

6.0 (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.

The following are the specific locations where the public may obtain copies of the 2011 Annual Plan:

- Administrative Office:
213 Broad Street
Wilson, NC 27894
(through October 2010) and

301 E. Nash Street, Wilson, NC 27893
(beginning November 2010)
- Forrest Road Homes
502 Parkview
Wilson, NC 27893
- Whitfield Homes
633 Walnut Street South
Wilson, NC 27983
- E. B. Jordan Homes
1800 H Fountain Drive
Wilson, NC 27893

6.0 PHA Plan Elements

903.7(1) Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures ***NO CHANGE***

A. Public Housing

Public Housing policies that govern resident or tenant eligibility, selection and admission (including preferences), unit assignment, procedures to maintaining waiting list for admission to public housing and site-based waiting lists (if applicable).

(1) Eligibility

The Wilson Housing Authority verifies eligibility for admission to public housing when application is accepted.

The PHA uses the following non-income screening factors to establish eligibility for admission to public housing:

- Criminal or Drug-related activity
- Rental history
- Housekeeping

The Housing Authority requests criminal records from the following enforcement agencies for screening purposes:

- Local law enforcement agencies
- State law enforcement agencies

(2) Selection and Assignment

Selection for admission to public housing shall be made from the PHA’s current waiting list in accordance with date and time of application and applicable preference(s) as follows.

(3) Preferences

The PHA does not plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of the median area income.

It is the policy of the PHA that transfers will take precedence over new admissions in the following circumstances:

- Emergencies
- Over-housed
- Under-housed
- Medical justification
- Administrative reasons determined by the PHA

The PHA plans to employ the following admission preferences for admission to public housing:

| <u>Priority</u> | <u>Preference</u> |
|-----------------|--|
| <u>1</u> | - Working families and those unable to work because of age or disability [Head or spouse is employed and has been for 12 consecutive months. Seasonal workers must have been employed with their current employer for the last 2 years. WHA allows up to a seven (7) day grace period for change of employment for eligibility of the working preference. This preference is automatically extended to families whose head is determined disabled by the Social Security Administration] |
| <u>1</u> | - Elderly – 62 years of age or older |
| <u>1</u> | - Near Elderly – At least 50 years of age, but under 62 |
| <u>1</u> | - Disabled – Persons disabled as determined by the Social Security Administration |
| <u>1</u> | - Involuntary Displaced – Applicants displaced by natural disaster declared by the President of the United States, or |

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displaced through no fault of their own by a government action or permanently displaced by fire.

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- Working Family – Head or spouse is employed and has been for 12 consecutive months. Seasonal workers must have been employed with their current employer for the last 2 years. WHA allows up to a seven (7) day grace period for change of employment for eligibility of the working preference. This preference is automatically extended to families whose head is determined disabled by the Social Security Administration.

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- Veterans – A person who has actively served in the US military and has been discharged or released under conditions other than dishonorable.

Among applicants on the waiting list with equal preference status applicants are selected by date and time of application.

In relationship of preferences to income targeting requirements, the pool of applicant families ensures that the PHA will meet income targeting requirements.

(4) Unit Assignment

Applicants are ordinarily given two (2) vacant unit choices before they fall to the bottom of, or are removed from the waiting list. This policy is consistent across all waiting list types.

(5) Maintaining Waiting List

The Wilson Housing Authority maintains site-based waiting lists. Interested persons may apply for admission to public housing at the development site management office located at Whitfield Homes, 633 Walnut Street South, E.B. Jordan Homes, 1800 H Fountain Drive and Forrest Road Homes, 502 Parkview.

The WHA will operate three (3) site-based lists.

Interested persons can obtain information about and sign up to be on the site-based waiting lists at the following locations.

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply

(6) Occupancy

Applicants and residents may use the following reference materials to obtain information about the rules of occupancy of public housing.

- The PHA-resident lease

- The PHA's Admissions and Continued Occupancy Policy
- PHA briefing seminars or written materials
- Housing Authority Website: www.wilsonha.org

Residents must notify the PHA of changes in family composition:

- At an annual reexamination and lease renewal
- At any time family composition changes

(7) Deconcentration and Income Mixing

The PHA has performed its annual deconcentration and income mixing analysis to determine if the PHA has any general occupancy public housing developments covered by the deconcentration rule. The analysis results follow:

The PHA does not have general occupancy public housing developments covered by the deconcentration rule.

B. Section 8

Section 8 HCV policies that govern participant eligibility and selection for assistance (including preferences), and procedure for maintaining waiting list.

(1) Eligibility

The PHA conducts screening to the extent of:

- Criminal or Drug-related activity only to the extent required by law or regulation

The Housing Authority requests criminal records from the following enforcement agencies for screening purposes:

- Local law enforcement agencies
- State law enforcement agencies

The PHA shares the following information with prospective landlords:

- Criminal or drug-related activity
- Rental history with previous landlords
- Name of previous landlords

(2) Waiting List Organization

The Wilson Housing Authority's waiting list for the section 8 tenant-based assistance is not merged with any other program waiting list:

Participants may apply for admission to section 8 tenant-based assistance at:

- PHA main administrative office

(3) Search Time

The PHA does give extensions on standard 60-day period to search for a unit.

Extensions are permissible at the discretion of the Housing Authority up to a maximum of sixty (60) days, primarily for these reasons:

1. Extenuating circumstances such as hospitalization or a family emergency for an extended period of time, which has affected the family's ability to find a unit within the initial sixty (60) day period. Verification is required.
2. The Housing Authority is satisfied that the family had made a reasonable effort to locate a unit, including seeking the assistance of the HA, throughout the initial sixty (60) day period. Proof of family's efforts is required.
3. Families, including a person with disability, may request up to one-hundred twenty (120) days to find a unit after issuance of a Voucher and may request a list, if available, of accessible units.

(4) Preferences

The PHA does not plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of the median area income.

The PHA has established preferences for admission to section 8 tenant-based assistance other than date and time of application. The PHA plans to employ the following admission preferences for admission to section 8 tenant-based assistance:

| <u>Priority</u> | <u>Preference</u> |
|-----------------|--|
| <u>1</u> | - Working families and those unable to work because of age or disability [Head or spouse is employed and has been for 12 consecutive months. Seasonal workers must have been employed with their current employer for the last 2 years. WHA allows up to a seven (7) day grace period for change of employment for eligibility of the working preference. This preference is automatically extended to families whose head is determined disabled by the Social Security Administration] |
| <u>1</u> | - Elderly – 62 years of age or older |
| <u>1</u> | - Near Elderly – At least 50 years of age, but under 62 |
| <u>1</u> | - Disabled – Persons disabled as determined by the Social Security Administration |
| <u>1</u> | - Involuntary Displaced – Applicants displaced by natural disaster declared by the President of the United States, or displaced through no fault of their own by a government action or permanently displaced by fire. |

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1 - Veterans – A person who has actively served in the US military and has been discharged or released under conditions other than dishonorable.

Among applicants on the waiting list with equal preference status applicants are selected by date and time of application.

In relationship of preferences to income targeting requirements, the pool of applicant families ensures that the PHA will meet income targeting requirements.

(5) Special Purpose Section 8 Assistance Programs *N/A*

903.7(2) Financial Resources

| Financial Resources: Planned Sources and Uses | | |
|--|------------------------|-------------------------------------|
| Sources | Planned \$ | Planned Uses |
| 1. Federal Grants (FY 2011 grants) | | |
| a) Public Housing Operating Fund | 3,284,251.00 | |
| b) Public Housing Capital Fund | 1,370,614.00 | |
| c) HOPE VI Revitalization | | |
| d) HOPE VI Demolition | | |
| e) Annual Contributions for Section 8 Tenant-Based Assistance | 2,164,225.00 | |
| f) Resident Opportunity and Self-Sufficiency Grants : FSS Grant | 50,000.00 | |
| g) Community Development Block Grant | | |
| h) HOME | | |
| Other Federal Grants (list below) | | |
| 2. Prior Year Federal Grants (unobligated funds only) (list below) | | |
| 2009 Capital Funds | 296,627.00 | Public housing capital improvements |
| 2010 Capital Funds | 1,230,637.00 | Public housing capital improvements |
| 3. Public Housing Dwelling Rental Income | 1,330,390.00 | Public housing operations |
| 4. Other income (list below) | | |
| Interest on Investments | 8,000.00 | Public housing operations |
| Other income: Legal fees, maintenance charges to tenants, late fees, NSF check charges, etc. | 65,000.00 | Public housing operations |
| Non-dwelling rent | 22,680.00 | Public housing operations |
| Excess Utilities | 778,766.00 | Public housing operations |
| 5. Non-federal sources (list below) | | |
| | | |
| Total resources | \$10,601,190.00 | |

6.0 903.7 (3) Rent Determination Policies ***NO CHANGE***

A. Public Housing

(1) Income Based Rent Policies

a. Use of discretionary policies

The PHA will employ discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions).

b. Minimum Rent

The PHA's minimum rent is \$50.00.

The PHA has not adopted any discretionary minimum rent hardship exemption policies.

c. Rents set at less than 30% than adjusted income

The PHA does not plan to charge rents at a fixed amount or percentage less than 30% of adjusted income.

d. Discretionary deductions and/or exclusion policies

The PHA does not plan to employ any discretionary (optional) deductions and/or exclusions policies.

e. Ceiling Rents

The PHA does not have ceiling rents.

f. Rent Re-determinations

Between annual income reexaminations, the tenant is required to report changes in income or family composition to the PHA such that the changes result in an adjustment to rent as follows:

- Any time the family experiences an income increase
- Change in family composition
- Income decrease

g. Individual Savings accounts (ISAs)

The PHA does not plan to implement individual savings accounts for residents as an alternative to the required 12 month disallowance of earned income and phasing in of the rent increase in the next year.

(2) Flat Rents

The PHA used the following sources of information in setting the market-based flat rents to establish comparability.

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood

B. Section 8 Tenant-based Assistance(1) Payment Standards

The PHA's payment standard is:

- 100% of FMR

The PHA reevaluates the payment standards for adequacy annually and considers the following factors in its assessment of the adequacy:

- Success rates of assisted families

(2) Minimum Rent

The PHA's minimum rent is \$50.00.

The PHA has adopted discretionary minimum rent hardship exemption policies as reflected below in the excerpt from the WHA Administrative Plan.

6-III.B. FINANCIAL HARDSHIPS AFFECTING MINIMUM RENT [24 CFR 5.630]

Overview

If the WHA establishes a minimum rent greater than zero, the WHA must grant an exemption from the minimum rent if a family is unable to pay the minimum rent because of financial hardship.

The financial hardship exemption applies only to families required to pay the minimum rent. If a family's TTP is higher than the minimum rent, the family is not eligible for a hardship exemption. If the WHA determines that a hardship exists, the family share is the highest of the remaining components of the family's calculated TTP.

HUD-Defined Financial Hardship

Financial hardship includes the following situations:

- (1) The family has lost eligibility for or is awaiting an eligibility determination for a federal, state, or local assistance program. This includes a family member who is a non-citizen lawfully admitted for permanent residence under the Immigration and Nationality Act who would be entitled to public benefits but for Title IV of the Personal Responsibility and Work Opportunity Act of 1996.

WHA Policy

A hardship will be considered to exist **only if** the loss of eligibility has an impact on the family's ability to pay the minimum rent.

For a family waiting for a determination of eligibility, the hardship period will end as of the first of the month following (1) implementation of assistance, if approved, or (2) the decision to deny assistance. A family whose request for assistance is denied may request a hardship exemption based upon one of the other allowable hardship circumstances.

- (2) The family would be evicted because it is unable to pay the minimum rent.

WHA Policy

For a family to qualify under this provision, the cause of the potential eviction must be the family's failure to pay rent to the owner or tenant-paid utilities.

- (3) Family income has decreased because of changed family circumstances, including the loss of employment.
- (4) A death has occurred in the family.

WHA Policy

In order to qualify under this provision, a family must describe how the death has created a financial hardship (e.g., because of funeral-related expenses or the loss of the family member's income).

- (5) The family has experienced other circumstances determined by the WHA.

WHA Policy

The WHA has not established any additional hardship criteria.

Implementation of Hardship Exemption**Determination of Hardship**

When a family requests a financial hardship exemption, the WHA must suspend the minimum rent requirement beginning the first of the month following the family's request.

The WHA then determines whether the financial hardship exists and whether the hardship is temporary or long-term.

WHA Policy

The WHA defines temporary hardship as a hardship expected to last 90 days or less. Long term hardship is defined as a hardship expected to last more than 90 days.

When the minimum rent is suspended, the family share reverts to the highest of the remaining components of the calculated TTP. The example below demonstrates the effect of the minimum rent exemption.

| Example: Impact of Minimum Rent Exemption | | | |
|--|--------------------------------|---|--------------------------------|
| Assume the WHA has established a minimum rent of \$35. | | | |
| Family Share – No Hardship | | Family Share – With Hardship | |
| \$0 | 30% of monthly adjusted income | \$0 | 30% of monthly adjusted income |
| \$15 | 10% of monthly gross income | \$15 | 10% of monthly gross income |
| N/A | Welfare rent | N/A | Welfare rent |
| \$35 | Minimum rent | \$35 | Minimum rent |
| Minimum rent applies. TTP = \$35 | | Hardship exemption granted. TTP = \$15 | |

WHA Policy

To qualify for a hardship exemption, a family must submit a request for a hardship exemption in writing. The request must explain the nature of the hardship and how the hardship has affected the family's ability to pay the minimum rent.

The WHA will make the determination of hardship within 30 calendar days.

No Financial Hardship

If the WHA determines there is no financial hardship, the WHA will reinstate the minimum rent and require the family to repay the amounts suspended.

WHA Policy

The WHA will require the family to repay the suspended amount within 30 calendar days of the WHA's notice that a hardship exemption has not been granted.

Temporary Hardship

If the WHA determines that a qualifying financial hardship is temporary, the WHA must suspend the minimum rent for the 90-day period beginning the first of the month following the date of the family's request for a hardship exemption.

At the end of the 90-day suspension period, the family must resume payment of the minimum rent and must repay the WHA the amounts suspended. HUD requires the WHA to offer a reasonable repayment agreement, on terms and conditions established by the WHA. The WHA also may determine that circumstances have changed and the hardship is now a long-term hardship.

WHA Policy

The WHA will enter into a repayment agreement in accordance with the procedures found in Chapter 16 of this plan.

Long-Term Hardship

If the WHA determines that the financial hardship is long-term, the WHA must exempt the family from the minimum rent requirement for so long as the

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hardship continues. The exemption will apply from the first of the month following the family's request until the end of the qualifying hardship. When the financial hardship has been determined to be long-term, the family is not required to repay the minimum rent.

WHA Policy

The hardship period ends when any of the following circumstances apply:

- (1) At an interim or annual reexamination, the family's calculated TTP is greater than the minimum rent.
- (2) For hardship conditions based on loss of income, the hardship condition will continue to be recognized until new sources of income are received that are at least equal to the amount lost. For example, if a hardship is approved because a family no longer receives a \$60/month child support payment, the hardship will continue to exist until the family receives at least \$60/month in income from another source or once again begins to receive the child support.
- (3) For hardship conditions based upon hardship-related expenses, the minimum rent exemption will continue to be recognized until the cumulative amount exempted is equal to the expense incurred.

903.7(4) Operation and Management ***NO CHANGE***

(1) PHA Management Structure

- a. A brief description of the management structure and organization of the PHA

The Executive Director directs the day-to day management and operation of the Housing Authority with the assistance of the following lead staff and their line staff.

Executive Administrative Assistant

- Administrative Assistant/Receptionist

Director of Housing Management

- Resident Services Coordinator
- Property Manager (3)
- Property Specialist (3)
- Housing Choice Voucher Manager
- Housing Choice Specialist
- Inspector

Director of Development

- Construction Specialist/Inspector

Director of Finance

- Accountant
- Account Clerk

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Facilities Director

- Contractor (Outsourced)

b. HUD Programs Under PHA Management

| Program Name | Units or Families Served at Year Beginning | Expected Turnover |
|---|--|-------------------|
| Public Housing | 781 | 95 |
| Section 8 Vouchers | 550 | 30 |
| Section 8 Certificates | N/A | N/A |
| Section 8 Mod Rehab | N/A | N/A |
| Special Purpose Section 8 Certificates/Vouchers (list individually) | N/A | N/A |
| Public Housing Drug Elimination Program (PHDEP) | N/A | N/A |
| Other Federal Programs(list individually) | N/A | N/A |

c. Management and Maintenance Policies

The PHA has adopted the following policies that contain the Agency’s rules, standards, and policies that govern management, operation, and maintenance of the Public Housing and Section 8 assistance programs.

Public Housing Management:

- Admissions and Continued Occupancy Policy (ACOP)
- Pest Eradication
- Maintenance Plan
- Petty Cash Policy

Section 8 Management:

- Administrative Plan

903.7(5) Grievance Procedures ***NO CHANGE***

A. Public Housing

The PHA has not established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing.

Residents or applicants who desire to initiate the PHA grievance Process should contact the following:

- PHA development management offices

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B. Section 8 Tenant-Based Assistance

The PHA has not established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982.

Section 8 applicants or assisted families who desire to initiate the informal review and informal hearing process should contact the following:

- PHA main administrative office

903.7(6) Designated Housing for Elderly and Disabled Families *CHANGE*

The PHA plans to apply to designate any public housing for occupancy by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year.

| Designation of Public Housing Activity Description |
|---|
| 1a. Development name: Forrest Road Homes |
| 1b. Development (project) number: AMP 1 – 20-3 and 20-6A1 |
| 2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input checked="" type="checkbox"/> |
| 3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/> |
| 4. Date this designation approved, submitted, or planned for submission: <u>(11/01/10)</u> |
| 5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan? |
| 6. Number of units affected: 68 |
| 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development |

6.0 903.7(7) Community Service and Self-Sufficiency *CHANGE*

A. PHA Coordination with the Welfare (TANF) Agency.

1. The PHA has entered into a cooperative agreement with the TANF Agency, to share information and /or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937.)

The agreement was signed on 01/20/09

2. Other coordination efforts between the PHA and TANF agency include:
 - Client referrals
 - Information sharing regarding mutual clients (for rent determinations and otherwise)
 - Coordinate the provision of specific social and self-sufficiency services and programs to eligible families

B. Services and programs offered to residents and participants by the Wilson Housing Authority are as follows:

(1) General

a. Self-Sufficiency Policies

The PHA will employ the following discretionary policies to enhance the economic and social self-sufficiency of assisted families in the following areas:

- Public housing admissions policies

b. Economic and Social self-sufficiency programs

The PHA coordinates, promotes or provides the following policies or programs for the enhancement of the economic and social self-sufficiency of assisted families.

| Services and Programs | | | | |
|---|----------------|--|--|--|
| Program Name & Description (including location, if appropriate) | Estimated Size | Allocation Method (waiting list/random selection/ specific criteria/other) | Access (development office/PHA main office/ other provider name) | Eligibility (public housing or section 8 participants or both) |
| GED | 17 | | Forrest Road Homes | PH |
| Computer Classes | 8 | | E. B. Jordan | Both |
| Budgeting/ Homeownership | 392 | | PHA Main Office and Forrest Road Homes | Both |

(2) Family Self Sufficiency programs

a. Participation Description:

| Family Self Sufficiency (FSS) Participation | | |
|--|--|--|
| Program | Required Number of Participants (start of FY 2011 Estimate) | Actual Number of Participants (As of: 07/31/10) |
| Public Housing | 20 | 25 |
| Section 8 | 15 (Voluntary Program) | 20 |

C. Welfare Benefit Reductions ***NO CHANGE***

The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by:

- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies

D. Community Service Requirement

Pursuant to section 12(c) of the U. S. Housing Act of 1937, the PHA will comply with requirements of community service by identifying the number of tenants required to perform community service, the number of tenants granted exemptions, the number of tenants in non-compliance, and the number of tenants terminated/evicted due to non-compliance.

Description of the Community Service Policy

Pursuant to section 12(c) of the U. S. Housing Act of 1937, the PHA will comply with requirements of community service by identifying the number of tenants required to perform community service, the number of tenants granted exemptions, the number of tenants in non-compliance, and the number of tenants terminated/evicted due to non-compliance.

The Wilson Housing Authority will require all non-exempted adult conventional housing residents to spend eight (8) hours monthly doing community service or participating in a self-sufficiency program.

The exemptions from these requirements will be an adult who:

- (1) Is 62 years or older;
- (2) (i) is a blind or disabled individual, as defined under 216(i)(1) or

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1614 of the Social Security Act (42 U.S.C. 416(i); 1382c), and who certifies that because of this disability she or he is unable to comply with the service provisions of this subpart, or (ii) Is a primary caretaker of such individual;

- (3) Is engaged in work activities of twenty-five (25) hours or more;
- (4) Meets the requirement for being exempted from having to engage in a work activity under the State program funded under part A of the title IV of the Social Security Act (42 U.S.C. 601 et. seq.) or under any other welfare program of the State in which the PHA is located, including a State-administered welfare-to-work program; or
- (5) Is a member of a family receiving assistance, benefits or services under a State program funded under part A of title IV of the Social Security Act (42 U.S.C. 601 et. seq.) or under any other welfare program of the State in which the PA is located, including a State-administered welfare-to-work program, and has not been found by the State or other administering entity to be in non-compliance with such a program; or
- (6) Continuing their education;
- (7) Is enrolled in a self-sufficiency program

Property Manager will make determination of eligibility status.

All residents that are non-compliant will be notified by their Property Manager. Adult conventional housing residents that are not exempted from the community service requirement will be partnered with one of our community service agencies or an agency of their choice to complete their monthly eight (8) hours of community services.

Residents will receive community service hours for participating in Wilson Housing Authority community projects. Wilson Housing Authority community projects include but are not limited to: area beautification, planting projects, resident flyer distribution and volunteering time at Wilson Housing Authority Resource Centers.

After the resident is partnered with the community service agency, the Property Manager and Program Coordinator will track the hours in the Voyager system. The Property Manager will monitor the hours and compliance of their residents. This will be done by reviewing time sheets, eligibility criteria and periodic contact with designated agencies. The participating agency will complete time sheets to verify resident hours and return them third party to the WHA on a monthly basis. All residents should promptly notify the Property Manager of any changes that may affect their status for community service.

All compliance reviews with the resident will be done by the Property Manager and entered into the Community Service Tracking Ledger. All eligibility reviews with the resident will be done by the Property Manager.

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The Wilson Housing Authority will refuse to renew a resident's lease for failure to satisfy this requirement unless the resident enters into an agreement with the Housing Authority to make up the missed hours by participating in a self-sufficiency program or contributing to community service.

Non-compliance residents will be given the opportunity to cure the status of non-compliant thirty (30) days before the end of their twelve (12) month lease. They will sign a written agreement to complete the required number of hours during the second twelve (12) month term of the lease.

If the non-compliant person is a family member, the head will be given he/she opportunity to remove this family member from the lease if he/she does not enter into a written agreement, the lease will not be renewed.

If the non-compliant person is the head and they refuse to sign the agreement, the lease will not be renewed for a second term.

All residents will be given the opportunity for a Grievance Hearing on the Wilson Housing Authority determination of non-compliance.

The Wilson Housing Authority will retain reasonable documentation of resident service requirements and of their performance.

Community Service Implementation Report for Forrest Road Homes:

- Number of tenants required to perform community service: 46
- Number of tenants performing community service: 24
- Number of tenants granted exemptions: 135
- Number of tenants in non-compliance: 22
- Number of tenants terminated/evicted due to non-compliance: 0

Community Service Implementation Report for E. B. Jordan Homes:

- Number of tenants required to perform community service: 55
- Number of tenants performing community service: 13
- Number of tenants granted exemptions: 157
- Number of tenants in non-compliance: 42
- Number of tenants terminated/evicted due to non-compliance: 0

Community Service Implementation Report for Whitfield Homes:

- Number of tenants required to perform community service: 69
- Number of tenants performing community service: 11
- Number of tenants granted exemptions: 175
- Number of tenants in non-compliance: 59
- Number of tenants terminated/evicted due to non-compliance: 11

6.0 903.7(8) Safety and Crime Prevention *NO CHANGE*

The PHA's plan for safety and crime preventions to ensure the safety of the public housing residents is addressed below.

A. Need for measures to ensure the safety of public housing residents:

1. Description of the need for measures to ensure the safety of public housing residents.
 - Observed lower-level crime, vandalism and/or graffiti
2. Information or data used by the PHA to determine the need for PHA actions to improve safety of residents:
 - Analysis of crime statistics over time for crimes committed "in and around" public housing authority
 - Police reports
3. Developments that are most affected: *N/A*

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year.

1. List of crime prevention activities:
 - Activities targeted to at-risk youth, adults, or seniors
2. Developments that are most affected:
 - Forrest Road Homes AMP 1
 - Whitfield Homes AMP 2
 - E. B. Jordan Homes AMP 3

C. Coordination between PHA and the police.

1. Description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities:
 - Police provide crime data to housing authority staff for analysis and action
 - Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
 - Police regularly meet with the PHA management and residents
 - Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
2. Developments that are most affected: *N/A*

6.0 903.7(9) Pets ***NO CHANGE***

1. A non-refundable pet fee of \$100.00 and a \$50.00 pet deposit will be required of any resident wishing to have a pet unless, it is an assistive animal. The fee and deposit may be paid in two increments of \$75.00 each. Once increment payable at the time of the pet move in and the second being payable the first month after the pet move in.
2. Only one (1) pet whose weight may not exceed 25 pounds, may be kept in any one Public Housing unit. The head of household shall be responsible for their pet. Guest may not bring pets onto the premises. Reptiles or any other animal that may endanger the health, safety, or welfare of any housing employee or any other resident will not be permitted. Dogs will not be allowed in high-rise buildings, and outside chained animals will not be allowed.
3. Signed statement assigning responsibility to no less than two persons to care for the pet in the event the pet owner dies, is incapacitated or is otherwise unable to care for the pet.
4. Owner of the pet will be responsible for all clean-up anywhere on the grounds or in the building. If pet owner is unable, or contact with the resident cannot be made, a \$25.00 fee for each cleanup performed by the Housing Authority will be assessed.
5. All pet owners must submit an up-to-date immunization record from a qualified Veterinarian and must display a current license tag for said pet. Immunization records and pet license tags are to be updated during the month of the pet owner's annual recertification of tenant eligibility or if the family is a new admission, at lease up.
6. Pets must have no communicable disease(s) and must be pest free.
7. Pet must be neutered or spayed and will be restricted to designated pet areas only. Pets will not be allowed in any designated area unless accompanied by a responsible person and is restrained on a leash or similar device.
8. A pet owner is in violation of the City ordinance or animal control when his or her animal causes objectionable noises, destroys or damages the property of others.
9. Pet owners must comply with all Housing Authority, County, State and Federal regulations on animal regulatory laws.
10. Litter boxes must be changed no less than weekly.
11. Inspections other than permitted under the lease may be made after proper notification and during reasonable hours if a complaint is received in writing and the Housing Authority has reasonable grounds to believe that a nuisance or threat to health and safety of the occupants of the dwelling or surrounding area exist.
12. In the event of a pet violation, the pet owner will be given up to ten (10) days from date of service of the notice to remedy the violation, to remove the pet or to make a written request for a meeting to discuss said violation(s). Failure to remedy the violation, to request a meeting, or to appear at a requested meeting may result in termination of tenancy. A resident who receives two written complaints, will be asked to remove their pet from Wilson Housing Authority property. Repeat violation of this policy may be grounds for lease termination.

6.0

13. If a pet is removed due to death or incapacity of the pet owner and the two responsible parties are contacted and are unwilling or unable to remove the pet; or cannot be contacted, the pet will be removed and placed in a pet facility for a period not to exceed thirty (30) days. The cost of the animal care shall be borne by the pet owner and his/her estate. If unable or unwilling to pay, the cost will be paid from the pet deposit.
14. UPCS code must be met and maintained in order to have a pet.
15. The eradication cost of flea infestation during residency will be the responsibility of the resident.
16. If the pet is a bird, it shall be housed in a birdcage at all times.
17. Pets may not be bred or used for commercial purposes.
18. All conditions must be met and the lease signed before admitting said pet to the dwelling unit.
19. All pets must be approved in advance by Wilson Housing Authority before being brought onto premises.
20. Pet owners must enter into an agreement with the Wilson Housing Authority.

903.7(10) Civil Rights Certification *NO CHANGE*

The PHA has examined its programs and proposed programs to identify any impediments to fair housing choices, has addressed those impediments in a reasonable fashion, and is working with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing. The PHA assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.

The PHA has taken the following specific actions to Affirmative Further Fair Housing in its public housing and Section 8 assistance programs.

The PHA will not, on the grounds of race, color, creed, sex, religion, age, disability, national origin or familial status:

- Deny a person or family admission to housing or assistance;
- Provide housing which is different than that provided others, except for elderly and/or disabled where accessibility features may be required;
- Subject a person to segregation or disparate treatment;
- Restrict a person's access to any benefit enjoyed by others in connection with housing programs;
- Treat a person differently in determining eligibility or other requirements for admission or assistance;
- Deny any person access to the same level of services provided to others;
- Deny a person the opportunity to participate in a planning or advisory group that is an integral part of the housing programs.

The PHA will not intimidate, threaten or take any retaliatory action against any applicant, resident, or participant because of a person's participation in civil rights activities or assertions of civil rights.

6.0

HUD Fair Housing Posters are posted at the PHA main administrative office and at each development office.

The PHA will ensure accessibility to offices to afford persons with disabilities the opportunity to apply for admission or assistance to the public housing programs.

The PHA will make sure that all employees of the PHA are familiar with non-discrimination requirements, especially those employees who are involved in the admissions process.

The PHA prominently displays a fair housing poster at each office where applications are taken and at each management office.

The PHA's policies and practices are designed to provide assurance that all persons with disabilities will be provided reasonable accommodations so that they can fully access and utilize the housing programs and related services.

The PHA will identify and eliminate situations and /or practices that create barriers to equal housing opportunity for all.

The PHA reviews its policies and procedures, at least annually, to assure compliance with all civil rights requirements.

903.7(11) Fiscal Year Audit

The PHA is required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)).

The most recent fiscal audit has been submitted to HUD.

903.7(12) Asset Management ***NO CHANGE***

The PHA has conducted a Physical Needs Assessment (PNA) of all AMP's within the fiscal year. The needs of the projects has been prioritized, not only based upon the PNA, but also upon needs identified during inspections performed by PHA staff and HUD REAC and during Energy Audits. A combination of these methods has determined the agency's long-term operating goals and serves as a guide in handling the agency's capital investments. The needs, as determined, will serve as the agency's guide towards developing a plan of action with regards to rehabilitation, demolition/disposition. The current plans for modernization activities are included in the agency's Annual Statement and Five-Year Action Plan.

The PHA has proceeded to allocate funds, based upon funds availability, to the projects identified as a result of those efforts previously described and also based upon other current available project information pertaining to occupancy, vacancies, expenses, prior improvements and other project data.

6.0 903.7(13) Violence Against Women Act (VAWA) *NO CHANGE*

Goal: Wilson Housing Authority will assist and provide support to families that are victims of domestic violence, dating violence and stalking in order to enhance their quality of life, increase staff and family awareness, exercise discretion, sensitivity and excellent customer service when providing agency services and/or referrals.

Objectives: Provide decent and affordable housing for victims of domestic violence, dating violence and stalking. Make referrals to agency partners based on client needs; educate Wilson Housing Authority staff and clients on the seriousness of domestic violence in order to enhance quality of life.

Implementation:

Strict confidentiality and sensitivity for victims.

Develop partnerships with family advocacy groups to include, but not limited to, Wilson Police Department, Legal Aid, Wilson Green Mental Health, Positive Change for Youth and Wilson County Department of Social Services.

Notify all Conventional Housing and Section 8 clients in writing of their rights under the Violence Against Women Act.

Add a description of all programs, activities and services provided by Wilson Housing Authority in the Annual and Five Year Plan, Section 8 Administrative Plan and the Admissions and Continued Occupancy Plan.

Add language to Wilson Housing Authority Annual and Five Year Plan, Section 8 Administrative Plan and Admissions and Continued Occupancy Plan that Wilson Housing Authority will not deny or terminate assistance based only on a family's status as a domestic violence victim or for violence beyond their control. Neither will domestic violence be construed as repeated violations. Families in Conventional Housing will be allowed to remove a family member from the lease that engages in domestic violence in order to prevent eviction of the entire family. Wilson Housing Authority will not deny portability rights to Section 8 clients that are victims of domestic violence who violated previous assisted lease terms solely in order to move out quickly because of fear of domestic violence. Wilson Housing Authority will work with other Housing Authorities to absorb Section 8 clients that are domestic violence victims into their program or to bill other agencies for housing assistance payments in order to provide rental assistance.

Identify Wilson Housing Authority's certification period for domestic violence claims and acceptable evidence of such in all agency plans and in notification to clients. The certification period shall be 14 days. Wilson Housing Authority will exercise discretion in the types of evidence to be accepted as proof of a domestic violence claim. Types of evidence shall include, but not limited to, restraining or civil protection orders, medical records, police reports, record of telephone calls or

| | |
|-------------------|--|
| <p>6.0</p> | <p>abuser’s visits to the victim’s home, criminal court records, statement from battered women shelter, counselor for victim, social services, or other credible evidence provided by law enforcement and/or domestic violence providers.</p> <p>If the victim can not provide any of the above listed evidence as proof of domestic violence, Wilson Housing Authority may at their discretion use the victim’s statement. The statement should include approximate date of incidents, discussion of fears and injuries and the effect that each incident had on the victim. Victim’s statement should be supported statements from family members, clergy, or other reliable sources.</p> <p>Wilson Housing Authority may assist domestic violence victims in Conventional Housing by transferring the family based on their circumstances to avoid their abuser.</p> <p>Services, Programs and Activities:</p> <p>Have Agency Partners conduct on-site training for staff and clients to increase awareness of domestic violence and child abuse.</p> <p>Keep a current list of Wilson Housing Authority domestic violence victims. Upon approval by client, Manager and Housing Officer will conduct periodic visits to residents in Conventional Housing for detection of non reported domestic violence.</p> <p>Ban abuser from Wilson Housing Authority property, add abuser to ban list and ensure ban list is kept in all high visibility areas at each site.</p> <p>Make agency referrals to agency partners based on client needs.</p> <p>Strongly encourage victims to participate in counseling programs and report any incidents.</p> |
| <p>7.0</p> | <p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p>a. HOPE VI or Mixed Finance Modernization or Development <i>NO CHANGE</i></p> <p>The PHA has not received a HOPE VI revitalization grant.</p> <p>The PHA does plan to apply for a HOPE VI Revitalization grant in the Plan year.</p> <ul style="list-style-type: none"> ▪ 20-1 AMP #1 – Forrest Road Homes ▪ 20-4 AMP #2 – Whitfield Homes <p>The PHA will be engaging in mixed-finance development activities for public housing in the Plan year.</p> <ul style="list-style-type: none"> ▪ Forrest Road Homes ▪ Whitfield Homes |

7.0

The PHA will be conducting other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement.

- Plans to develop new assisted living facility based on local housing market study.

b. Demolition and/or Disposition **CHANGE**

The PHA plans to conduct demolition or disposition activities in the plan Fiscal Year.

| Demolition/Disposition Activity Description | |
|---|--|
| 1a. Development name: | Whitfield Homes |
| 1b. Development (project) number: | 20-4 AMP#2 |
| 2. Activity type: | Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/> |
| 3. Application status (select one) | Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/> |
| 4. Date application approved, submitted , or planned for submission: | 10/04/10 |
| 5. Number of units affected: | 52 |
| 6. Coverage of action (select one) | <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development |
| 7. Timeline for activity: | a. Actual or projected start date of activity: 7/1/11 b. Projected end date of activity: 10/31/11 |

| Demolition/Disposition Activity Description | |
|---|--|
| 1a. Development name: | Forrest Road Homes |
| 1b. Development (project) number: | 20-1 AMP#1 |
| 2. Activity type: | Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/> |
| 3. Application status (select one) | Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/> |
| 4. Date application approved , submitted, or planned for submission: | 09/02/10 |
| 5. Number of units affected: | 15 |
| 6. Coverage of action (select one) | <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development |
| 7. Timeline for activity: | a. Actual or projected start date of activity: 11/1/10 b. Projected end date of activity: 9/30/11 |

7.0 c. Conversion of Public Housing ***NO CHANGE***

Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

The PHA does not have any developments or portions of developments identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act.

d. Homeownership ***CHANGE***

1. Public Housing

The PHA does administer a Section 32 homeownership programs for public housing.

| Public Housing Homeownership Activity Description (Complete one for each development affected) |
|---|
| 1a. Development name: Anthony Street Townhomes 1b. Development (project) number: AMP-01, PROJ – 20 -9A |
| 2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input checked="" type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99) |
| 3. Application status: (select one) <input checked="" type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application |
| 4. Date Homeownership Plan/Program approved , submitted, or planned for submission: (12/10/08) |
| 5. Number of units affected: 26 |
| 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development |

| Public Housing Homeownership Activity Description (Complete one for each development affected) |
|---|
| 1a. Development name: El Ramey Circle 1b. Development (project) number: AMP-03, PROJ – 20 – 10 |
| 2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input checked="" type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99) |
| 3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application |
| 4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (12/31/11) |
| 6. Number of units affected: 40 |
| 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development |

7.0

| Public Housing Homeownership Activity Description (Complete one for each development affected) | |
|---|--|
| 1a. Development name: Scattered Sites | |
| 1b. Development (project) number: AMP 01, 20-6A2, 20-6B, 20-9B, 20-9B1, 20-9C & 20-10 | |
| 2. Federal Program authority: | |
| <input type="checkbox"/> HOPE I | |
| <input type="checkbox"/> 5(h) | |
| <input type="checkbox"/> Turnkey III | |
| <input checked="" type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99) | |
| 3. Application status: (select one) | |
| <input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program | |
| <input type="checkbox"/> Submitted, pending approval | |
| <input checked="" type="checkbox"/> Planned application | |
| 4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (04/01/2011) | |
| 7. Number of units affected: 111 | |
| 6. Coverage of action: (select one) | |
| <input type="checkbox"/> Part of the development | |
| <input checked="" type="checkbox"/> Total development | |

2. Section 8 Tenant Based Assistance ***NO CHANGE***

The PHA does plan to administer a homeownership programs for section 8.

Program Description:

The PHA will not limit the number of families participating in the Section 8 homeownership option.

The PHA has established eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria.

- Section 8 (HCV) Program participants that have been enrolled in the program for a period of at lease one (1) year and who are currently enrolled in the Family Self-Sufficiency Program (FSS) or need to enroll in the FSS Program
- Any HCV Program applicant shall be considered as ineligible for the homeownership program in the event that the applicant owes any debt or portion of debt to WHA or any other Housing Authority or Landlord.
- All applicants must certify that they, nor anyone in their household, have ever committed fraud involving any Federal Program.
- The applicant must meet all criminal conviction requirements that have been published in the WHA's applicant/screening policy.
- All applicants must be current on all lease obligations for the past twelve (12) months.

| | |
|-------------------|---|
| <p>7.0</p> | <p>e. Project-based Vouchers <i>CHANGE</i></p> <p>Our agency intends to operate a Section 8 Project Based Voucher Program.</p> <p>Projected number of units: 64</p> <p>General location(s) (eligible census tracts or areas within eligible census tracts):</p> <p>Currently seeking location. Sixty four (64) units will be project-based within Wilson County, NC.</p> <p>How is this action consistent with the PHA Plan? Include the reasons why project basing instead of tenant basing the same number of units is appropriate.</p> <p>Project basing vouchers provides incentives to the local private developers to develop additional affordable housing units in the region and supports our strategic goal to promote and increase the supply of affordable housing.</p> |
| <p>8.0</p> | <p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p> |
| <p>8.1</p> | <p>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.</p> <p>Required reports are included as following attachments:</p> <ul style="list-style-type: none"> ▪ 2011 Capital Fund Program Annual Estimate - attachment nc020a03 ▪ 2010 Capital Fund Program Annual - attachment nc020c03 ▪ 2009 Performance and Evaluation Report - attachment nc020d03 ▪ 2009 ARRA Performance and Evaluation Report – attachment nc020e03 ▪ 2009 CFRC Performance and Evaluation Report – attachment nc020f03 ▪ 2008 Performance and Evaluation Report – attachment nc020g03 |
| <p>8.2</p> | <p>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.</p> <p>Required report is included as following attachment:</p> <ul style="list-style-type: none"> ▪ FY 2011 Capital Fund Program 5 Year Action Plan - attachment nc020b03 |
| <p>8.3</p> | <p>Capital Fund Financing Program (CFFP). <i>N/A</i></p> <p><input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p> |

9.0 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, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being “no impact” and 5 being “severe impact”. ***NOT APPLICABLE – PHA IS HIGH PERFORMER***

9.1 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.**
NOT APPLICABLE – PHA IS HIGH PERFORMER

10.0 Additional Information. Describe the following, as well as any additional information HUD has requested.
NOT APPLICABLE – PHA IS HIGH PERFORMER

(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) PHA’s must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. *N/A*

| | |
|--------------------|---|
| <p>11.0</p> | <p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p style="padding-left: 40px;">Provided as attachment nc020h03</p> <p>(g) Challenged Elements – NO ELEMENTS CHALLENGED</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p style="padding-left: 40px;">Provided as attachments nc020a03, nc020c03, nc020d03, nc020e03, nc020f03 and nc020g03.</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p> <p style="padding-left: 40px;">Provided as attachment nc020b03</p> |
|--------------------|---|

Attachment nc020a03

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

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

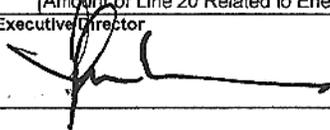
| Part I: Summary | | | | | | |
|---|---|---|-----------|---|---|--|
| PHA Name: Wilson Housing Authority | | Grant Type and Number: Capital Fund Program No: NC19P020501-11 Replacement Housing Factor Grant No: Date of CFFP: | | | FFY of Grant: 2011 FFY of Grant Approval: 2011 | |
| <input checked="" type="checkbox"/> Original Annual Statement | | <input type="checkbox"/> Reserved for Disasters/Emergencies | | <input type="checkbox"/> Revised Annual Statement (revision no:) | | |
| <input type="checkbox"/> Performance and Evaluation Report for Period Ending: | | <input type="checkbox"/> Final Performance and Evaluation Report | | | | |
| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost 1 | | |
| | | Original | Revised 2 | Obligated | Expended | |
| 1 | Total Non-Capital Funds | | | | | |
| 2 | 1406 Operating Expenses (may not exceed 20% of line 20) 3 | 75,000.00 | | | | |
| 3 | 1408 Management Improvements | 135,000.00 | | | | |
| 4 | 1410 Administration | 120,000.00 | | | | |
| 5 | 1411 Audit | 0.00 | | | | |
| 6 | 1415 Liquidated Damages | 0.00 | | | | |
| 7 | 1430 Fees and Costs | 85,000.00 | | | | |
| 8 | 1440 Site Acquisition | 0.00 | | | | |
| 9 | 1450 Site Improvement | 60,000.00 | | | | |
| 10 | 1460 Dwelling Structures | 375,082.00 | | | | |
| 11 | 1465.1 Dwelling Equipment-Nonexpendable | 10,000.00 | | | | |
| 12 | 1470 Nondwelling Structures | 100,000.00 | | | | |
| 13 | 1475 Nondwelling Equipment | 0.00 | | | | |
| 14 | 1485 Demolition | 0.00 | | | | |
| 15 | 1492 Moving to Work Demonstration | 0.00 | | | | |
| 16 | 1495.1 Relocation Costs | 10,000.00 | | | | |
| 17 | 1499 Development Activities 4 | 0.00 | | | | |

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

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

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

Part I: Summary

| PHA Name: Wilson Housing Authority | | Grant Type and Number: Capital Fund Program No: NC19P020501-11 | | | FFY of Grant: 2011 FFY of Grant Approval: 2011 | |
|---|---|--|-----------|---|---|--|
| | | Replacement Housing Factor Grant No: Date of CFFP: | | | | |
| <input checked="" type="checkbox"/> Original Annual Statement | | <input type="checkbox"/> Reserved for Disasters/Emergencies | | <input type="checkbox"/> Revised Annual Statement (revision no:) | | |
| <input type="checkbox"/> Performance and Evaluation Report for Period Ending: | | | | <input type="checkbox"/> Final Performance and Evaluation Report | | |
| No. | | Original | Revised 2 | Obligated | Expended | |
| 18a | 1501 Collateralization or Debt Service Paid by the PHA | 0.00 | | | | |
| 18b | 9000 Collateralization or Debt Service paid Via System of Direct Payment | 400,532.00 | | | | |
| | | - | | | | |
| 19 | 1502 Contingency (may not exceed 8% of Line 20) | 0.00 | | | | |
| 20 | Amount of Annual Grant (sums of lines 2-19) | \$1,370,614.00 | | | | |
| 21 | Amount of Line 20 Related to LBP Activities | 0.00 | | | | |
| 22 | Amount of Line 20 Related to Section 504 Compliance | 0.00 | | | | |
| 23 | Amount of Line 20 Related to Security - Soft Costs | 25,000.00 | | | | |
| 24 | Amount of Line 20 Related to Security - Hard Costs | 0.00 | | | | |
| 25 | Amount of Line 20 Related to Energy Conservation Measures | 0.00 | | | | |
| Signature of Executive Director | | Date | | Signature of Public Housing Director | | |
|  | | 10/13/10 | | | | |

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

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

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

| Part II: Supporting Pages | | | | | | | | | |
|---|---|---|----------|----------------------|-----------|----------------------|-------------------------|----------------|--------------------------------------|
| PHA Name: Wilson Housing Authority | | Grant Type and Number: Capital Fund Program No: NC19P020501-11 Replacement Housing Factor Grant No: Date of CFFP: | | | | | CFFP (Yes/No) No | | Federal FFY of Grant: 2011 |
| Development Number Name/PHA-Wide Activities | General Description of Major Work Categories | Development Account No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work | |
| | | | | Original | Revised 1 | Funds Obligated 2 | Funds Expended 2 | | |
| HA Wide | OPERATIONS | 1406 | | 75,000.00 | | | | | |
| HA Wide | MANAGEMENT IMPROVEMENTS | | | | | | | | |
| | Staff - Law Enforcement | 1408 | LS | 25,000.00 | | | | | |
| | Computer Software | 1408 | LS | 10,000.00 | | | | | |
| | Consultants Services | 1408 | LS | 100,000.00 | | | | | |
| HA Wide | ADMINISTRATION | | | | | | | | |
| | Management Fee | 1410 | LS | 120,000.00 | | | | | |
| HA Wide | FEES AND COSTS | | | | | | | | |
| | Professional Services/A/E | 1430 | LS | 60,000.00 | | | | | |
| | Homeownership Demonstration Project | 1430 | LS | 25,000.00 | | | | | |
| HA Wide | SITE IMPROVEMENTS | | | | | | | | |
| | Landscaping | 1450 | LS | 20,000.00 | | | | | |
| | Parking Lot repair, Sidewalks, Fencing | 1450 | LS | 40,000.00 | | | | | |
| | Subtotal | | | \$475,000.00 | | | | | |

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

2 To be completed for the Performance and Evaluation Report

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

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

Part II: Supporting Pages

| PHA Name: Wilson Housing Authority | | Grant Type and Number: Capital Fund Program No: NC19P020501-11 Replacement Housing Factor Grant No: _____ CFFP (Yes/No) No Date of CFFP: _____ | | | | Federal FFY of Grant: 2011 | | |
|--|--|---|----------|-----------------------|-----------|--------------------------------------|------------------|----------------|
| Development Number Name/PHA-Wide Activities | General Description of Major Work Categories | Development Account No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original | Revised 1 | Funds Obligated 2 | Funds Expended 2 | |
| | DWELLING STRUCTURES | | | | | | | |
| HA Wide | Install unit air conditioners | 1460 | 50 | 25,000.00 | | | | |
| NC020000001 & 003 | Replace kitchen cabinets | 1460 | 125 | 95,000.00 | | | | |
| NC020000001 & 003 | Plumbing improvements | 1460 | 125 | 125,000.00 | | | | |
| NC020000001 & 003 | Flooring/Bathrooms | 1460 | 50 | 130,082.00 | | | | |
| | DWELLING EQUIPMENT | | | | | | | |
| HA Wide | Appliance replacement | 1465.1 | LS | 10,000.00 | | | | |
| | NON-DWELLING STRUCTURES | | | | | | | |
| NC020000003 | Rehab for re-use of 1st floor space | 1470 | LS | 100,000.00 | | | | |
| HA Wide | RELOCATION COSTS | 1495 | LS | 10,000.00 | | | | |
| HA Wide | COLLATERALIZATION OR DEBT SERVICE | 9002 | | 400,532.00 | | | | |
| TOTAL CAPITAL FUNDS GRANT - 2011 | | | | \$1,370,614.00 | | | | |

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

2 To be completed for the Performance and Evaluation Report

Attachment: nc020b03

Capital Fund Program Five-Year Action Plan

U. S. Department of Housing and Urban Development

Office of Public and Indian Housing

Expires: 4/30/2011

| Part I: Summary | | | | | | |
|--|--|---|---|---|--|---|
| PHA Name/Number Wilson Housing Authority NC020 | | | Locality (City/County& State) Wilson / Wilson County / North Carolina | | <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____ | |
| A. | Development Number and Name PIC# NC020000001 - 002 - 003 | Work Statement for Year 1 FFY 2011 _____ | Work Statement for Year 2 FFY 2012 _____ | Work Statement for Year 3 FFY 2013 _____ | Work Statement for Year 4 FFY 2014 _____ | Work Statement for Year 5 FFY 2015 _____ |
| B. | Physical Improvements | Annual Statement | 438,812.00 | 575,082.00 | 585,082.00 | 595,082.00 |
| | Subtotal | | - | - | - | - |
| C. | Management Improvements | | 150,000.00 | 150,000.00 | 155,000.00 | 155,000.00 |
| D. | PHA-Wide Non-dwelling Structures and Equipment | | 20,000.00 | 25,000.00 | 5,000.00 | 5,000.00 |
| | | | - | - | - | - |
| E. | Administration | | 120,000.00 | 120,000.00 | 125,000.00 | 125,000.00 |
| F. | Other | | 25,000.00 | 25,000.00 | 0.00 | 0.00 |
| G. | Operations | | 75,000.00 | 75,000.00 | 100,000.00 | 90,000.00 |
| H. | Demolition | | 141,270.00 | 0.00 | 0.00 | 0.00 |
| I. | Development | | 0.00 | 0.00 | 0.00 | 0.00 |
| J. | Capital Fund Financing - Debt Service | | 400,532.00 | 400,532.00 | 400,532.00 | 400,532.00 |
| | | | - | - | - | - |
| K. | Total CFP Funds | | \$1,370,614.00 | \$1,370,614.00 | \$1,370,614.00 | \$1,370,614.00 |
| L. | Total Non-CFP Funds | | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| M. | Grand Total | | \$1,370,614.00 | \$1,370,614.00 | \$1,370,614.00 | \$1,370,614.00 |

Capital Fund Program Five-Year Action Plan

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

| Part I: Summary (Continuation) | | | | | | |
|---------------------------------------|-----------------------------|--|---|---|---|---|
| PHA Name/Number | | | Locality (City/County& State) | | <input checked="" type="checkbox"/> Original | <input type="checkbox"/> Revision No. _____ |
| A. | Development Number and Name | Work Statement for Year 1 FFY_2011_____ | Work Statement for Year 2 FFY____2012_____ | Work Statement for Year 3 FFY____2013_____ | Work Statement for Year 4 FFY____2014_____ | Work Statement for Year 5 FFY____2015_____ |
| | PIC# NC020000001 | Annual Statement | 128,812.00 | 185,000.00 | 166,838.00 | 175,812.00 |
| | PIC# NC020000002 | | 266,270.00 | 181,575.00 | 165,000.00 | 155,000.00 |
| | PIC# NC020000003 | | 185,000.00 | 151,507.00 | 226,244.00 | 237,270.00 |
| | PHA Wide | | 790,532.00 | 852,532.00 | 812,532.00 | 802,532.00 |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | TOTAL | | \$1,370,614.00 | \$1,370,614.00 | \$1,370,614.00 | \$1,370,614.00 |

Capital Fund Program Five-Year Action Plan

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

Expires: 4/30/2011

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

| Work Statement for Year 1 FFY <u>2011</u> | Work Statement for Year <u>2</u> FFY <u>2012</u> | | | Work Statement for Year <u>3</u> FFY <u>2013</u> | | |
|---|--|----------|---------------------|--|----------|---------------------|
| | Development Number/Name General Description of Major Work Items | Quantity | Estimated Cost | Development Number/Name General Description of Major Work Items | Quantity | Estimated Cost |
| See | SITE IMPROVEMENTS - 1450 | | | SITE IMPROVEMENTS - 1450 | | |
| Annual Statement | NC020000001 | | | NC020000001 | | |
| | Misc. site work including Paving, concrete, landscaping, tree trimming, erosion control | | 25,000.00 | Misc. site work including Paving, concrete, landscaping, tree trimming, erosion control | | 15,000.00 |
| | NC020000002 | | | NC020000002 | | |
| | Misc. site work including Paving, concrete, landscaping, tree trimming, erosion control | | 25,000.00 | Misc. site work including Paving, concrete, landscaping, tree trimming, erosion control | | 15,000.00 |
| | NC020000003 | | | NC020000003 | | |
| | Misc. site work including Paving, concrete, landscaping, tree trimming, erosion control | | 25,000.00 | Misc. site work including Paving, concrete, landscaping, tree trimming, erosion control | | 20,000.00 |
| | DWELLING STRUCTURES - 1460 | | | DWELLING STRUCTURES - 1460 | | |
| | NC020000001 | | | NC020000001 | | |
| | Modernization: including kitchen, bathrooms, flooring, painting, HVAC, electrical, plumbing improvements | 5 units | 103,812.00 | Modernization: including kitchen, bathrooms, flooring, painting, HVAC, electrical, plumbing improvements | 5 units | 170,000.00 |
| | Subtotal | | \$178,812.00 | Subtotal | | \$220,000.00 |

Capital Fund Program Five-Year Action Plan

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

| Part II: Supporting Pages - Physical Needs Work Statement(s) | | | | | | |
|---|--|---------------------|---------------------|--|---------------------|---------------------|
| Work Statement for Year 1 FFY _2011_ | Work Statement for Year _2_ FFY 2012 | | | Work Statement for Year _3_ FFY 2013 | | |
| | Development Number/Name General Description of Major Work Items | Quantity | Estimated Cost | Development Number/Name General Description of Major Work Items | Quantity | Estimated Cost |
| See | DWELLING STRUCTURES - 1460 (cont'd) | | | DWELLING STRUCTURES - 1460 (cont'd) | | |
| Annual Statement | NC02000002 | | | NC02000002 | | |
| | Modernization: including kitchen, bathrooms, flooring, painting, HVAC, electrical, plumbing improvements | 5 units | 100,000.00 | Modernization: including kitchen, bathrooms, flooring, painting, HVAC, electrical, plumbing improvements | 5 units | 166,575.00 |
| | NC02000003 | | | NC02000003 | | |
| | Modernization: including kitchen, bathrooms, flooring, painting, HVAC, electrical, plumbing improvements | 5 units | 140,000.00 | Modernization: including kitchen, bathrooms, flooring, painting, HVAC, electrical, plumbing improvements | 5 units | 131,507.00 |
| | Install unit air conditioners | 60 | 20,000.00 | | | |
| | TOTAL | \$438,812.00 | | DWELLING STRUCTURES - 1460 (cont'd) | | |
| | NON-DWELLING EQUIPMENT - 1475 | | | PHA Wide | | |
| | PHA Wide | | | Install unit air conditioners | 50 | 25,000.00 |
| | Community Space Furniture and Equipment | | 10,000.00 | Replace roofing | 5 | 25,000.00 |
| | Administrative and Field Office Furniture and Equipment | | 10,000.00 | DWELLING EQUIPMENT - 1465.1 | | |
| | | | | PHA Wide | | |
| | | | | Appliance replacement | 12 | 7,000.00 |
| | | | | TOTAL | \$575,082.00 | |
| | NON-DWELLING EQUIPMENT - 1475 | | | PHA Wide | | |
| | DEMOLITION - 1485 | | | Maintenance equipment including vehicles | 2 | 25,000.00 |
| | AMP 2 | 25 units | 141,270.00 | | | |
| | 2012 Physical Needs Estimate | | | 2013 Physical Needs Estimate | | |
| | | | \$600,082.00 | | | \$600,082.00 |

Capital Fund Program Five-Year Action Plan

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

Expires: 4/30/2011

| Part II: Supporting Pages - Physical Needs Work Statement(s) | | | | | | |
|---|--|---------------------|---------------------|--|---------------------|---------------------|
| Work Statement for Year 1 FFY <u>2011</u> | Work Statement for Year <u>4</u> FFY <u>2014</u> | | | Work Statement for Year <u>5</u> FFY <u>2015</u> | | |
| | Development Number/Name General Description of Major Work Items | Quantity | Estimated Cost | Development Number/Name General Description of Major Work Items | Quantity | Estimated Cost |
| See | DWELLING STRUCTURES - 1460 (cont'd) | | | DWELLING STRUCTURES - 1460 (cont'd) | | |
| Annual Statement | NC020000002 | | | NC020000002 | | |
| | Modernization: including kitchen, bathrooms, flooring, painting, HVAC, electrical, plumbing improvements | 5 units | 150,000.00 | Modernization: including kitchen, bathrooms, flooring, painting, HVAC, electrical, plumbing improvements | 5 units | 130,000.00 |
| | NC020000003 | | | NC020000003 | | |
| | Modernization: including kitchen, bathrooms, flooring, painting, HVAC, electrical, plumbing improvements | 5 units | 161,244.00 | Modernization: including kitchen, bathrooms, flooring, painting, HVAC, electrical, plumbing improvements | 5 units | 162,270.00 |
| | Elevator upgrades-Tasman Towers | 2 | 50,000.00 | Elevator upgrades-Tasman Towers | 2 | 50,000.00 |
| | PHA Wide | | | PHA Wide | | |
| | Install unit air conditioners | 40 | 20,000.00 | Install unit air conditioners | 40 | 20,000.00 |
| | DWELLING EQUIPMENT - 1465.1 | | | DWELLING EQUIPMENT - 1465.1 | | |
| | PHA Wide | | | PHA Wide | | |
| | Appliance Replacement | 12 | 7,000.00 | Appliance Replacement | 12 | 7,000.00 |
| | TOTAL | \$585,082.00 | | TOTAL | \$595,082.00 | |
| | NON-DWELLING EQUIPMENT - 1475 | | | NON-DWELLING EQUIPMENT - 1475 | | |
| | Community Space Furniture and Equipment | | 5,000.00 | Community Space Furniture and Equipment | | 5,000.00 |
| | 2014 Physical Needs Estimate | | | 2015 Physical Needs Estimate | | |
| | | | \$590,082.00 | | | \$600,082.00 |

Attachment: nc020c03

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

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

Part I: Summary

| | | |
|--|--|---|
| PHA Name: <p style="text-align: center;">Wilson Housing Authority</p> | Grant Type and Number: Capital Fund Program No: NC19P020501-10 Replacement Housing Factor Grant No: Date of CFFP: | FFY of Grant: 2010 FFY of Grant Approval: 2010 |
|--|--|---|

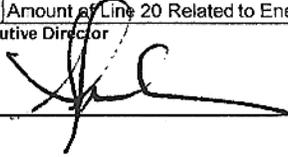
Original Annual Statement **Reserved for Disasters/Emergencies** **Revised Annual Statement (revision no:)**
 Performance and Evaluation Report for Period Ending: **Final Performance and Evaluation Report**

| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost 1 | |
|----------|---|----------------------|-----------|---------------------|----------|
| | | Original | Revised 2 | Obligated | Expended |
| 1 | Total Non-Capital Funds | | | | |
| 2 | 1406 Operating Expenses (may not exceed 20% of line 20) 3 | 75,000.00 | | | |
| 3 | 1408 Management Improvements | 135,000.00 | | | |
| 4 | 1410 Administration | 137,000.00 | | | |
| 5 | 1411 Audit | 0.00 | | | |
| 6 | 1415 Liquidated Damages | 0.00 | | | |
| 7 | 1430 Fees and Costs | 80,000.00 | | | |
| 8 | 1440 Site Acquisition | 0.00 | | | |
| 9 | 1450 Site Improvement | 35,000.00 | | | |
| 10 | 1460 Dwelling Structures | 309,082.00 | | | |
| 11 | 1465.1 Dwelling Equipment-Nonexpendable | 0.00 | | | |
| 12 | 1470 Nondwelling Structures | 189,000.00 | | | |
| 13 | 1475 Nondwelling Equipment | 0.00 | | | |
| 14 | 1485 Demolition | 0.00 | | | |
| 15 | 1492 Moving to Work Demonstration | 0.00 | | | |
| 16 | 1495.1 Relocation Costs | 10,000.00 | | | |
| 17 | 1499 Development Activities 4 | 0.00 | | | |

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

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

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

| Part I: Summary | | | | | |
|--|---|---|--------------------------------------|---|----------|
| PHA Name: Wilson Housing Authority | | Grant Type and Number: Capital Fund Program No: NC19P020501-10 | | FFY of Grant: 2010 FFY of Grant Approval: 2010 | |
| <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserved for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending: | | <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report | | | |
| No. | | Original | Revised 2 | Obligated | Expended |
| 18a | 1501 Collateralization or Debt Service Paid by the PHA | 0.00 | | | |
| 18b | 9000 Collateralization or Debt Service paid Via System of Direct Payment | 400,532.00 | | | |
| 19 | 1502 Contingency (may not exceed 8% of Line 20) | 0.00 | | | |
| 20 | Amount of Annual Grant (sums of lines 2-19) | \$1,370,614.00 | | | |
| 21 | Amount of Line 20 Related to LBP Activities | 0.00 | | | |
| 22 | Amount of Line 20 Related to Section 504 Compliance | 2,000.00 | | | |
| 23 | Amount of Line 20 Related to Security - Soft Costs | 25,000.00 | | | |
| 24 | Amount of Line 20 Related to Security - Hard Costs | 0.00 | | | |
| 25 | Amount of Line 20 Related to Energy Conservation Measures | 0.00 | | | |
| Signature of Executive Director  | | Date 10/13/10 | Signature of Public Housing Director | | Date |

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

Attachment: nc020d03

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

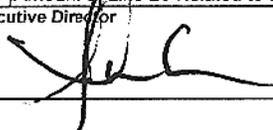
U. S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

| Part I: Summary | | | | | | |
|--|---|--|------------|--|---|--|
| PHA Name: Wilson Housing Authority | | Grant Type and Number: Capital Fund Program No: NC19P020501-09 Replacement Housing Factor Grant No: Date of CFFP: | | | FFY of Grant: 2009 FFY of Grant Approval: 2009 | |
| <input type="checkbox"/> Original Annual Statement | | <input type="checkbox"/> Reserved for Disasters/Emergencies | | <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) | | |
| <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/10 | | <input type="checkbox"/> Final Performance and Evaluation Report | | | | |
| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost 1 | | |
| | | Original | Revised 2 | Obligated | Expended | |
| 1 | Total Non-Capital Funds | | | | | |
| 2 | 1406 Operating Expenses (may not exceed 20% of line 20) 3 | 75,000.00 | 75,000.00 | 75,000.00 | 0.00 | |
| 3 | 1408 Management Improvements | 145,000.00 | 145,000.00 | 80,000.00 | 56,583.30 | |
| 4 | 1410 Administration | 127,643.00 | 127,643.00 | 90,643.00 | 31,750.05 | |
| 5 | 1411 Audit | 0.00 | 0.00 | 0.00 | 0.00 | |
| 6 | 1415 Liquidated Damages | 0.00 | 0.00 | 0.00 | 0.00 | |
| 7 | 1430 Fees and Costs | 60,000.00 | 60,000.00 | 60,000.00 | 27,661.88 | |
| 8 | 1440 Site Acquisition | 0.00 | 0.00 | 0.00 | 0.00 | |
| 9 | 1450 Site Improvement | 117,000.00 | 0.00 | 0.00 | 0.00 | |
| 10 | 1460 Dwelling Structures | 159,627.00 | 276,627.00 | 0.00 | 0.00 | |
| 11 | 1465.1 Dwelling Equipment-Nonexpendable | 0.00 | 0.00 | 0.00 | 0.00 | |
| 12 | 1470 Nondwelling Structures | 288,838.00 | 288,838.00 | 288,838.00 | 0.00 | |
| 13 | 1475 Nondwelling Equipment | 0.00 | 0.00 | 0.00 | 0.00 | |
| 14 | 1485 Demolition | 0.00 | 0.00 | 0.00 | 0.00 | |
| 15 | 1492 Moving to Work Demonstration | 0.00 | 0.00 | 0.00 | 0.00 | |
| 16 | 1495.1 Relocation Costs | 2,000.00 | 2,000.00 | 2,000.00 | 2,000.00 | |
| 17 | 1499 Development Activities 4 | 0.00 | 0.00 | 0.00 | 0.00 | |

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

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

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

| Part I: Summary | | | | | | |
|--|---|---|-----------------------|--|---|--|
| PHA Name: Wilson Housing Authority | | Grant Type and Number: Capital Fund Program No: NC19P020501-09 Replacement Housing Factor Grant No: Date of CFFP: | | | FFY of Grant: 2009 FFY of Grant Approval: 2009 | |
| <input type="checkbox"/> Original Annual Statement | | <input type="checkbox"/> Reserved for Disasters/Emergencies | | <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) | | |
| <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/10 | | <input type="checkbox"/> Final Performance and Evaluation Report | | | | |
| No. | | Original | Revised 2 | Obligated | Expended | |
| 18a | 1501 Collateralization or Debt Service Paid by the PHA | 0.00 | 0.00 | 0.00 | 0.00 | |
| 18b | 9000 Collateralization or Debt Service paid Via System of Direct Payment | 400,532.00 | 400,532.00 | 0.00 | 0.00 | |
| | | - | - | - | - | |
| 19 | 1502 Contingency (may not exceed 8% of Line 20) | 0.00 | 0.00 | 0.00 | 0.00 | |
| 20 | Amount of Annual Grant (sums of lines 2-19) | \$1,375,640.00 | \$1,375,640.00 | \$596,481.00 | \$117,995.23 | |
| 21 | Amount of Line 20 Related to LBP Activities | 0.00 | 0.00 | 0.00 | 0.00 | |
| 22 | Amount of Line 20 Related to Section 504 Compliance | 2,000.00 | 276,627.00 | 0.00 | 0.00 | |
| 23 | Amount of Line 20 Related to Security - Soft Costs | 25,000.00 | 25,000.00 | 20,000.00 | 12,500.00 | |
| 24 | Amount of Line 20 Related to Security - Hard Costs | 0.00 | 0.00 | 0.00 | 0.00 | |
| 25 | Amount of Line 20 Related to Energy Conservation Measures | 0.00 | 0.00 | 0.00 | 0.00 | |
| Signature of Executive Director | | Date | | Signature of Public Housing Director | | |
|  | | 10/13/10 | | | | |

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

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

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

Part II: Supporting Pages

| PHA Name: Wilson Housing Authority | | Grant Type and Number: Capital Fund Program No: NC19P020501-09 Replacement Housing Factor Grant No: _____ CFFP (Yes/No) No Date of CFFP: _____ | | | | | | Federal FFY of Grant: 2009 | |
|---|---|---|----------|----------------------|---------------------|----------------------|---------------------|--------------------------------------|--|
| Development Number Name/PHA-Wide Activities | General Description of Major Work Categories | Development Account No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work | |
| | | | | Original | Revised 1 | Funds Obligated 2 | Funds Expended 2 | | |
| HA Wide | OPERATIONS | 1406 | | 75,000.00 | 75,000.00 | 75,000.00 | 0.00 | | |
| HA Wide | MANAGEMENT IMPROVEMENTS | | | | | | | | |
| | Staff - Law Enforcement | 1408 | LS | 25,000.00 | 25,000.00 | 20,000.00 | 12,500.00 | | |
| | Computer Software | 1408 | LS | 20,000.00 | 20,000.00 | 0.00 | 0.00 | | |
| | Consultant Services | 1408 | LS | 100,000.00 | 100,000.00 | 60,000.00 | 44,083.30 | | |
| HA Wide | ADMINISTRATION | | | | | | | | |
| | Management Fee | 1410 | LS | 127,643.00 | 127,643.00 | 90,643.00 | 31,750.05 | | |
| HA Wide | FEES AND COSTS | | | | | | | | |
| | Professional Services/A/E | 1430 | LS | 60,000.00 | 60,000.00 | 60,000.00 | 27,661.88 | | |
| HA Wide | SITE IMPROVEMENTS | | | | | | | | |
| | Landscaping | 1450 | LS | 17,000.00 | 0.00 | 0.00 | 0.00 | | |
| | Parking Lot repair, Sidewalks, Fencing | 1450 | LS | 100,000.00 | 0.00 | 0.00 | 0.00 | | |
| | Subtotal | | | \$524,643.00 | \$407,643.00 | \$305,643.00 | \$115,995.23 | | |

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

2 To be completed for the Performance and Evaluation Report

Attachment: nc020e03

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

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

Part I: Summary

| | | |
|---|--|---|
| PHA Name: Wilson Housing Authority | Grant Type and Number: ARRA Capital Fund Program No: NC19S020501-09 Replacement Housing Factor Grant No: Date of CFFP: | FFY of Grant: 2009 FFY of Grant Approval: 2009 |
|---|--|---|

Original Annual Statement Reserved for Disasters/Emergencies Revised Annual Statement (revision no: 1)
 Performance and Evaluation Report for Period Ending: 6/30/10 Final Performance and Evaluation Report

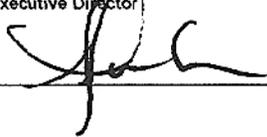
| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost 1 | |
|----------|---|----------------------|------------|---------------------|-----------|
| | | Original | Revised 2 | Obligated | Expended |
| 1 | Total Non-Capital Funds | | | | |
| 2 | 1406 Operating Expenses (may not exceed 20% of line 20) 3 | 0.00 | 0.00 | 0.00 | 0.00 |
| 3 | 1408 Management Improvements | 37,717.00 | 37,717.00 | 37,717.00 | 425.00 |
| 4 | 1410 Administration | 162,283.00 | 162,283.00 | 162,283.00 | 40,500.00 |
| 5 | 1411 Audit | 0.00 | 0.00 | 0.00 | 0.00 |
| 6 | 1415 Liquidated Damages | 0.00 | 0.00 | 0.00 | 0.00 |
| 7 | 1430 Fees and Costs | 89,200.00 | 89,200.00 | 89,200.00 | 81,991.22 |
| 8 | 1440 Site Acquisition | 0.00 | 95,114.00 | 95,114.00 | 95,114.00 |
| 9 | 1450 Site Improvement | 260,700.00 | 260,700.00 | 260,700.00 | 0.00 |
| 10 | 1460 Dwelling Structures | 650,100.00 | 650,100.00 | 650,100.00 | 0.00 |
| 11 | 1465.1 Dwelling Equipment-Nonexpendable | 0.00 | 0.00 | 0.00 | 0.00 |
| 12 | 1470 Nondwelling Structures | 428,837.00 | 333,723.00 | 333,723.00 | 0.00 |
| 13 | 1475 Nondwelling Equipment | 0.00 | 0.00 | 0.00 | 0.00 |
| 14 | 1485 Demolition | 0.00 | 0.00 | 0.00 | 0.00 |
| 15 | 1492 Moving to Work Demonstration | 0.00 | 0.00 | 0.00 | 0.00 |
| 16 | 1495.1 Relocation Costs | 0.00 | 0.00 | 0.00 | 0.00 |
| 17 | 1499 Development Activities 4 | 0.00 | 0.00 | 0.00 | 0.00 |

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

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

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

Part I: Summary

| | | | | | |
|--|--|--|-----------------------|---|---------------------|
| PHA Name: Wilson Housing Authority | | Grant Type and Number: ARRA Capital Fund Program No: NC19S020501-09 | | FFY of Grant: 2009 FFY of Grant Approval: 2009 | |
| <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserved for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/10 | | <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Final Performance and Evaluation Report | | | |
| No. | | Original | Revised 2 | Obligated | Expended |
| 18a | 1501 Collateralization or Debt Service Paid by the PHA | 0.00 | 0.00 | 0.00 | 0.00 |
| 18b | 9000 Collateralization or Debt Service paid Via System of Direct Payment | 0.00 | 0.00 | 0.00 | 0.00 |
| 19 | 1502 Contingency (may not exceed 8% of Line 20) | 0.00 | 0.00 | 0.00 | 0.00 |
| 20 | Amount of Annual Grant (sums of lines 2-19) | \$1,628,837.00 | \$1,628,837.00 | \$1,628,837.00 | \$218,030.22 |
| 21 | Amount of Line 20 Related to LBP Activities | 0.00 | 0.00 | 0.00 | 0.00 |
| 22 | Amount of Line 20 Related to Section 504 Compliance | 0.00 | 0.00 | 0.00 | 0.00 |
| 23 | Amount of Line 20 Related to Security - Soft Costs | 0.00 | 0.00 | 0.00 | 0.00 |
| 24 | Amount of Line 20 Related to Security - Hard Costs | 0.00 | 0.00 | 0.00 | 0.00 |
| 25 | Amount of Line 20 Related to Energy Conservation Measures | 0.00 | 0.00 | 0.00 | 0.00 |
| Signature of Executive Director | | Signature of Public Housing Director | | Date | |
|  | | | | 10/13/10 | |

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

| Part II: Supporting Pages | | | | | | | | |
|---|---|----------------------------|--|----------------------|--------------------------------------|----------------------|--------------------------------------|----------------|
| PHA Name: Wilson Housing Authority | | | Grant Type and Number: ARRA NC19S020501-09 | | | | Federal FFY of Grant: 2009 | |
| | | | Capital Fund Program No: | | Replacement Housing Factor Grant No: | | CFFP (Yes/No) | No |
| | | | Date of CFFP: | | | | | |
| Development Number Name/PHA-Wide Activities | General Description of Major Work Categories | Development Account No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original | Revised 1 | Funds Obligated 2 | Funds Expended 2 | |
| HA Wide | MANAGEMENT IMPROVEMENTS | | | | | | | |
| | Contracting/CFP Technical Assistance | 1408 | LS | 37,717.00 | 37,717.00 | 37,717.00 | 425.00 | |
| HA Wide | ADMINISTRATION | 1410 | LS | 162,283.00 | 162,283.00 | 162,283.00 | 40,500.00 | |
| HA Wide | FEES AND COSTS | | | | | | | |
| | Professional Services/A&E | 1430 | LS | 89,200.00 | 89,200.00 | 89,200.00 | 81,991.22 | |
| HA Wide | SITE ACQUISITION | | | | | | | |
| | Acquire Building for use as New Admin Facility | 1440 | LS | 0.00 | 95,114.00 | 95,114.00 | 95,114.00 | |
| | SITE IMPROVEMENTS | | | | | | | |
| NC19P020-009 | Remove dumpster and screen walls | 1450 | 1 | 2,100.00 | 2,100.00 | 2,100.00 | 0.00 | |
| NC19P020-009 | Remove neighborhood postal boxes | 1450 | 3 | 300.00 | 300.00 | 300.00 | 0.00 | |
| NC19P020-009 | Remove existing site lighting | 1450 | 4 | 1,000.00 | 1,000.00 | 1,000.00 | 0.00 | |
| NC19P020-009 | Remove existing clothes lines | 1450 | 26 | 1,300.00 | 1,300.00 | 1,300.00 | 0.00 | |
| NC19P020-009 | Remove selected hardscape | 1450 | 1 | 5,000.00 | 5,000.00 | 5,000.00 | 0.00 | |
| NC19P020-009 | Provide new site lighting | 1450 | 4 | 22,000.00 | 22,000.00 | 22,000.00 | 0.00 | |
| NC19P020-009 | Provide new entry element | 1450 | 1 | 21,000.00 | 21,000.00 | 21,000.00 | 0.00 | |
| NC19P020-009 | Construct gathering area/gazebo | 1450 | 1 | 26,000.00 | 26,000.00 | 26,000.00 | 0.00 | |
| NC19P020-009 | Construct front porch element | 1450 | 26 | 91,000.00 | 91,000.00 | 91,000.00 | 0.00 | |
| NC19P020-009 | Construct rear patios/defensible space | 1450 | 26 | 91,000.00 | 91,000.00 | 91,000.00 | 0.00 | |

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

2 To be completed for the Performance and Evaluation Report

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

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

| Part II: Supporting Pages | | | | | | | | |
|---|--|----------------------------|--|-----------------------|--------------------------------------|-----------------------|--------------------------------------|----------------|
| PHA Name: Wilson Housing Authority | | | Grant Type and Number: ARRA NC19S020501-09 | | | | Federal FFY of Grant: 2009 | |
| | | | Capital Fund Program No: | | Replacement Housing Factor Grant No: | | CFFP (Yes/No) | No |
| | | | Date of CFFP: | | | | | |
| Development Number Name/PHA-Wide Activities | General Description of Major Work Categories | Development Account No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original | Revised 1 | Funds Obligated 2 | Funds Expended 2 | |
| HA Wide | DWELLING STRUCTURES | | | | | | | |
| NC19P020-009 | CATV Wiring | 1460 | 26 | 39,000.00 | 39,000.00 | 39,000.00 | 0.00 | |
| NC19P020-009 | Install new bath vanity and accessories | 1460 | 26 | 22,100.00 | 22,100.00 | 22,100.00 | 0.00 | |
| NC19P020-009 | Install new kitchen sink and accessories | 1460 | 26 | 10,400.00 | 10,400.00 | 10,400.00 | 0.00 | |
| NC19P020-009 | Install new tubs and bath accessories | 1460 | 26 | 19,500.00 | 19,500.00 | 19,500.00 | 0.00 | |
| NC19P020-009 | Install new door hardware | 1460 | 26 | 24,700.00 | 24,700.00 | 24,700.00 | 0.00 | |
| NC19P020-009 | Install new storm doors | 1460 | 26 | 11,700.00 | 11,700.00 | 11,700.00 | 0.00 | |
| NC19P020-009 | Enclose open linen closets | 1460 | 26 | 11,700.00 | 11,700.00 | 11,700.00 | 0.00 | |
| NC19P020-009 | Interior wall repair and painting | 1460 | 26 | 72,800.00 | 72,800.00 | 72,800.00 | 0.00 | |
| NC19P020-009 | Install unit air conditioning | 1460 | 26 | 101,400.00 | 101,400.00 | 101,400.00 | 0.00 | |
| NC19P020-009 | Brick repair at building "c" | 1460 | 1 | 4,500.00 | 4,500.00 | 4,500.00 | 0.00 | |
| NC19P020-009 | General siding cleaning/repairs | 1460 | 26 | 12,500.00 | 12,500.00 | 12,500.00 | 0.00 | |
| NC19P020-009 | Kitchen and laundry flooring | 1460 | 26 | 26,000.00 | 26,000.00 | 26,000.00 | 0.00 | |
| NC19P020-009 | Carpeting | 1460 | 26 | 65,000.00 | 65,000.00 | 65,000.00 | 0.00 | |
| NC19P020-009 | Install new wood base | 1460 | 26 | 39,000.00 | 39,000.00 | 39,000.00 | 0.00 | |
| NC19P020-009 | Kitchen cabinets and countertops | 1460 | 26 | 91,000.00 | 91,000.00 | 91,000.00 | 0.00 | |
| NC19P020-009 | Appliances (stoves, refrig, dishwasher, disposals) | 1460 | 26 | 44,200.00 | 44,200.00 | 44,200.00 | 0.00 | |
| NC19P020-009 | New light fixtures and device plates | 1460 | 26 | 54,600.00 | 54,600.00 | 54,600.00 | 0.00 | |
| | | | | | | | | |
| | NON-DWELLING STRUCTURES | | | | | | | |
| HA Wide | New Admin Building Renovation | 1470 | LS | 428,837.00 | 333,723.00 | 333,723.00 | 0.00 | |
| | TOTAL ARRA CAPITAL FUNDS GRANT - 2009 | | | \$1,628,837.00 | \$1,628,837.00 | \$1,628,837.00 | \$218,030.22 | |

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

2 To be completed for the Performance and Evaluation Report

Attachment: nc020f03

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

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

| | | |
|---|---|---|
| Part I: Summary | | |
| PHA Name: <p style="text-align: center;">Wilson Housing Authority</p> | Grant Type and Number: CFRC Capital Fund Program No: NC02000000109G Replacement Housing Factor Grant No: Date of CFFP: | FFY of Grant: 2009 FFY of Grant Approval: 2009 |

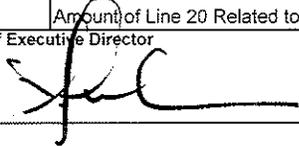
Original Annual Statement
 Reserved for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 6/30/10
 Final Performance and Evaluation Report

| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost 1 | |
|----------|---|----------------------|-----------|---------------------|------------|
| | | Original | Revised 2 | Obligated | Expended |
| 1 | Total Non-Capital Funds | | | | |
| 2 | 1406 Operating Expenses (may not exceed 20% of line 20) 3 | 0.00 | | 0.00 | 0.00 |
| 3 | 1408 Management Improvements | 0.00 | | 0.00 | 0.00 |
| 4 | 1410 Administration | 380,732.00 | | 380,732.00 | 4,202.27 |
| 5 | 1411 Audit | 0.00 | | 0.00 | 0.00 |
| 6 | 1415 Liquidated Damages | 0.00 | | 0.00 | 0.00 |
| 7 | 1430 Fees and Costs | 1,758,539.00 | | 1,758,539.00 | 257,676.42 |
| 8 | 1440 Site Acquisition | 0.00 | | 0.00 | 0.00 |
| 9 | 1450 Site Improvement | 510,000.00 | | 510,000.00 | 0.00 |
| 10 | 1460 Dwelling Structures | 0.00 | | 0.00 | 0.00 |
| 11 | 1465.1 Dwelling Equipment-Nonexpendable | 0.00 | | 0.00 | 0.00 |
| 12 | 1470 Nondwelling Structures | 4,755,371.00 | | 4,755,371.00 | 0.00 |
| 13 | 1475 Nondwelling Equipment | 0.00 | | 0.00 | 0.00 |
| 14 | 1485 Demolition | 0.00 | | 0.00 | 0.00 |
| 15 | 1492 Moving to Work Demonstration | 0.00 | | 0.00 | 0.00 |
| 16 | 1495.1 Relocation Costs | 210,000.00 | | 210,000.00 | 0.00 |
| 17 | 1499 Development Activities 4 | 0.00 | | 0.00 | 0.00 |

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

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

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

| Part I: Summary | | | | | |
|--|--|---|-----------|--------------------------------------|---------------------|
| PHA Name: Wilson Housing Authority | | Grant Type and Number: CFRC | | FFY of Grant: 2009 | |
| | | Capital Fund Program No: NC02000000109G | | FFY of Grant Approval: 2009 | |
| | | Replacement Housing Factor Grant No: | | | |
| | | Date of CFFP: | | | |
| <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserved for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) | | | | | |
| <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/10 <input type="checkbox"/> Final Performance and Evaluation Report | | | | | |
| No. | | Original | Revised 2 | Obligated | Expended |
| 18a | 1501 Collateralization or Debt Service Paid by the PHA | 0.00 | | 0.00 | 0.00 |
| 18b | 9000 Collateralization or Debt Service paid Via System of Direct | 0.00 | | 0.00 | 0.00 |
| | Payment | - | | - | - |
| 19 | 1502 Contingency (may not exceed 8% of Line 20) | 0.00 | | 0.00 | 0.00 |
| 20 | Amount of Annual Grant (sums of lines 2-19) | \$7,614,642.00 | | \$7,614,642.00 | \$261,878.69 |
| 21 | Amount of Line 20 Related to LBP Activities | 0.00 | | 0.00 | 0.00 |
| 22 | Amount of Line 20 Related to Section 504 Compliance | 0.00 | | 0.00 | 0.00 |
| 23 | Amount of Line 20 Related to Security - Soft Costs | 0.00 | | 0.00 | 0.00 |
| 24 | Amount of Line 20 Related to Security - Hard Costs | 0.00 | | 0.00 | 0.00 |
| 25 | Amount of Line 20 Related to Energy Conservation Measures | 0.00 | | 0.00 | 0.00 |
| Signature of Executive Director | | Date | | Signature of Public Housing Director | |
|  | | 10/3/10 | | | |

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

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

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

| Part II: Supporting Pages | | | | | | | | |
|---|---|---|----------|-----------------------|-----------|-----------------------|--------------------------------------|----------------|
| PHA Name: Wilson Housing Authority | | Grant Type and Number: Capital Fund Program No: NC02000000109G Replacement Housing Factor Grant No: _____ CFFP (Yes/No) No Date of CFFP: _____ | | | | | Federal FFY of Grant: 2009 | |
| Development Number Name/PHA-Wide Activities | General Description of Major Work Categories | Development Account No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original | Revised 1 | Funds Obligated 2 | Funds Expended 2 | |
| HA Wide | ADMINISTRATION | 1410 | LS | 380,732.00 | | 380,732.00 | 4,202.27 | |
| HA Wide | FEES AND COSTS | | | | | | | |
| | Planning, project management, insurance, A/E services, initial operating deficit, etc. | 1430 | LS | 1,758,539.00 | | 1,758,539.00 | 257,676.42 | |
| HA Wide | SITE IMPROVEMENTS | | | | | | | |
| | Street, site, and public improvements | 1450 | LS | 510,000.00 | | 510,000.00 | 0.00 | |
| HA Wide | NON-DWELLING STRUCTURES | | | | | | | |
| | Dwelling Structure Rehabilitation (comprehensive renovation, energy saving retrofits) | 1460 | LS | 4,755,371.00 | | 4,755,371.00 | 0.00 | |
| HA Wide | RELOCATION COSTS | 1495 | LS | 210,000.00 | | 210,000.00 | 0.00 | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | TOTAL CFRC CAPITAL FUNDS GRANT - 2009 | | | \$7,614,642.00 | | \$7,614,642.00 | \$261,878.69 | |

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

Attachment: nc020g03

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

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

Part I: Summary

| | | |
|--|--|---|
| PHA Name: <p style="text-align: center;">Wilson Housing Authority</p> | Grant Type and Number: Capital Fund Program No: NC19P020501-08 Replacement Housing Factor Grant No: Date of CFFP: | FFY of Grant: 2008 FFY of Grant Approval: 2008 |
|--|--|---|

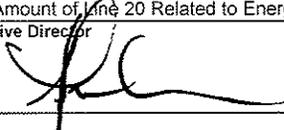
Original Annual Statement
 Reserved for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Final Performance and Evaluation Report
 Performance and Evaluation Report for Period Ending: 6/30/10

| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost 1 | |
|----------|---|----------------------|------------|---------------------|------------|
| | | Original | Revised 2 | Obligated | Expended |
| 1 | Total Non-Capital Funds | | | | |
| 2 | 1406 Operating Expenses (may not exceed 20% of line 20) 3 | 84,000.00 | 80,000.00 | 80,000.00 | 80,000.00 |
| 3 | 1408 Management Improvements | 80,000.00 | 80,000.00 | 80,000.00 | 80,000.00 |
| 4 | 1410 Administration | 127,643.00 | 127,643.00 | 127,643.00 | 127,643.00 |
| 5 | 1411 Audit | 15,000.00 | 15,000.00 | 15,000.00 | 15,000.00 |
| 6 | 1415 Liquidated Damages | 0.00 | 0.00 | 0.00 | 0.00 |
| 7 | 1430 Fees and Costs | 170,000.00 | 170,000.00 | 170,000.00 | 170,000.00 |
| 8 | 1440 Site Acquisition | 0.00 | 0.00 | 0.00 | 0.00 |
| 9 | 1450 Site Improvement | 125,000.00 | 56,526.00 | 56,526.00 | 56,526.28 |
| 10 | 1460 Dwelling Structures | 145,627.00 | 145,627.00 | 145,627.00 | 145,627.00 |
| 11 | 1465.1 Dwelling Equipment-Nonexpendable | 0.00 | 0.00 | 0.00 | 0.00 |
| 12 | 1470 Nondwelling Structures | 119,000.00 | 201,474.00 | 201,474.00 | 144,699.76 |
| 13 | 1475 Nondwelling Equipment | 0.00 | 0.00 | 0.00 | 0.00 |
| 14 | 1485 Demolition | 10,000.00 | 0.00 | 0.00 | 0.00 |
| 15 | 1492 Moving to Work Demonstration | 0.00 | 0.00 | 0.00 | 0.00 |
| 16 | 1495.1 Relocation Costs | 10,000.00 | 10,000.00 | 10,000.00 | 10,000.00 |
| 17 | 1499 Development Activities 4 | 0.00 | 0.00 | 0.00 | 0.00 |

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

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

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

| Part I: Summary | | | | | |
|--|---|---|--------------------------------------|--|-----------------------|
| PHA Name: Wilson Housing Authority | | Grant Type and Number: Capital Fund Program No: NC19P020501-08 Replacement Housing Factor Grant No: Date of CFFP: | | FFY of Grant: 2008 FFY of Grant Approval: 2008 | |
| <input type="checkbox"/> Original Annual Statement | | <input type="checkbox"/> Reserved for Disasters/Emergencies | | <input checked="" type="checkbox"/> Revised Annual Statement (revision no:) | |
| <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/10 | | <input type="checkbox"/> Final Performance and Evaluation Report | | | |
| No. | | Original | Revised 2 | Obligated | Expended |
| 18a | 1501 Collateralization or Debt Service Paid by the PHA | 400,532.00 | 0.00 | 0.00 | 0.00 |
| 18b | 9000 Collateralization or Debt Service paid Via System of Direct Payment | 0.00 | 400,532.00 | 400,532.00 | 367,154.70 |
| | | - | - | - | - |
| 19 | 1502 Contingency (may not exceed 8% of Line 20) | 0.00 | 0.00 | 0.00 | 0.00 |
| 20 | Amount of Annual Grant (sums of lines 2-19) | \$1,286,802.00 | \$1,286,802.00 | \$1,286,802.00 | \$1,196,650.74 |
| 21 | Amount of Line 20 Related to LBP Activities | 0.00 | 0.00 | 0.00 | 0.00 |
| 22 | Amount of Line 20 Related to Section 504 Compliance | 77,373.00 | 77,373.00 | 77,373.00 | 0.00 |
| 23 | Amount of Line 20 Related to Security - Soft Costs | 25,000.00 | 25,000.00 | 25,000.00 | 25,000.00 |
| 24 | Amount of Line 20 Related to Security - Hard Costs | 0.00 | 0.00 | 0.00 | 0.00 |
| 25 | Amount of Line 20 Related to Energy Conservation Measures | 0.00 | 0.00 | 0.00 | 0.00 |
| Signature of Executive Director  | | | Signature of Public Housing Director | | |
| Date 10/13/10 | | | Date | | |

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

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

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

Part II: Supporting Pages

| PHA Name: Wilson Housing Authority | | Grant Type and Number: Capital Fund Program No: NC19P020501-08 Replacement Housing Factor Grant No: Date of CFFP: | | | | | | Federal FFY of Grant: 2008 | |
|---|--|---|----------|----------------------|---------------------|-------------------------|---------------------|--------------------------------------|--|
| | | | | | | CFFP (Yes/No) No | | | |
| Development Number Name/PHA-Wide Activities | General Description of Major Work Categories | Development Account No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work | |
| | | | | Original | Revised 1 | Funds Obligated 2 | Funds Expended 2 | | |
| HA Wide | OPERATIONS | 1406 | LS | 84,000.00 | 80,000.00 | 80,000.00 | 80,000.00 | | |
| HA Wide | MANAGEMENT IMPROVEMENTS | | | | | | | | |
| | Staff - Law Enforcement | 1408 | | 25,000.00 | 25,000.00 | 25,000.00 | 25,000.00 | | |
| | Computer Software | 1408 | | 20,000.00 | 20,000.00 | 20,000.00 | 20,000.00 | | |
| | Staff Training and Travel Costs | 1408 | | 35,000.00 | 35,000.00 | 35,000.00 | 35,000.00 | | |
| HA Wide | ADMINISTRATION | | | | | | | | |
| | Management Fee | 1410 | | 127,643.00 | 127,643.00 | 127,643.00 | 127,643.00 | | |
| HA Wide | AUDIT | 1411 | | 15,000.00 | 15,000.00 | 15,000.00 | 15,000.00 | | |
| HA Wide | FEES AND COSTS | | | | | | | | |
| | Professional Services/A/E | 1430 | | 80,000.00 | 80,000.00 | 80,000.00 | 80,000.00 | | |
| | Hope 6 Master Planning and Application Preparation | 1430 | | 90,000.00 | 90,000.00 | 90,000.00 | 90,000.00 | | |
| HA Wide | SITE IMPROVEMENTS | | | | | | | | |
| | Landscaping | 1450 | | 25,000.00 | 0.00 | 0.00 | 0.00 | | |
| | Parking Lots, Sidewalks, Fence | 1450 | | 100,000.00 | 56,526.00 | 56,526.00 | 56,526.28 | | |
| Subtotal | | | | \$601,643.00 | \$529,169.00 | \$529,169.00 | \$529,169.28 | | |

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

2 To be completed for the Performance and Evaluation Report

Attachment: nc020h03
Wilson Housing Authority
Resident Advisory Board Consultation Process and Comments – FYB 2011

1. Resident notification of appointment to the Advisory Board

At beginning of PHA Plan process, sent out letter to all residents/participants of opportunity to serve on Resident Advisory Board
April 11, 2010

2. Resident Advisory Board Selection

Selection made from resident/participant response **August 4, 2010**

3. Meeting Organization

Schedule date to meet with Resident Advisory Board for input to PHA Plan
June 15, 2010

Notify Resident Advisory Board of scheduled meeting **June 15, 2010**

Hold Resident Advisory Board meeting **June 30, 2010**

4. Notification of Public Hearing

Schedule date for Public Hearing and place ad **June 23, 2010**

Notify Resident Advisory Board **June 30, 2010**

Hold Public Hearing meeting **August 26, 2010**

5. Documentation of resident recommendations and PHA's response to recommendations

Public Hearing Meeting
August 26, 2010
3:00 PM

Resident Present: 33

Staff Present: Executive Director and 8 staff members

Ms. Farmer thanked everyone for coming out and introduced the Executive Director and the staff. She explained the purpose of the public hearing was to receive comments on the 2011 WHA Annual and Five Year Plan, an overview of the purpose of the Annual and Five Year Plan was given.

The residents were advised that the Annual and Five Year Plan, the Public Housing Admissions and Continued Occupancy Plan and the Section 8 Administrative Plan were always available for review at the Central office.

Mr. Jagnandan acknowledged members of the WHA Resident Advisory Board.

Mr. Jagnandan explained that even though WHA had not received the HOPE VI grant previously applied for, HUD had just announced a second grant and WHA would be reapplying. He explained the grant was very competitive but he and his staff were very optimistic.

He updated all residents on the 68 units at Forrest Road Homes that were slated for the greening modernization project. He also advised that WHA would be seeking approval to have these units designated for elderly and disabled persons. A Designated Housing Plan is currently being completed.

An update was given on the proposed 48 units at Forrest Road Homes on Starmount Circle that would be for elderly and disabled. This development would be funded through tax credit bonds.

An update was given on the status of the new WHA administrative building. Work is currently on going and plans are to relocate by the end of this year or the first of 2011.

Residents were updated on the demolition application for the 66 units located at Whitfield Homes and Forrest Road Homes. The residents were reminded that these units had structural problems that included cracked walls, shifting doors, walls separating from the floors, etc, and had become uninhabitable.

Mr. Jagnandan advised that WHA did not receive the tax credit funding through state that we applied for to acquire the Cherry Apartments and to do the elderly housing with St. John Church. However, we would be reapplying. He stated our application was strong but the site made us lose points on the application. He vowed that he and his staff would continue to work toward the revitalization of east Wilson.

Residents were updated on the plans to implement a Section 32 Homeownership Program for 39 units at E M Barnes Manor. They were advised that staff would

be seeking approval to move forward with this project. An update was given on the 26 units on Anthony Street that have already been approved for homeownership. To date, all residents have been transferred and work is currently underway to remodel all 26 units. All units will have stainless steel appliances, central heat and air, carpet, etc. the first right of sale/refusal was explained to the residents as had been previously.

Ms. Farmer updated the residents on the security cameras for C Bruce Rose Plaza. We have received prices and are looking into the purchase of the type cameras used by the Wilson Police Departments. If this is done, WPD would be responsible for monitoring the cameras for undesirable activities.

The floor was opened for comments and or suggestions from the residents.

COMMENT: What if anything will be done with the remaining families on the even side of Forrest Road Homes since they are not a part of the greening project?

PHA RESPONSE: There are no plans for the immediate future, however, eventually the entire site will be demolished for other modernization projects in order to better serve our residents.

COMMENT: Where did the residents move to that left Starmount Circle?

PHA RESPONSE: Residents were transferred to other WHA public housing properties. No one is left homeless and all cost incurred by the resident related to the move are paid by WHA.

COMMENT: What are the plans for C Bruce Rose Plaza once the staff has relocated to the new administrative building?

PHA RESPONSE: Plans are to bring in services for the residents that include health screenings, a unisex hair salon, a country store, a sandwich shop, etc.

COMMENT: Why can't the first floor be converted into more apartments?

PHA RESPONSE: This property (20-8) is allocated 58 units only by HUD.

COMMENT: What will be done about security at C Bruce Rose Plaza once the staff is gone?

PHA RESPONSE: Plans are to have the security camera installed and continue the carded access entry to the building. Staff is currently working on strengthening the security plan to coincide with our move.

The residents were very receptive of the updates given by staff and agreed the WHA is headed in the right direction with the current and proposed projects.

With no more questions or comments from the residents the public hearing was adjourned.