his or her need for the animal [PH Occ GB, p. 179].

A PHA may not refuse to allow a person with a disability to have an assistance animal merely because the animal does not have formal training. Some, but not all, animals that assist persons with disabilities are professionally trained. Other assistance animals are trained by the owners themselves and, in some cases, no special training is required. The question is whether or not the animal performs the assistance or provides the benefit needed by the person with the disability [PH Occ GB, p. 178].

A PHA's refusal to permit persons with a disability to use and live with an assistance animal that is needed to assist them, would violate Section 504 of the Rehabilitation Act and the Fair Housing Act unless [PH Occ GB, p. 179]:

- There is reliable objective evidence that the animal poses a direct threat to the health or safety of others that cannot be reduced or eliminated by a reasonable accommodation
- There is reliable objective evidence that the animal would cause substantial physical damage to the property of others

PHAs have the authority to regulate assistance animals under applicable federal, state, and local law [24 CFR 5.303(b)(3); 960.705(b)(3)].

PHA Policy

For an animal to be excluded from the pet policy and be considered an assistance animal, there must be a person with disabilities in the household, and the family must request and the PHA approve a reasonable accommodation in accordance with the policies contained in Chapter 2.

10-I.C. CARE AND HANDLING

HUD regulations do not affect any authority a PHA may have to regulate assistance animals under federal, state, and local law [24 CFR 5.303; 24 CFR 960.705].

PHA Policy

Residents must care for assistance animals in a manner that complies with state and local laws, including anti-cruelty laws.

Residents must ensure that assistance animals do not pose a direct threat to the health or safety of others, or cause substantial physical damage to the development, dwelling unit, or property of other residents.

When a resident's care or handling of an assistance animal violates these policies, the PHA will consider whether the violation could be reduced or eliminated by a reasonable accommodation. If the PHA determines that no such accommodation can be made, the PHA may withdraw the approval of a particular assistance animal.

PART II: PET POLICIES FOR ALL DEVELOPMENTS

[24 CFR 5, Subpart C; 24 CFR 960, Subpart G]

10-II.A. OVERVIEW

The purpose of a pet policy is to establish clear guidelines for ownership of pets and to ensure that no applicant or resident is discriminated against regarding admission or continued occupancy because of ownership of pets. It also establishes reasonable rules governing the keeping of common household pets. This part contains pet policies that apply to all developments.

10-II.B. MANAGEMENT APPROVAL OF PETS

Registration of Pets

PHAs may require registration of the pet with the PHA [24 CFR 960.707(b)(5)].

PHA Policy

Pets must be registered with the PHA before they are brought onto the premises.

Registration includes documentation signed by a licensed veterinarian or state/local authority that the pet has received all inoculations required by state or local law, and that the pet has no communicable disease(s) and is pest-free. This registration must be renewed annually and will be coordinated with the annual reexamination date.

Pets will not be approved to reside in a unit until completion of the registration requirements.

Refusal to Register Pets

PHA Policy

The PHA will refuse to register a pet if:

The pet is not *a common household pet* as defined in Section 10-II.C. below

Keeping the pet would violate any pet restrictions listed in this policy

The pet owner fails to provide complete pet registration information, or fails to update the registration annually

The applicant has previously been charged with animal cruelty under state or local law; or has been evicted, had to relinquish a pet or been prohibited from future pet ownership due to pet rule violations or a court order

The PHA reasonably determines that the pet owner is unable to keep the pet in compliance with the pet rules and other lease obligations. The pet's temperament and behavior may be considered as a factor in determining the pet owner's ability to comply with provisions of the lease.

If the PHA refuses to register a pet, a written notification will be sent to the pet owner within 10 business days of the PHA's decision. The notice will state the reason for refusing to register the pet and will inform the family of their right to appeal the decision in accordance with the PHA's grievance procedures.

Pet Agreement

PHA Policy

Residents who have been approved to have a pet must enter into a pet agreement with the PHA, or the approval of the pet will be withdrawn.

The pet agreement is the resident's certification that he or she has received a copy of the PHA's pet policy and applicable house rules, that he or she has read the policies and/or rules, understands them, and agrees to comply with them.

The resident further certifies by signing the pet agreement that he or she understands that noncompliance with the PHA's pet policy and applicable house rules may result in the withdrawal of PHA approval of the pet or termination of tenancy.

10-II.C. STANDARDS FOR PETS [24 CFR 5.318; 960.707(b)]

PHAs may establish reasonable requirements related to pet ownership including, but not limited to:

- Limitations on the number of animals in a unit, based on unit size
- Prohibitions on types of animals that the PHA classifies as dangerous, provided that such classifications are consistent with applicable state and local law
- Prohibitions on individual animals, based on certain factors, including the size and weight of the animal
- Requiring pet owners to have their pets spayed or neutered

PHA's may not require pet owners to have any pet's vocal cords removed.

Definition of "Common Household Pet"

There is no regulatory definition of common household pet for public housing programs, although the regulations for pet ownership in both elderly/disabled and general occupancy developments use the term. The regulations for pet ownership in elderly/disabled developments expressly authorize PHAs to define the term [24 CFR 5.306(2)].

PHA Policy

Common household pet means a domesticated animal, such as a dog, cat, bird, or fish that is traditionally recognized as a companion animal and is kept in the home for pleasure rather than commercial purposes.

The following animals are not considered common household pets:

Reptiles

Rodents

Insects

Arachnids
Wild animals or feral animals
Pot-bellied pigs
Animals used for commercial breeding

Pet Restrictions

PHA Policy

The following animals are not permitted:

Any animal whose adult weight will exceed 25 pounds
Dogs of the pit bull, rottweiler, chow, or boxer breeds
Ferrets or other animals whose natural protective mechanisms pose a risk to small children of serious bites or lacerations
Any animal not permitted under state or local law or code

Number of Pets

PHA Policy

Residents may own a maximum of 2 pets, only 1 of which may be a dog. However, Solomon Towers is a high rise, and the number of pets is limited to 25% of the development's total number of dwelling units, excluding service animals.

In the case of fish, residents may keep no more than can be maintained in a safe and healthy manner in a tank holding up to 10 gallons. Such a tank or aquarium will be counted as 1 pet.

Other Requirements

PHA Policy

Dogs and cats must be spayed or neutered at the time of registration or, in the case of underage animals, within 30 days of the pet reaching 6 months of age. Exceptions may be made upon veterinary certification that subjecting this particular pet to the procedure would be temporarily or permanently medically unsafe or unnecessary.

Pets must be licensed in accordance with state or local law. Residents must provide proof of licensing at the time of registration and annually, in conjunction with the resident's annual reexamination.

10-III.D. PET RULES

Pet owners must maintain pets responsibly, in accordance with PHA policies, and in compliance with applicable state and local public health, animal control, and animal cruelty laws and regulations [24 CFR 5.315; 24 CFR 960.707(a)].

Pet Area Restrictions

PHA Policy

Pets must be maintained within the resident's unit. When outside of the unit (within the building or on the grounds) dogs and cats must be kept on a leash or carried and under the control of the resident or other responsible individual at all times.

Pets other than dogs or cats must be kept in a cage or carrier when outside of the unit.

Pets are not permitted in common areas including lobbies, community rooms and laundry areas except for those common areas which are entrances to and exits from the building.

Pet owners are not permitted to exercise pets or permit pets to deposit waste on project premises outside of the areas designated for such purposes.

Designated Pet/No-Pet Areas [24 CFR 5.318(g), PH Occ GB, p. 182]

PHAs may designate buildings, floors of buildings, or sections of buildings as no-pet areas where pets generally may not be permitted. Pet rules may also designate buildings, floors of building, or sections of building for residency by pet-owning tenants.

PHAs may direct initial tenant moves as may be necessary to establish pet and no-pet areas. The PHA may not refuse to admit, or delay admission of, an applicant on the grounds that the applicant's admission would violate a pet or no-pet area. The PHA may adjust the pet and no-pet areas or may direct such additional moves as may be necessary to accommodate such applicants for tenancy or to meet the changing needs of the existing tenants.

PHAs may not designate an entire development as a no-pet area, since regulations permit residents to own pets.

PHA Policy

With the exception of common areas as described in the previous policy, the PHA has not designated any buildings, floors of buildings, or sections of buildings as no-pet areas. In addition, the PHA has not designated any buildings, floors of buildings, or sections of buildings for residency of pet-owning tenants.

Cleanliness

PHA Policy

The pet owner shall be responsible for the removal of waste from the exercise area by placing it in a sealed plastic bag and disposing of it in a container provided by the PHA.

The pet owner shall take adequate precautions to eliminate any pet odors within or around the unit and to maintain the unit in a sanitary condition at all times.

Litter box requirements:

Pet owners must promptly dispose of waste from litter boxes and must maintain litter boxes in a sanitary manner.

Litter shall not be disposed of by being flushed through a toilet.

Litter boxes shall be kept inside the resident's dwelling unit.

Alterations to Unit

PHA Policy

Pet owners shall not alter their unit, patio, premises or common areas to create an enclosure for any animal.

Installation of pet doors is prohibited.

Noise

PHA Policy

Pet owners must agree to control the noise of pets so that such noise does not constitute a nuisance to other residents or interrupt their peaceful enjoyment of their housing unit or premises. This includes, but is not limited to loud or continuous barking, howling, whining, biting, scratching, chirping, or other such activities.

Pet Care

PHA Policy

Each pet owner shall be responsible for adequate care, nutrition, exercise and medical attention for his/her pet.

Each pet owner shall be responsible for appropriately training and caring for his/her pet to ensure that the pet is not a nuisance or danger to other residents and does not damage PHA property.

No animals may be tethered or chained inside or outside the dwelling unit at any time.

Responsible Parties

PHA Policy

The pet owner will be required to designate two responsible parties for the care of the pet if the health or safety of the pet is threatened by the death or incapacity of the pet owner, or by other factors that render the pet owner unable to care for the pet.

A resident who cares for another resident's pet must notify the PHA and sign a statement that they agree to abide by all of the pet rules.

Pets Temporarily on the Premises

PHA Policy

Pets that are not owned by a tenant are not allowed on the premises. Residents are prohibited from feeding or harboring stray animals.

This rule does not apply to visiting pet programs sponsored by a humane society or other non-profit organizations, and approved by the PHA.

Pet Rule Violations

PHA Policy

All complaints of cruelty and all dog bites will be referred to animal control or an applicable agency for investigation and enforcement.

If a determination is made on objective facts supported by written statements, that a resident/pet owner has violated the pet rules, written notice will be served.

The notice will contain a brief statement of the factual basis for the determination and the pet rule(s) that were violated. The notice will also state:

That the pet owner has 10 business days from the effective date of the service of notice to correct the violation or make written request for a meeting to discuss the violation

That the pet owner is entitled to be accompanied by another person of his or her choice at the meeting

That the pet owner's failure to correct the violation, request a meeting, or appear at a requested meeting may result in initiation of procedures to remove the pet, or to terminate the pet owner's tenancy

Notice for Pet Removal

PHA Policy

If the pet owner and the PHA are unable to resolve the violation at the meeting or the pet owner fails to correct the violation in the time period allotted by the PHA, the PHA may serve notice to remove the pet.

The notice will contain:

A brief statement of the factual basis for the PHA's determination of the pet rule that has been violated

The requirement that the resident /pet owner must remove the pet within 30 calendar days of the notice

A statement that failure to remove the pet may result in the initiation of termination of tenancy procedures

Pet Removal

PHA Policy

If the death or incapacity of the pet owner threatens the health or safety of the pet, or other factors occur that render the owner unable to care for the pet, the situation will be reported to the responsible party designated by the pet owner.

If the responsible party is unwilling or unable to care for the pet, or if the PHA after reasonable efforts cannot contact the responsible party, the PHA may contact the appropriate state or local agency and request the removal of the pet.

Termination of Tenancy

PHA Policy

The PHA may initiate procedures for termination of tenancy based on a pet rule violation if:

The pet owner has failed to remove the pet or correct a pet rule violation within the time period specified

The pet rule violation is sufficient to begin procedures to terminate tenancy under terms of the lease

Emergencies

PHA Policy

The PHA will take all necessary steps to ensure that pets that become vicious, display symptoms of severe illness, or demonstrate behavior that constitutes an immediate threat to the health or safety of others, are immediately removed from the premises by referring the situation to the appropriate state or local entity authorized to remove such animals.

If it is necessary for the PHA to place the pet in a shelter facility, the cost will be the responsibility of the pet owner.

If the pet is removed as a result of any aggressive act on the part of the pet, the pet will not be allowed back on the premises.

PART III: PET DEPOSITS AND FEES IN ELDERLY/DISABLED DEVELOPMENTS

10-III.A. OVERVIEW

This part describes the PHA's policies for pet deposits and fees in elderly, disabled and mixed population developments. Policies governing deposits and fees in general occupancy developments are described in Part IV.

10-III.B. PET DEPOSITS

Payment of Deposit

The PHA may require tenants who own or keep pets in their units to pay a refundable pet deposit. This deposit is in addition to any other financial obligation generally imposed on tenants of the project [24 CFR 5.318(d)(1)].

The maximum amount of pet deposit that may be charged by a PHA on a per dwelling unit basis, is the higher of the total tenant payment (TTP) or such reasonable fixed amount as the PHA may require. The PHA may permit gradual accumulation of the pet deposit by the pet owner [24 CFR 5.318(d)(3)].

The pet deposit is not part of the rent payable by the resident [24 CFR 5.318(d)(5)].

PHA Policy

Pet owners are required to pay a pet deposit in addition to any other required deposits. The amount of the deposit is the higher of the family's total tenant payment or \$50.00, and must be paid in full before the pet is brought on the premises.

Refund of Deposit [24 CFR 5.318(d)(1)]

The PHA may use the pet deposit only to pay reasonable expenses directly attributable to the presence of the pet, including (but not limited to) the costs of repairs and replacements to, and fumigation of, the tenant's dwelling unit. The PHA must refund the unused portion of the pet deposit to the tenant within a reasonable time after the tenant moves from the project or no longer owns or keeps a pet in the unit.

PHA Policy

The PHA will refund the pet deposit to the resident, less the costs of any damages caused by the pet to the dwelling unit, within 30 days of move-out or removal of the pet from the unit.

The resident will be billed for any amount that exceeds the pet deposit.

The PHA will provide the resident with a written list of any charges against the pet deposit within 10 business days of the move-out inspection. If the resident disagrees with the amount charged to the pet deposit, the PHA will provide a meeting to discuss the charges.

10-III.C. OTHER CHARGES

Pet-Related Damages During Occupancy

PHA Policy

All reasonable expenses incurred by the PHA as a result of damages directly attributable to the presence of the pet in the project will be the responsibility of the resident, including:

The cost of repairs and replacements to the resident's dwelling unit

Fumigation of the dwelling unit

Repairs to common areas of the project

The expense of flea elimination shall also be the responsibility of the resident.

If the resident is in occupancy when such costs occur, the resident shall be billed for such costs in accordance with the policies in Section 8-I.G, Maintenance and Damage Charges. Pet deposits will not be applied to the costs of pet-related damages during occupancy.

Charges for pet-related damage are not part of rent payable by the resident.

Pet Waste Removal Charge

The regulations do not address the PHA's ability to impose charges for house pet rule violations. However, charges for violation of PHA pet rules may be treated like charges for other violations of the lease and PHA tenancy rules.

PHA Policy

A separate pet waste removal charge of \$50.00 per occurrence will be assessed against pet owners who fail to remove pet waste in accordance with this policy.

Notices of pet waste removal charges will be in accordance with requirements regarding notices of adverse action. Charges are due and payable 14 calendar days after billing. If the family requests a grievance hearing within the required timeframe, the PHA may not take action for nonpayment of the charge until the conclusion of the grievance process.

Charges for pet waste removal are not part of rent payable by the resident.

PART IV: PET DEPOSITS AND FEES IN GENERAL OCCUPANCY DEVELOPMENTS

10-IV.A. OVERVIEW

This part describes the PHA's policies for pet deposits and fees for those who reside in general occupancy developments.

10-IV.B. PET DEPOSITS

A PHA may require a refundable pet deposit to cover additional costs attributable to the pet and not otherwise covered [24 CFR 960.707(b)(1)].

A PHA that requires a resident to pay a pet deposit must place the deposit in an account of the type required under applicable State or local law for pet deposits, or if there are no such requirements, for rental security deposits, if applicable. The PHA must comply with such laws as to retention of the deposit, interest, and return of the deposit to the resident, and any other applicable requirements [24 CFR 960.707(d)].

Payment of Deposit

PHA Policy

Pet owners are required to pay a pet deposit of \$250 in addition to any other required deposits. The deposit must be paid in full before the pet is brought on the premises.

The pet deposit is not part of rent payable by the resident.

Refund of Deposit

PHA Policy

The PHA will refund the pet deposit to the resident, less the costs of any damages caused by the pet to the dwelling unit, within 30 days of move-out or removal of the pet from the unit.

The resident will be billed for any amount that exceeds the pet deposit.

The PHA will provide the resident with a written list of any charges against the pet deposit within 10 business days of the move-out inspection. If the resident disagrees with the amount charged to the pet deposit, the PHA will provide a meeting to discuss the charges.

10-IV.C. NON-REFUNDABLE NOMINAL PET FEE

PHAs may require payment of a non-refundable nominal pet fee to cover the reasonable operating costs to the development relating to the presence of pets [24 CFR 960.707(b)(1)].

PHA Policy

The PHA requires pet owners to pay a non-refundable nominal pet fee.

This fee is intended to cover the reasonable operating costs to the project relating to the presence of pets. Reasonable operating costs to the project relating to the presence of pets include, but are not limited to:

Landscaping costs

Pest control costs

Insurance costs

Clean-up costs

The pet fee of \$10.00 will be billed on a monthly basis, and payment will be due 14 calendar days after billing.

Charges for the non-refundable pet fee are not part of rent payable by the resident.

10-IV.D. OTHER CHARGES

Pet-Related Damages During Occupancy

PHA Policy

All reasonable expenses incurred by the PHA as a result of damages directly attributable to the presence of the pet in the project will be the responsibility of the resident, including:

The cost of repairs and replacements to the resident's dwelling unit

Fumigation of the dwelling unit

Repairs to common areas of the project

The expense of flea elimination shall also be the responsibility of the resident.

If the resident is in occupancy when such costs occur, the resident shall be billed for such costs in accordance with the policies in Section 8-I.G, Maintenance and Damage Charges. Pet deposits will not be applied to the costs of pet-related damages during occupancy.

Charges for pet-related damage are not part of rent payable by the resident.

Pet Waste Removal Charge

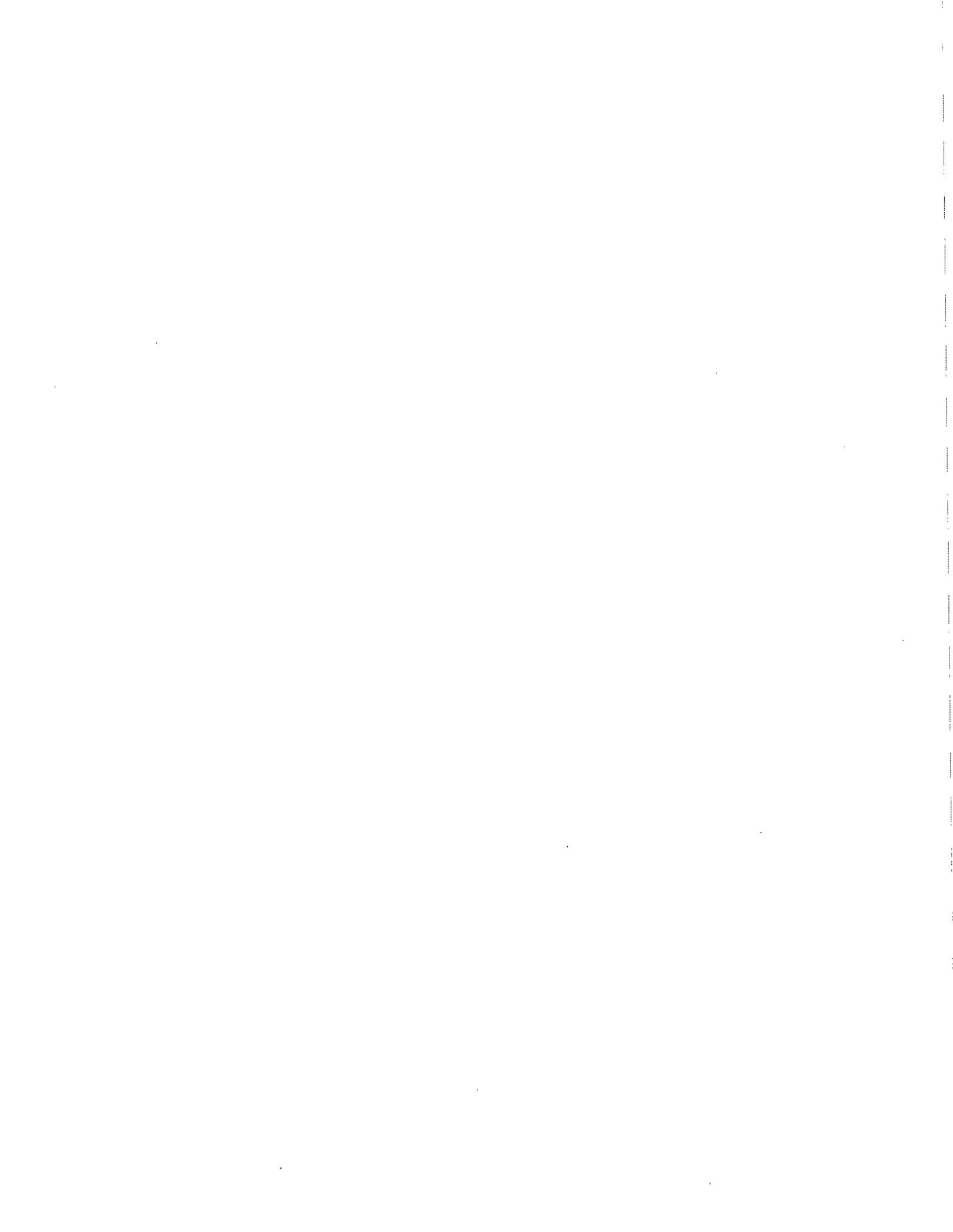
The regulations do not address the PHA's ability to impose charges for house pet rule violations. However, charges for violation of PHA pet rules may be treated like charges for other violations of the lease and PHA tenancy rules.

PHA Policy

A separate pet waste removal charge of \$50.00 per occurrence will be assessed against pet owners who fail to remove pet waste in accordance with this policy.

Such charges will be due and payable 14 calendar days after billing.

Charges for pet waste removal are not part of rent payable by the resident.



Civil Rights Certification

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

Civil Rights Certification

Annual Certification and Board Resolution

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

Wilmington Housing Authority
PHA Name

NC-001
PHA Number/HA Code

| | |
|---|-------------------------|
| I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802) | |
| Name of Authorized Official | Title |
| Michael J. Krause, Esq. | Chief Executive Officer |
| Signature  | Date 9-21-00 |

CIVIL RIGHTS CERTIFICATION

The Housing Authority of the City of Wilmington, N. C. (WHA) hereby certifies that all programs and activities included in the Authority's Five Year and Annual Plans will be carried out in full compliance with Title VI of the Civil Rights Act of 1964, The Fair Housing Act, Section 504 of the Rehabilitation Act of 1973 and Title II of the Americans with Disabilities Act of 1990.

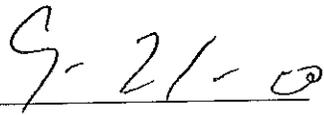
WHA confirms that to affirmatively further fair housing, it has reviewed programs and activities to identify any impediments to fair housing choice. The impediments identified by the City of Wilmington's Analysis of Impediments To Fair Housing Choice and Fair Housing Plan report has been reviewed and appropriate measures have been implemented to address the issues.

WHA further certifies that it will continue to be cognizant of any fair housing impediments and work with the City of Wilmington and New Hanover County representatives to implement initiatives to affirmatively further fair housing in the jurisdiction. WHA assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.

HOUSING AUTHORITY OF THE CITY OF
WILMINGTON NORTH CAROLINA



Michael J. Krause
Chief Executive Officer



Date

11. FISCAL YEAR AUDIT

The fiscal year 2009-2010 Audit for the Wilmington Housing Authority is available from the HUD REAC financial assessment system. Clifton Gunderson LLP, our independent auditor, electronically submitted the audit to HUD.

This audit covers the fiscal year beginning April 1, 2009 and ending March 31, 2010. The audit is also available for public review during normal business hours (8:00 a.m. until 4:30 p.m.) at the Central Office of the Wilmington Housing Authority, 1524 16th Street.

Phase in Management Fees Plan

The Housing Authority of the City of Wilmington (WHA) elects to phase-in its management fees through 2012. The authority is currently operating in year two of the phase in plan. Current overhead costs attributed to the public housing program are \$80.33 PUM, based on most recent financial statements (FYE 2011). The allowable management fees for WHA are as follows:

| | |
|-------------------------|--------------------|
| Management fees - | \$50.29 PUM |
| Bookkeeping fees - | \$ 7.50 PUM |
| Asset Management fees - | <u>\$10.00 PUM</u> |
| Total | \$67.79 PUM |

The difference between the current overhead costs, \$76.84 PUM, and the allowable fee schedules, is \$9.05 PUM. WHA proposes the following phase-in schedule:

Schedule of Phased-in Management fees for WHA

| FYE March 31, 2009 | FYE March 31, 2010 | FYE March 31, 2011 | FYE March 31, 2012 Fee Compliance |
|-----------------------|-----------------------|-----------------------|--|
| Initial year | Year two | Year Three | |
| \$83.83 PUM | \$80.33 PUM | \$76.84 PUM | \$67.79 PUM |

The phase-in schedule utilizes the safe harbor phase-in schedule criteria published in the Supplemental Guidance on Phase-in Management Fees to reach fee reasonableness.

To reach fee reasonableness WHA will need to reduce current COCC overhead cost \$189,312 by year four. To do so WHA plans to implement the following:

In year two, WHA reduced the property management fees by \$3.50 PUM, this equates to \$37,844. WHA eliminated COCC Security Services, two consultant contracts, temporary staff and reduced staff travel. These reductions equaled \$108,239.

In year three, management fees need to be further reduced by \$3.49 PUM, this equates to \$37,776. In year three, the COCC will eliminate debt and removing non income generating property from the COCC inventory to reduce the associated costs.

By the start of year four, COCC staff functions will be streamlined and consolidated to eliminate two staff positions. The elimination of the staff positions will reduce COCC costs by \$119,000. This plus reductions in year two and three will reduce the COCC budget in excess of \$200,000.

Through out the phase in fee time frame, the Authority will seek to generate additional sources income to the COCC to alleviate reliance on asset management fees as well continue to reduce expenses. WHA believes by taking these steps to reduce COCC costs; the Authority will be able to reach fee reasonableness well within the remaining three year time frame allowed.

13. Violence Against Women Act (VAWA)

Public Housing

The Violence Against Women Act is outlined in the WHA's Admissions and Continued Occupancy Policy, **Chapter 13-III.F.:** "PROHIBITION AGAINST TERMINATING TENANCY OF VICTIMS OF DOMESTIC VIOLENCE, DATING VIOLENCE, AND STALKING", Pages 13-17 to 13-19.

Section 8 Tenant-Based Assistance

The WHA has procedures in place for informal review for applicants to the Housing Choice Voucher Program. These procedures are outlined in the HCV Program Administrative Plan, **Chapter 15:** "Violence Against Women Act (VAWA)", Pages 70 - 71.

The procedures for Public Housing and Section 8 Tenant Based Assistance are available at all site developments Manager's Office for review by tenants, applicants, and the public.