

2011 PHA 5-Year and Annual Plan Version 2

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

**OMB No. 2577-0226
Expires 4/30/2011**

1.0	PHA Information PHA Name: The Mid-East Regional Housing Authority, Mid-East Regional, NC PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): 10/2011 PHA Code: NC087														
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: 185 Number of HCV units: 537														
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only														
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.) N/A														
	Participating PHAs PHA 1: PHA 2: PHA 3:	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	<table border="1"> <thead> <tr> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	No. of Units in Each Program		PH	HCV						
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PH	HCV														
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.														
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: The aim of the Mid-East Regional Housing Authority is to ensure safe, decent, and affordable housing: create opportunities for resident self-sufficiency and economic independence; and assure fiscal integrity in all programs administered.														
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. NOT REQUIRED														
6.0	PHA Plan Update (a) No Changes (b) PHA Template is available for review at the PHA Main Office. **VAWA Policy SEE ATTACHMENTS**														
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. Include statements related to these programs as applicable. SEE ATTACHMENTS														
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.														
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075.1, for each current and open CFP grant and CFFP financing. SEE nc087a01														
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. SEE SECTION 8.2														
8.3	Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements. NOT APPLICABLE														
9.0	Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. SEE ATTACHMENTS														

9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>SEE ATTACHMENTS</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>SEE ATTACHMENTS</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>SEE ATTACHMENTS</p>
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <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>SEE ATTACHMENTS</p> <p>(g) Challenged Elements SEE ATTACHMENTS</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>SEE nc087a01</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p> <p>SEE SECTION 8.2</p>

MID-EAST REGIONAL HOUSING AUTHORITY

VIOLENCE AGAINST WOMEN ACT (VAWA) POLICY

I. Purpose and Applicability

The purpose of this policy (herein called "Policy") is to implement the applicable provisions of the Violence Against Women and Department of Justice Reauthorization Act of 2005 (Pub. L. 109-162) and more generally to set forth MID-EAST REGIONAL HOUSING AUTHORITY's policies and procedures regarding domestic violence, dating violence, and stalking, as hereinafter defined.

This Policy shall be applicable to the administration by MID-EAST REGIONAL HOUSING AUTHORITY of all federally subsidized public housing and Section 8 rental assistance under the United States Housing Act of 1937 (42 U.S.C. §1437 et seq.). Notwithstanding its title, this policy is gender-neutral, and its protections are available to males who are victims of domestic violence, dating violence, or stalking as well as female victims of such violence.

II. Goals and Objectives

This Policy has the following principal goals and objectives:

- A. Maintaining compliance with all applicable legal requirements imposed by VAWA;
- B. Ensuring the physical safety of victims of actual or threatened domestic violence, dating violence, or stalking who are assisted by ;
- C. Providing and maintaining housing opportunities for victims of domestic violence dating violence, or stalking;
- D. Creating and maintaining collaborative arrangements between , law enforcement authorities, victim service providers, and others to promote the safety and well-being of victims of actual and threatened domestic violence, dating violence and stalking, who are assisted by MID-EAST REGIONAL HOUSING AUTHORITY; and
- E. Taking appropriate action in response to an incident or incidents of domestic violence, dating violence, or stalking, affecting individuals assisted by MID-EAST REGIONAL HOUSING AUTHORITY.

III. Other Mid-East Regional Housing Authority Policies and Procedures

This Policy shall be referenced in and attached to MID-EAST REGIONAL HOUSING AUTHORITY's Five-Year Public Housing Agency Plan and shall be incorporated in and made a part of MID-EAST REGIONAL HOUSING AUTHORITY's Admissions and Continued Occupancy Policy. MID-EAST REGIONAL HOUSING AUTHORITY's annual public housing agency plan shall also contain information concerning AHA's activities, services or programs relating to domestic violence, dating violence, and stalking.

To the extent any provision of this policy shall vary or contradict any previously adopted policy or procedure of MID-EAST REGIONAL HOUSING AUTHORITY, the provisions of this Policy shall prevail.

IV. Definitions

As used in this Policy:

A. *Domestic Violence* – The term 'domestic violence' includes felony or misdemeanor crimes of violence committed by a current or former spouse of the victim, by a person with whom the victim shares a child in common, by a person who is cohabiting with or has cohabited with the victim as a spouse, by a person similarly situated to a spouse of the victim under the domestic or family violence laws of the jurisdiction receiving grant monies, or by any other person against an adult or youth victim who is protected from that person's acts under the domestic or family violence laws of the jurisdiction."

B. *Dating Violence* – means violence committed by a person—

- (A) who is or has been in a social relationship of a romantic or intimate nature with the victim; and
- (B) where the existence of such a relationship shall be determined based on a consideration of the following factors:

- (i) The length of the relationship.
- (ii) The type of relationship.
- (iii) The frequency of interaction between the persons involved in the relationship.

C. Stalking – means –

- (A) (i) to follow, pursue, or repeatedly commit acts with the intent to kill, injure, harass, or intimidate another person; and (ii) to place under surveillance with the intent to kill, injure, harass or intimidate another person; and
- (B) in the course of, or as a result of, such following, pursuit, surveillance or repeatedly committed acts, to place a person in reasonable fear of the death of, or serious bodily injury to, or to cause substantial emotional harm to –
 - (i) that person;
 - (ii) a member of the immediate family of that person; or
 - (iii) the spouse or intimate partner of that person;

D. Immediate Family Member - means, with respect to a person –

- (A) a spouse, parent, brother, sister, or child of that person, or an individual to whom that person stands in loco parentis; or
- (B) any other person living in the household of that person and related to that person by blood or marriage.

E. Perpetrator – means person who commits an act of domestic violence, dating violence or stalking against a victim.

V. Admissions and Screening

A. *Non-Denial of Assistance.* MID-EAST REGIONAL HOUSING AUTHORITY will not deny admission to public housing or to the Section 8 rental assistance program to any person because that person is or has been a victim of domestic violence, dating violence, or stalking, provided that such person is otherwise qualified for such admission.

[Optional preference provision: Note that VAWA does not require an admissions preference, and, therefore, if such a preference is adopted it need not be applicable to victims of dating violence and stalking as well as to domestic violence]

B. *Admissions Preference.* Applicants for housing assistance from MID-EAST REGIONAL HOUSING AUTHORITY will not receive a preference in admissions by virtue of their status as victims of domestic violence [dating violence, stalking].

[Optional adverse information provision: Note that VAWA does not require such a provision]

C. *Mitigation of Disqualifying Information.* When so requested in writing by an applicant for assistance whose history includes incidents in which the applicant was a victim of domestic violence, MID-EAST REGIONAL HOUSING AUTHORITY, may but shall not be obligated to, take such information into account in mitigation of potentially disqualifying information, such as poor credit history or previous damage to a dwelling. If requested by an applicant to take such mitigating information into account, MID-EAST REGIONAL HOUSING AUTHORITY shall be entitled to conduct such inquiries as are reasonably necessary to verify the claimed history of domestic violence and its probable relevance to the potentially disqualifying information. MID-EAST REGIONAL HOUSING AUTHORITY will not disregard or mitigate potentially disqualifying information if the applicant household includes a perpetrator of a previous incident or incidents of domestic violence.

VI. Termination of Tenancy or Assistance

A. *VAWA Protections.* Under VAWA, public housing residents and persons assisted under the Section 8 rental assistance program have the following specific protections, which will be observed by AHA:

1. An incident or incidents of actual or threatened domestic violence, dating violence, or stalking will not be considered to be a “serious or repeated” violation of the lease by the victim or threatened victim of that violence and will not be good cause for terminating the tenancy or occupancy rights of or assistance to the victim of that violence.
2. In addition to the foregoing, tenancy or assistance will not be terminated by MID-EAST REGIONAL HOUSING AUTHORITY as a

result of criminal activity, if that criminal activity is directly related to domestic violence, dating violence or stalking engaged in by a member of the assisted household, a guest or another person under the tenant's control, and the tenant or an immediate family member is the victim or threatened victim of this criminal activity. However, the protection against termination of tenancy or assistance described in this paragraph is subject to the following limitations:

- (a) Nothing contained in this paragraph shall limit any otherwise available authority of MID-EAST REGIONAL HOUSING AUTHORITY' or a Section 8 owner or manager to terminate tenancy, evict, or to terminate assistance, as the case may be, for any violation of a lease or program requirement not premised on the act or acts of domestic violence, dating violence, or stalking in question against the tenant or a member of the tenant's household. However, in taking any such action, neither MID-EAST REGIONAL HOUSING AUTHORITY nor a Section 8 manager or owner may apply a more demanding standard to the victim of domestic violence dating violence or stalking than that applied to other tenants.
- (b) Nothing contained in this paragraph shall be construed to limit the authority of AHA or a Section 8 owner or manager to evict or terminate from assistance any tenant or lawful applicant if the owner, manager or MID-EAST REGIONAL HOUSING AUTHORITY, as the case may be, can demonstrate an actual and imminent threat to other tenants or to those employed at or providing service to the property, if the tenant is not evicted or terminated from assistance.

B. Removal of Perpetrator. Further, notwithstanding anything in paragraph VI.A.2. or Federal, State or local law to the contrary, AHA or a Section 8 owner or manager, as the case may be, may bifurcate a lease, or remove a household member from a lease, without regard to whether a household member is a signatory to a lease, in order to evict, remove, terminate occupancy rights, or terminate assistance to any individual who is a tenant or lawful occupant and who engages in acts of physical violence against family members or others. Such action against the perpetrator of such physical violence may be taken without evicting, removing, terminating assistance to, or otherwise penalizing the victim of such violence who is also the tenant or a lawful occupant. Such eviction, removal, termination of occupancy rights, or termination of assistance shall be effected in accordance with the procedures prescribed by law applicable to terminations of tenancy and evictions by MID-EAST REGIONAL HOUSING AUTHORITY. Leases used for all public housing operated by MID-EAST REGIONAL HOUSING AUTHORITY and, at the option of Section 8 owners or managers, leases for dwelling units occupied by families assisted with Section 8 rental assistance administered by AHA, shall contain provisions setting forth the substance of this paragraph.

VII. Verification of Domestic Violence, Dating Violence or Stalking

A. Requirement for Verification. The law allows, but does not require, MID-EAST REGIONAL HOUSING AUTHORITY or a section 8 owner or manager to verify that an incident or incidents of actual or threatened domestic violence, dating violence, or stalking claimed by a tenant or other lawful occupant is bona fide and meets the requirements of the applicable definitions set forth in this policy. Subject only to waiver as provided in paragraph VII. C., MID-EAST REGIONAL HOUSING AUTHORITY shall require verification in all cases where an individual claims protection against an action involving such individual proposed to be taken by MID-EAST REGIONAL HOUSING AUTHORITY. Section 8 owners or managers receiving rental assistance administered by AHA may elect to require verification, or not to require it as permitted under applicable law.

Verification of a claimed incident or incidents of actual or threatened domestic violence, dating violence or stalking may be accomplished in one of the following three ways:

1. *HUD-approved form* - by providing to MID-EAST REGIONAL HOUSING AUTHORITY or to the requesting Section 8 owner or manager a written certification, on a form approved by the U.S. Department of Housing and Urban Development (HUD), that the individual is a victim of domestic violence, dating violence or stalking that the incident or incidents in question are bona fide incidents of actual or threatened abuse meeting the requirements of the applicable definition(s) set forth in this policy. The incident or incidents in question must be described in reasonable detail as required in the HUD-approved form, and the completed certification must include the name of the perpetrator.
2. *Other documentation* - by providing to MID-EAST REGIONAL HOUSING AUTHORITY or to the requesting Section 8 owner or manager documentation signed by an employee, agent, or volunteer of a victim service provider, an attorney, or a medical professional, from whom the victim has sought assistance in addressing the domestic violence, dating violence or stalking, or the effects of the abuse, described in such documentation. The professional providing

the documentation must sign and attest under penalty of perjury (28 U.S.C. 1746) to the professional's belief that the incident or incidents in question are bona fide incidents of abuse meeting the requirements of the applicable definition(s) set forth in this policy. The victim of the incident or incidents of domestic violence, dating violence or stalking described in the documentation must also sign and attest to the documentation under penalty of perjury.

3. *Police or court record* – by providing to MID-EAST REGIONAL HOUSING AUTHORITY or to the requesting Section 8 owner or manager a Federal, State, tribal, territorial, or local police or court record describing the incident or incidents in question.

B. *Time allowed to provide verification/ failure to provide.* An individual who claims protection against adverse action based on an incident or incidents of actual or threatened domestic violence, dating violence or stalking, and who is requested by MID-EAST REGIONAL HOUSING AUTHORITY, or a Section 8 owner or manager to provide verification, must provide such verification within 14 business days (*i.e.*, 14 calendar days, excluding Saturdays, Sundays, and federally-recognized holidays) after receipt of the request for verification. Failure to provide verification, in proper form within such time will result in loss of protection under VAWA and this policy against a proposed adverse action.

C. *Waiver of verification requirement.* The Executive Director of MID-EAST REGIONAL HOUSING AUTHORITY, or a Section 8 owner or manager, may, with respect to any specific case, waive the above-stated requirements for verification and provide the benefits of this policy based on the victim's statement or other corroborating evidence. Such waiver may be granted in the sole discretion of the Executive Director, owner or manager. Any such waiver must be in writing. Waiver in a particular instance or instances shall not operate as precedent for, or create any right to, waiver in any other case or cases, regardless of similarity in circumstances.

VIII. Confidentiality

A. *Right of confidentiality.* All information (including the fact that an individual is a victim of domestic violence, dating violence or stalking) provided to MID-EAST REGIONAL HOUSING AUTHORITY or to a Section 8 owner or manager in connection with a verification required under section VII of this policy or provided in lieu of such verification where a waiver of verification is granted, shall be retained by the receiving party in confidence and shall neither be entered in any shared database nor provided to any related entity, except where disclosure is:

1. requested or consented to by the individual in writing, or
2. required for use in a public housing eviction proceeding or in connection with termination of Section 8 assistance, as permitted in VAWA, or
3. otherwise required by applicable law.

B. *Notification of rights.* All tenants of public housing and tenants participating in the Section 8 rental assistance program administered by MID-EAST REGIONAL HOUSING AUTHORITY shall be notified in writing concerning their right to confidentiality and the limits on such rights to confidentiality.

[Optional provisions – paragraphs A through D]

VIII. Transfer to New Residence

A. *Application for transfer.* In situations that involve significant risk of violent harm to an individual as a result of previous incidents or threats of domestic violence, dating violence, or stalking, MID-EAST REGIONAL HOUSING AUTHORITY will, if an approved unit size is available at a location that may reduce the risk of harm, approve transfer by a public housing or Section 8 tenant to a different unit in order to reduce the level of risk to the individual. A tenant who requests transfer must attest in such application that the requested transfer is necessary to protect the health or safety of the tenant or another member of the household who is or was the victim of domestic violence

dating violence or stalking and who reasonably believes that the tenant or other household member will be imminently threatened by harm from further violence if the individual remains in the present dwelling unit.

- B. *Action on applications.* MID-EAST REGIONAL HOUSING AUTHORITY will act upon such an application promptly [alternatively, insert a number of business days].
- C. *No right to transfer.* MID-EAST REGIONAL HOUSING AUTHORITY will make every effort to accommodate requests for transfer when suitable alternative vacant units are available and the circumstances warrant such action. However, except with respect to portability of Section 8 assistance as provided in paragraph IX. E. below the decision to grant or refuse to grant a transfer shall lie within the sole discretion of MID-EAST REGIONAL HOUSING AUTHORITY, and this policy does not create any right on the part of any applicant to be granted a transfer.
- D. *Family rent obligations.* If a family occupying MID-EAST REGIONAL HOUSING AUTHORITY public housing moves before the expiration of the lease term in order to protect the health or safety of a household member, the family will remain liable for the rent during the remainder of the lease term unless released by MID-EAST REGIONAL HOUSING AUTHORITY. In cases where AHA determines that the family's decision to move was reasonable under the circumstances, MID-EAST REGIONAL HOUSING AUTHORITY may wholly or partially waive rent payments and any rent owed shall be reduced by the amounts of rent collected for the remaining lease term from a tenant subsequently occupying the unit.
- E. *Portability.* Notwithstanding the foregoing, a Section 8-assisted tenant will not be denied portability to a unit located in another jurisdiction (notwithstanding the term of the tenant's existing lease has not expired, or the family has not occupied the unit for 12 months) so long as the tenant has complied with all other requirements of the Section 8 program and has moved from the unit in order to protect a health or safety of an individual member of the household who is or has been the victim of domestic violence dating violence or stalking and who reasonably believes that the tenant or other household member will be imminently threatened by harm from further violence if the individual remains in the present dwelling unit.

[Optional Provision]

X. Court Orders/Family Break-up

A. *Court orders.* It is MID-EAST REGIONAL HOUSING AUTHORITY's policy to honor orders entered by courts of competent jurisdiction affecting individuals assisted by AHA and their property. This includes cooperating with law enforcement authorities to enforce civil protection orders issued for the protection of victims and addressing the distribution of personal property among household members in cases where a family breaks up.

B. *Family break-up.* Other MID-EAST REGIONAL HOUSING AUTHORITY policies regarding family break-up are contained in AHA's Public Housing Admissions and Continuing Occupancy Plan (ACOP) and its Section 8 Administrative Plan.

[Optional provision]

XI. Relationships with Service Providers

It is the policy of MID-EAST REGIONAL HOUSING AUTHORITY to cooperate with organizations and entities, both private and governmental, that provide shelter and/or services to victims of domestic violence. If MID-EAST REGIONAL HOUSING AUTHORITY staff become aware that an individual assisted by MID-EAST REGIONAL HOUSING AUTHORITY is a victim of domestic violence, dating violence or stalking, MID-EAST REGIONAL HOUSING AUTHORITY will refer the victim to such providers of shelter or services as appropriate. Notwithstanding the foregoing, this Policy does not create any legal obligation requiring MID-EAST REGIONAL HOUSING AUTHORITY either to maintain a relationship with any particular provider of shelter or services to victims or domestic violence or to make a referral in any particular case. MID-EAST REGIONAL HOUSING AUTHORITY's annual public housing agency plan shall describe providers of shelter or services to victims of domestic violence with which MID-EAST REGIONAL HOUSING AUTHORITY has referral or other cooperative relationships.

XII. Notification

MID-EAST REGIONAL HOUSING AUTHORITY shall provide written notification to applicants, tenants, and Section 8 owners and managers, concerning the rights and obligations created under VAWA relating to confidentiality, denial of assistance and, termination of tenancy or assistance.

XIII. Relationship with Other Applicable Laws

Neither VAWA nor this Policy implementing it shall preempt or supersede any provision of Federal, State or local law that provides greater protection than that provided under VAWA for victims of domestic violence, dating violence or stalking.

XIV. Amendment

This policy may be amended from time to time by MID-EAST REGIONAL HOUSING AUTHORITY as approved by the MID-EAST REGIONAL HOUSING AUTHORITY Board of Commissioners.

7.0 (a)-Hope VI or Mixed Finance Modernization or Development

1. Has the PHA received a HOPE VI revitalization grant? (if no, skip to #3; if yes, provide responses to the items on the chart located on the next page, copying and completing as many times as necessary).

No

2. Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year?

No

3. Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?

The PHA plans to acquire a loan to do modernization work at projects NC087-6, 7, 8, 11, 12, 13 & 14 as recommended in its Needs Assessment completed in 2006. The loan will be paid back in yearly installments funded out of its CFP yearly grants. This will allow the Housing Authority to complete more improvements at one time.

4. Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?

No

7.0 (b)-Demolition and/or Demolition

a. Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 or 24 (Hope VI) of the U.S. Housing Act of 1937 (42 U.S.C. 1437p) or Section 202/Section 33 (Mandatory Conversion) in the plan Fiscal Year?

No

7.0 (c)-Conversion of Public Housing

Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act?

No

7.0 (d)-Homeownership

The Mid-East Regional Housing Authority implemented a HCV Homeownership Program in March 2009, initially not limiting enrollment of active HCV participants. In order to be eligible for this program, participants must have been on the HCV program for at least one year, must be in good standing with Mid-East Regional Housing Authority, and must be referred to Mid-East Regional Housing Authority's Family Self-Sufficiency Program or the nonprofit Washington Housing NonProfit, Inc.'s IDA Program. The Homeownership Program has had no settlements to date, but is currently in the process of having the first successful completion by the end of the calendar year, with hopes of additional completions to follow. To date, there are 20 participants in the homeownership program since its implementation. We are conducting monthly outreach activities to attract more participants, and will be hosting a Homeownership Summit within the next several months. The Mid-East Regional Housing Authority in collaboration with the NonProfit, (Washington Housing Inc.) provides mandatory homebuyer education. Participating lenders will include private local banks and USDA Rural Development with whom we are currently working with for the first successful completion. To date, approximately 75% of FSS participants are working toward a goal of homeownership. Mid-East Regional Housing Authority demonstrates capacity by establishing a minimum downpayment requirement:

- 3 percent down payment towards the purchase of the home.
- Family contribution towards downpayment: at least 1 percent of the downpayment must come from the participants own personal resources; the remaining 2% may come from other sources available to the participant.

7.0 (e)-Project Based Vouchers

<u>Project Name and Location</u>	<u>Completed</u>	<u>1-BR</u>	<u>2-BR</u>	<u>3-BR</u>	<u>4-BR</u>	<u>Total</u>
Wilkins Court, Roper, NC 27970	2/1/2000	0	10	6	0	16
Bridgewood Square, Bellhaven, NC 27810	10/10/2002 Taken Over	0	10	4	2	16
Hycienda Heights, Englehard, NC 27824	10/10/2002 Taken Over	2	10	8	4	24
TOTAL		2	30	18	6	56

Number of Project Based Units are consistent with the Annual Plan as approved by the Board of Commissioners and the applicable Municipal Plans.

8.1-Capital Fund Program Annual Statement/Performance and Evaluation Report-50075.1

See nc087a01

8.2-Capital Fund Program Five Year Action Plan-50075.2

Part I: Summary						
PHA Name/Number: The Mid-East Regional Housing Authority; Mid-East Regional , North Carolina/NC087		Locality: Mid-East Regional , North Carolina			<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 1	
A.	Development Number NC087	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 Subtotal	Annual Statement	\$138,759.00	\$152,759.00	\$147,759.00	\$60,759.00
C.	Management Improvements		\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00
D.	PHA-Wide Non-dwelling Structures and Equipment		\$21,000.00	\$17,000.00	\$17,000.00	\$89,000.00
E.	Administration		\$10,150.00	\$10,150.00	\$10,150.00	\$10,150.00
F.	Other		\$14,000.00	\$14,000.00	\$9,000.00	\$14,000.00
G.	Operations		\$74,508.00	\$64,508.00	\$74,508.00	\$74,508.00
H.	Demolition		\$0.00	\$0.00	\$0.00	\$0.00
I.	Development		\$0.00	\$0.00	\$0.00	\$10,000.00
J.	Capital Fund Financing -- Debt Service		\$0.00	\$0.00	\$0.00	\$0.00
K.	Total CFP Funds		\$278,417.00	\$278,417.00	\$278,417.00	\$278,417.00
L.	Total Non-CFP Funds		\$317,390.00	\$317,390.00	\$317,390.00	\$317,390.00
M.	Grand Total		\$595,807.00	\$595,807.00	\$595,807.00	\$595,807.00

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

Work Statement for Year 1 FFY 2011	Work Statement for Year 4 FFY 2014			Work Statement for Year: 5 FFY 2015		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
	NC087-6			NC087-7		
	Cover all Exterior Wood & Paint	30 Units	\$10,000.00	Correct Drainage, Misc. Site Work & Septic Tanks	20 Units	\$20,759.00
	Increase Attic Insulation & Install Water Saver Devices	30 Units	\$10,000.00			
	SUBTOTAL		\$20,000.00	NC087-12		
				Correct Drainage, Misc. Site Work & Septic Tanks	50 Units	\$40,000.00
	NC087-7					
	Cover all Exterior Wood & Paint	20 Units	\$12,500.00			
	Increase Attic Insulation & Install Water Saver Devices	20 Units	\$12,500.00			
	SUBTOTAL		\$25,000.00			
	NC087-8					
	Increase Attic Insulation & Install Water Saver Devices	30 Units	\$15,000.00			
	Install Culverts/Landscaping, Add Paving & Walks	30 Units	\$15,000.00			
	SUBTOTAL		\$30,000.00			
	NC087-11					
	Cover all Exterior Wood & Paint	35 Units	\$15,000.00			
	Increase Attic Insulation & Install Water Saver Devices	35 Units	\$15,000.00			
	Install Culverts/Landscaping, Add Paving & Walks	35 Units	\$25,000.00			
	SUBTOTAL		\$55,000.00			
	NC087-13					
	Install Culverts/Landscaping, Add Paving & Walks	4 Units	\$17,795.00			
	Subtotal of Estimated Cost		\$147,759.00	Subtotal of Estimated Cost		\$60,759.00

Part III: Supporting Pages – Management 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 Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See Annual Statement	PHA-WIDE Management Improvements	\$20,000.00	PHA-WIDE Management Improvements	\$20,000.00
	Subtotal of Estimated Cost	\$20,000.00	Subtotal of Estimated Cost	\$20,000.00

9.0-Housing Needs

The Mid-East Regional Housing Authority covers a seven county region in Eastern North Carolina. Our region is MERHA is known as a Tier One Area, designated as a very low income rural area.

Consequently, the need for affordable housing is great. The attached Site-Based Waiting List Summary demonstrates our on-going need for low and moderate income housing in our areas.

Development Information		Number of families on waiting list
Roanoke Court, Jamesville NC	14	families
Somerset Court, Creswell NC	7	families
Union Court, Roper NC	32	families
Secota Village, Columbia NC	23	families
Barnes Court, Chocowinity NC	29	families
Pamlico Court, Aurora NC	6	families
Bay Court, Swan Quarter NC	12	families
Commerce & Chestnut Courts, Aulander NC	38	families

9.1-Strategy for Addressing Housing Needs

The Mid-East Regional Housing Authority intends to actively develop housing through public/private partnerships utilizing the tools available to us. These tools include:

1. Section 8 Project Based Assistance
2. HUD approved Section 8 Homeownership
3. Public Housing Homeownership
4. Public Housing Section 32 Disposition of units to provide homeownership
5. Tax-Credit utilization when possible.
6. Down Payment Assistance through the Department of Labor and the North Carolina Housing Finance Agency
7. Replacement Housing Funds
8. Capital Fund Financing funds utilized for new public housing development

We are hoping to retain the services of a development partner that will assist us in the development of our Lewiston, Chocowinity, and possibly other sites.

10.0 (a)-Additional Information-Progress In Meeting Missions & Goals

The Housing Authority is meeting the Mission and goals of the annual plan. The aim of the Housing Authority is to ensure safe, decent and affordable housing; create opportunities for resident self-sufficiency and economic independence; and assure fiscal integrity in all programs.

The Housing Authority has achieved a PHAS score which reflects excellent management in all area of the Public Housing Program. The Housing Authority has achieved a SEMAP score which reflects excellent management in all area of the Section "8" program

The Housing Authority recognizes the resident as their ultimate customer. The Authority is continually trying to improve our management and service delivery efforts through oversight, assistance and selective intervention by highly skilled, diagnostic and result- oriented personnel. The Authority has created a problem solving partnership with our residents, the community, and government leadership. Thus our Authority maintains our housing units and common areas in the best possible condition.

10.0 (b)-Significant Amendement and Substantial Deviation/Modification

Housing Authority Definition of "Substantial Deviation" and "Significant Amendement or Modification"

The Housing Authority, to meet the requirement of Final Rule 903.7(r) and PIH 99-51, pertaining to "Substantial Deviation" and "Significant Amendement or Modification," offers the following:

- A. A substantial deviation from its Five-Year Plan; and a significant amendement or modification to its Five-Year Plan and Annual Plan.**
- B. Changes to rent or admissions policies or organization of the waiting list.**
- C. Additions of non-emergency work items (items not included in the current Annual Statement or 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund.**
- D. Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.**

Any substantial deviation from the Mission Statement and/or Goals and Objectives presented in the Five-Year Plan that cause changes in the services provided to residents or significant changes to the Agency's financial situation, in excess of \$100,000.00 will be documented in subsequent Agency Plans.

An exception to this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements offered by HUD.

11.0 (a)-Form HUD-50077

Mailed Hard Copy Original to HUD

11.0 (b)-Form HUD-50070

Mailed Hard Copy Original to HUD

11.0 (c)-Form HUD-50071

Mailed Hard Copy Original to HUD

11.0 (d)-Form SF-LLL

Mailed Hard Copy Original to HUD

11.0 (e)-Form SF-LLL-A

N/A

11.0 (f)-Resident Advisory Board Comments

Narrative for Mid-East Regional Housing Authority RAB Comments

The Mid-East Regional Housing Authority encourages participation in the development of the annual and five-year Consolidated Plan. An extensive community outreach was conducted through our Resident Advisory Council that meets monthly and our Resident Advisory Board (RAB) that meets twice a year. The Mid-East Regional Housing Authority held our RAB meeting on Tuesday, June 28th at 11:00 a.m. This meeting was held to solicit input regarding housing needs, recommendations and priorities. Residents in attendance were notified within a reasonable timeframe via mail. Below you will find the comments and responses from the RAB meeting. Site Managers and Housing Authority Staff were in attendance. The areas in attendance include Commerce Court, Chestnut Court, Roanoke Court, Union Court, Somerset Court, Secota Village, Bay Court, Pamlico Court, and Barnes Court.

Commerce Court-The Site Manager stated that the Residents are happy with all of the changes and renovations and the only question was if there would be speed humps put into the development. There are kids playing in the development and cars coming through. The Residents feel that it would be safer if the development could have speed humps. The Site Manager said other than that, there are no other concerns.

MERHA Response: Staff informed Commerce Court Site Manager that speed humps would be installed using stimulus funds. The Housing Authority is in the process of working with the city. In addition, Commerce Court will soon have new vanities in their restrooms.

Chestnut Court-The Site Manager said that Residents would like to see landscaping around their development, vanities in their restrooms, and area lighting in the back of the development. The Site Manager stated that Residents would prefer to have the vanities in the restrooms first. There were no other concerns from the Residents.

MERHA Response: Staff discussed the idea of landscaping. Executive Director, Marc Recko is a huge fan of curb appeal and is committed to landscaping each of our developments. Staff said that vanities would be coming to the development when the contractors come to upgrade the restrooms for the development. Staff said that lighting in the back of the development would be taken care of immediately due to safety concerns.

Roanoke Court-The Site Manager said that Residents are concerned about the trees that were not cut down, by the mailboxes. Is it possible for someone to come out and look at the trees by the mailboxes to see about removing them?

MERHA Response: Staff informed Site Manager that three employees planned to go to the site after the RAB meeting today, and that they will be sure to look at the tree concerns. In addition, Executive Director, Marc Recko informed the RAB that on July 19th, there will be a grand opening celebration at Roanoke Court for the new Community Room. All Site Managers are invited and encouraged to attend. If there are any Site Managers needing transportation, please coordinate with the Housing Managers. Executive Director, Marc Recko said that Jamesville was one of our worst developments a while back, and that it has taken five years to get it to the feel it has now and to change the development reputation to a positive one.

Union Court-The Site Manager was not able to attend the RAB meeting, so the Residents sent concerns by the Maintenance Foreman. The only item sent by the Residents were in regards to the ceilings and restroom faucets.

MERHA's response: Staff said that some ceilings have been repaired, and to please be patient, they are making their rounds. The faucets will be changed out once the restrooms are upgraded.

Somerset Court-The Site Manager asked if there would be stripes in the parking lots. Residents and visitors are taking up two spaces because there are no lines present. Another question was whether or not the development could have a dryer on-site in the community room area. The Site Manager thanked the Housing Authority for taking care of the sidewalk issues and said that they are draining much better now.

MERHA's Response: Marc Recko, Executive Director suggested that Staff pick a day with the Site Manager and conduct an on-site visit in the next few weeks and then meet on the dryer concern as well as the stripes in the parking lots.

Secota Village-The Site Manager said that the Residents would only like to see landscaping.

MERHA's Response: Staff informed Site Manager that the Community Room is going to be renovated. Staff will make sure landscaping is on the list and will re-visit this soon.

Bay Court-The only item brought to the RAB was landscaping concerns. The Residents would like to have landscaping in the development.

MERHA's Response: Staff will make sure landscaping is on the list and will re-visit this soon.

Pamlico Court-The Site Manager said that there are only a few items regarding the development. The Residents love the idea of having vanities in the restrooms, they would like to see more landscaping, a picnic table in the open field and the idea of having speed humps because there are children in the development and there is a lot of traffic coming through the development. In addition, the Site Manager wanted to thank the Housing Authority getting the streetlights in the back, and to commend the professionalism of the subcontractors that worked in the development installing new toilets and aerators.

Barnes Court-No comments brought to the RAB.

MERHA RAB members have been advised that that these items are in the works, and that some of the items have already been addressed and are in the works to begin soon. We have always maintained that our Residents' safety is a priority for the Housing Authority and we stand by that. The Housing Authority will be bringing these issues to the monthly Resident Council meeting, as well as the semi-annual RAB meeting in efforts to continue improvement to each site.

Submitted by: Shanetta Moye, Director of Special Programs

11.0 (g)-Challenged Elements

There were no challenged elements to the Authorities Five-Year Plan.

Signed  _____

Date 8/19/11 _____

11.0 (h)-Form HUD-50075.1

See nc087a01

11.0 (i)-Form HUD-50075.2

See Section 8.2