

9.0	<p>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.</p> <p>See Attachment L – “Housing Needs”</p>
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 Attachment M – “Strategy for Addressing Housing Needs”</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 Attachment B.1 – “Progress FYE 06/30/2011”</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <p>See Attachment E – “Substantial Deviation and Significant Amendment”</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>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

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

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

Instructions form HUD-50075

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

1.0 PHA Information

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

2.0 Inventory

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

3.0 Submission Type

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

4.0 PHA Consortia

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

5.0 Five-Year Plan

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

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

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

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

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

PHA Plan Elements. (24 CFR 903.7)

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

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

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

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

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

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

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

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

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

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

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

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

8.2 Capital Fund Program Five-Year Action Plan

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

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

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

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

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

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

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

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

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

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

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

Attachment A

**Northwestern Regional Housing Authority
Resident Advisory Board
ANNUAL PLAN
FY Beginning 07/2011**

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

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

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

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

Attachment B

Northwestern Regional Housing Authority (NRHA) NC167 Annual Plan Fiscal Year Beginning 07/2011 Five Year Period 2010 through 2014

5.2 GOALS AND OBJECTIVES

NRHA Goal: Expand the supply of affordable housing

Objectives:

- apply for incremental vouchers when available 100 units/year
- leverage public and private funds to create additional housing opportunities through grants, competitive loans, performance based contracts and strategic banking relationships
- acquire, construct or rehabilitate affordable housing developments at one rental and one homeownership development every two years

NRHA Goal: Improve the quality of affordable housing

Objectives:

- improve public housing modernization finance
- train for electronic recordkeeping of Housing Quality Inspections
- utilize Energy Star and related energy efficiency upgrades in all new construction and rehabilitation

NRHA Goal: Increase affordable housing choices

Objectives:

- continue outreach efforts with existing and potential rental landlords
- continue Voucher homeownership program at 5 closings annually
- encourage private investment in and development of additional affordable housing properties

NRHA Goal: Improve community quality of life and economic vitality

Objectives:

- promote income mixing in assisted developments
- continue active resident council involvement in management decisions
- improve playground areas

- strengthen security measures
- encourage participation in successful Family Self Sufficiency initiatives
- coordinate and attract support services

NRHA Goal: Ensure equal opportunity in housing

Objectives:

- continue affirmative measures to ensure access to housing regardless of race, color, religion, national origin, sex, familial status or disability
- provide additional property management training in fair housing, equal opportunity and non-discrimination
- construct, rehabilitate and contract for additional accessible dwelling units available to persons with disabilities

NRHA Goal: Improve strategic banking relationships

Objectives:

- enhanced commercial banking services
- online and automated account reviews and transfers
- competitive short and long term lending
- investment management for best return
- investor partnerships at preferred rates and terms

Attachment B.1

Northwestern Regional Housing Authority (NRHA) NC167 PHA 5-Year and Annual Plan Fiscal Year Beginning 07/2011 Five Year Period 2010 through 2014

PROGRESS ON GOALS AND OBJECTIVES at FYE 6/30/11

NRHA Goal: Expand the supply of affordable housing

Objectives:

- apply for incremental vouchers when available 100 units/year
 - *applied for 100 unit increment of Non Elderly Disabled Housing Vouchers – application was competitive but not selected due to insufficient funding at HUD*
- leverage public and private funds to create additional housing opportunities through grants, competitive loans, performance based contracts and strategic banking relationships
 - *leveraged \$4.6 million dollars in private equity investment and \$437,000 in private stock company grant investment in support of HISTORIC WILKESBORO SCHOOL in Wilkes County*
- acquire, construct or rehabilitate affordable housing developments at one rental and one homeownership development every two years
 - *sold one 20 unit development (FIELDS OF TOE APARTMENTS in Avery County) to facilitate 30 year rehabilitation and to assure continued affordability to low-income renter households*

NRHA Goal: Improve the quality of affordable housing

Objectives:

- improve public housing modernization finance
 - *revised HUD Capital Fund Program (CFP) budget to allow better modernization for 83 dwelling units of Conventional Public Housing*
- train for electronic recordkeeping of Housing Quality Inspections
 - *trained all in-house and contract housing inspectors in palm pad technology*
- utilize Energy Star and related energy efficiency upgrades in all new construction and rehabilitation
 - *designed 41 new and adaptive reuse apartments in Wilkes County to Energy Star efficiency standards*

NRHA Goal: Increase affordable housing choices

Objectives:

- continue outreach efforts with existing and potential rental landlords
 - *held two landlord information sessions one in Wilkes County and one for Avery/Mitchell/Yancey Counties*
- continue Voucher homeownership program at 5 closings annually
 - *held four homeownership training courses one each quarter and closed 3 Voucher homeownership purchases with qualified participants*
- encourage private investment in and development of additional affordable housing properties
 - *leveraged \$4.6 million dollars in private equity investment and \$437,000 in private stock company grant investment*

NRHA Goal: Improve community quality of life and economic vitality

Objectives:

- promote income mixing in assisted developments
 - *income mixing accomplished at assisted family rental developments through active participation and advancement in NRHA's Family Self Sufficiency FSS initiative*
- continue active resident council involvement in management decisions
 - *resident councils are all active with at least quarterly recommendations to management and with regular review of NRHA policy documents*
- improve playground areas
 - *investing significant CFP dollars in safety related playground equipment improvements*
- strengthen security measures
 - *installed security cameras and provided areas of escape for staff*
- encourage participation in successful Family Self Sufficiency initiatives
 - *enrolled 250 active FSS participants and tracking their progress toward economic self sufficiency – largest FSS program in State of NC*
- coordinate and attract support services
 - *gained Memorandum of Understanding (MOUs) with service providers to assist NRHA clients with human service needs nationwide*

NRHA Goal: Ensure equal opportunity in housing

Objectives:

- continue affirmative measures to ensure access to housing regardless of race, color, religion, national origin, sex, familial status or disability
 - *rededicated policy guidance for staff and continued ongoing measures to ensure access to NRHA programs free from discrimination*
- provide additional property management training in fair housing, equal opportunity and non-discrimination
 - *sent six staff to new training involving guidance in fair housing, EO and non-discrimination*
- construct, rehabilitate and contract for additional accessible dwelling units available to persons with disabilities
 - *adding for dwelling units fully accessible in new construction and adaptive reuse development in Wilkes County*

NRHA Goal: Improve strategic banking relationships

Objectives:

- enhanced commercial banking services
 - *achieved advantaged financing for new project in Wilkes County*
- online and automated account reviews and transfers
 - *increased accounts accessible for on line reviews and transfers*
- competitive short and long term lending
 - *paid off all operating debt*
- investment management for best return
 - *all reserves in interest bearing accounts and protected through FDIC insurance and by direct method of collateralization*
- investor partnerships at preferred rates and terms
 - *achieved ten basis points better than projections on agreement to sell Low Income Housing Tax Credits (LIHTC)*

Attachment C

**Northwestern Regional Housing Authority
ANNUAL PLAN
FY Beginning 07/2011**

Required Attachment: **Community Service**

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

Attachment D

Northwestern Regional Housing Authority ANNUAL PLAN FY Beginning 07/2011

Required Attachments: Resident Membership of HA Governing Board

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

- having only 83 public housing units;
- having given reasonable notice to both of its public housing resident advisory boards on August 11, 2009 of the opportunity to one resident receiving assistance from the Regional Housing Authority to serve on its governing body;
- having not received by December 12, 2009 from its resident councils nor from its duly established resident advisory board notification of the intention of any resident to participate in service on the Regional Housing Authority's governing board;
- governing board terms are due for renewal December 12, 2014; and
- before that date the Regional Housing Authority will again seek input from its resident councils and its resident advisory board regarding opportunity for resident membership on its governing board.

Attachment E

Northwestern Regional Housing Authority 5 YEAR AND ANNUAL PLAN FY Beginning 07/2010

Required Attachment: Substantial Deviation and Significant Amendment

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

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

Attachment F

Northwestern Regional Housing Authority ANNUAL PLAN FY Beginning 07/2011

Required Attachment: Information on Deconcentration Policy

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

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

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

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

Attachment G

Northwestern Regional Housing Authority 5 YEAR AND ANNUAL PLAN FY Beginning 07/2010

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

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

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

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

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

NRHA reserves the right to reassess its public housing developments for voluntary conversion to government rental assistance and potentially mixed (public/private) finance during the period covered by this 5 Year and Annual Plan. HUD's decisions under its "Transforming Rental Assistance" initiative will likely play a significant role in NRHA's future policy actions in these regards.

Attachment H

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

RESIDENT ASSESSMENT FOLLOW UP PLAN 5 YEAR AND ANNUAL PLAN FY Beginning 07/2010

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

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

General Approach

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

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

Maintenance and Repair

In the past 5 years most cabinetry and countertops have been repaired or replaced. Most dwelling unit bathroom floors have been replaced.

Current year work continues on bathroom floor replacements. Additional rooms are receiving floor coverings as needed and floor refurbishing where appropriate. Scheduled interior repainting continues throughout the year. Spring erosion control and landscaping

are improving common areas and grounds. Appliances are being replaced in 25% of all dwelling units this year.

Energy Star window replacement in 100% of the dwellings has been accomplished during 2009.

Pending CFP funding approval, fiscal year work beginning 7/1/10 will include another 25% appliance replacement and additional dwellings receiving new floor coverings. New cabinets or cabinet fronts, where feasible, will be installed in all dwelling units.

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

Communication

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

Safety

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

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

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

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

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

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

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

Services

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

Neighborhood Appearance

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

Trash receptacles are regularly cleaned up around and deodorized by maintenance. Steeper embankments are requiring at least quarterly pick up of discarded material. Springtime re-mulching of planter beds is encouraging residents to help beautify the properties with flowers and herbs.

Attachment I

Northwestern Regional Housing Authority ANNUAL PLAN FY Beginning 07/2011

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

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

Attachment J

**Northwestern Regional Housing Authority
ANNUAL PLAN
FY Beginning 07/2011**

HOMEOWNERSHIP INITIATIVES

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

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

Attachment K

Northwestern Regional Housing Authority ANNUAL PLAN FY Beginning 07/2011

PROJECT-BASED VOUCHERS

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

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

NRHA is planning to “project-base” additional Section 8 tenant-based Vouchers in the coming year to facilitate development of 41 dwelling units affordable to very low income seniors and those with disabilities in Wilkesboro, Wilkes County, North Carolina. Advertising, project selection criteria and subsidy layering documentation will be submitted to HUD in accordance with 24 CFR Part 983 for these purposes.

Attachment L

**Northwestern Regional Housing Authority
5 YEAR AND ANNUAL PLAN
FY Beginning 07/2010**

HOUSING NEEDS

NRHA's Section 8 HCV Program Waiting List at 3/31/2010

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

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

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

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

NRHA's Conventional Public Housing Waiting List at 3/31/2010

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

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

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

Need 1BR	24	19%
Need 2BR	63	51%
Need 3+BR	37	30%
Total	124	100%

National Low Income Housing Coalitions “Out of Reach” report and Bureau of Labor Statistics along with NC Consolidated Plan for Housing

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

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

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

\$3.48 SSI income as an hourly wage 2006

\$6.77 average hourly wage of renters in 2005

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

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

Supply:

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

Accessibility:

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

Attachment M

Northwestern Regional Housing Authority 5 YEAR AND ANNUAL PLAN FY Beginning 07/2010

STRATEGY FOR ADDRESSING HOUSING NEEDS

Affordable Rentals – NRHA is maintaining full leasing to qualified households up to its regional baseline of 1,945 Housing Choice Vouchers with a 100% high performer SEMAP score on HUD’s latest assessment. NRHA is continuing successful property management contracting for seven (7) tax-credit affordable rental developments and three (3) supportive housing rental developments for persons with special needs. NRHA is serving on the development team as proposed property manager for a new forty-one (41) unit tax credit development for the elderly and disabled.

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

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

Attachment N

**Northwestern Regional Housing Authority
ANNUAL PLAN
FY Beginning 07/2011**

RESIDENT ADVISORY BOARD COMMENTS

NRHA made timely submission of a draft of its Annual Plan FY Beginning 07/2011 in March 2011 to each President of each Resident Council and to its Resident Advisory Board soliciting comments and suggestions to strengthen and improve the plan. No comments nor suggestions were received from the Resident Councils nor from the Resident Advisory Board on the proposed Annual Plan.

Attachment O

Northwestern Regional Housing Authority
ANNUAL PLAN
FY Beginning 07/2011

CHALLENGED ELEMENTS

N/A

Attachment P

Northwestern Regional Housing Authority ANNUAL PLAN FY Beginning 07/2011

Affirmatively Furthering Fair Housing – particularly with Category 1 Section 8 Housing Choice Vouchers (HCV) providing Rental Assistance for Non-Elderly Persons with Disabilities (NED).

Northwestern Regional Housing Authority (NRHA) regularly takes reasonable steps in all of its affordable housing programs to affirmatively further fair housing and to reach potentially eligible individuals and households who may be least likely to apply without special outreach efforts.

During 2010, NRHA is making application to HUD for 100 units of HCV NED subsidies. NRHA anticipates that such special efforts will be needed to reach and encourage groups least likely to apply for these resources. NRHA pledges to make these special efforts with respect to HCV NED subsidies by taking, at a minimum, the following actions:

- a) Examining its programs or proposed programs;
- b) Identifying any impediments to fair housing choice within those programs;
- c) Addressing those impediments in a reasonable fashion in view of the resources available;
- d) Working with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and
- e) Maintaining records reflecting these analyses and actions.

On April 28, 2010 the NRHA Board of Trustees approved major revisions to NRHA's Administrative Plan for the HCV Program. Chapter 2 thereof describes NRHA's policies with respect to abiding by state and federal fair housing legislation and reasonable provision of services to persons with disabilities including responses to requests for reasonable accommodations. The revised Administrative Plan to HCV was submitted to HUD on April 30, 2010.

In addition, the NRHA Board of Trustees met in regular sessions on June 30, 2010 and adopted this Attachment P to the PHA Annual Plan for Fiscal Year Beginning July 1, 2010 to reflect the following policy changes for the HCV NED program:

- f) Where requested by an individual, assist program applicants and participants gain access to supportive services available within the community, but not require eligible applicants or participants to accept supportive services as a condition of continued participation in the program;

- g) Identify public and private funding sources to assist participants with disabilities in covering the costs of structural alterations and other accessibility features that are needed as accommodations for their disabilities;
- h) Not deny persons who qualify for a HCV under this program other housing opportunities, or otherwise restrict access to PHA programs to eligible applicants who choose not to participate;
- i) Provide housing search assistance;
- j) In accordance with rent reasonableness requirements, approve higher rents to owners that provide accessible units with structural modifications for persons with disabilities; and
- k) Provide technical assistance, through referrals to local fair housing and equal opportunity offices, to owners interested in making reasonable accommodations or units accessible to persons with disabilities.

Affected applicants will unanimously be informed on how to file a fair housing complaint including the provision of the toll free number for the Housing Discrimination Hotline: 1-800-669-9777 and the Federal Information Relay Service at (800) 887-8339.

The above adopted by the NRHA Board of Trustees on 6/30/2010 and submitted to HUD as Revision #3 to PHA Plan for Fiscal Year Beginning July 1, 2010 on 7/1/2010.

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		Locality (City/County & State)			<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 01	
A.	Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014
B.	Physical Improvements Subtotal	Annual Statement	86,029	103,847	108,762	113,825
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment		29,400	28,000	28,000	28,000
E.	Administration					
F.	Other					
G.	Operations		26,400	32,000	32,000	32,000
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		141,829	163,847	168,762	173,825
L.	Total Non-CFP Funds					
M.	Grand Total		141,829	163,847	168,762	173,825

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 type="checkbox"/> Original 5-Year Plan	<input checked="" type="checkbox"/> Revision No: 01
A.	Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014
		Annual Statement				
	001 Woodland					
	003 Cub Creek					

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Northwestern Regional Housing Authority

Program/Activity Receiving Federal Grant Funding

Annual PHA Plan for Fiscal Year 2011

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Northwestern Regional Housing Authority, 869 Highway 105 Extension, Boone, NC 28607

Ashe County PHA, 401 Oak Grove Circle, Jefferson, NC 28640

Avery County PHA 253 Elk Park School Road, Elk Park, NC 28622

Alleghany County PHA, 29 Highland Village Circle, Sparta, NC 28675

Mitchell County PHA, 101 Rhododendron Circle, Bakersville, NC 28705

Wilkes County PHA, 1201 Industrial Park Road, Wilkesboro, NC 28697

Yancey County PHA, 23 Woodland Drive, Burnsville, NC 28714

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

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

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

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

Name of Authorized Official

E. G. "Ned" Fowler

Title

Executive Director

Signature

Date

X

03/14/2011

Certification of Payments to Influence Federal Transactions

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

Applicant Name

Northwestern Regional Housing Authority

Program/Activity Receiving Federal Grant Funding

Annual PHA Plan for Fiscal Year 2011

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

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

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

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

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

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

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

Name of Authorized Official

E.G. "Ned" Fowler

Title

Executive Director

Signature



Date (mm/dd/yyyy)

03/10/2011

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

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

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

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

Northwestern Regional Housing Authority
PHA Name

NC167
PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 20 - 20

Annual PHA Plan for Fiscal Year 2011

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

Name of Authorized Official Eddie Holland	Title: Chairman of the Board of Trustees
Signature 	Date: March 10, 2011

Part I: Summary	
PHA Name: Northwestern Regional Housing Authority	Grant Type and Number Capital Fund Program Grant No: NC19P16750109 Replacement Housing Factor Grant No: Date of CFFP:
FFY of Grant: 2009 FFY of Grant Approval: 2009	

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/2010 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	32,941	32,941	32,941	32,941
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	2,000	-0-	-0-	-0-
8	1440 Site Acquisition				
9	1450 Site Improvement	19,000	45,000	45,000	45,000
10	1460 Dwelling Structures	50,000	50,000	50,000	50,000
11	1465.1 Dwelling Equipment—Nonexpendable	9,600	5,600	5,600	5,600
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	29,400	9,400	9,400	9,400
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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 I: Summary					
PHA Name: Northwestern Regional Housing Authority	Grant Type and Number Capital Fund Program Grant No: NC19P16750109 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant:2009 FFY of Grant Approval: 2009			
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2010			<input type="checkbox"/> Final Performance and Evaluation Report		
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	142,941	142,941	142,941	142,941
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date 03/10/2011		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.

Part II: Supporting Pages								
PHA Name: Northwestern Regional Housing Authority			Grant Type and Number Capital Fund Program Grant No: NC19P16750109 CFFP (Yes/ No): No Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
001 Woodland	cabinetry, floors & repainting	1460		18,500	18,500	18,500	18,500	100%
	replacement of appliances	1465.1	10 pieces	3,800	1,800	1,800	1,800	100%
	mulching and erosion control and paving	1450		4,000	26,000	26,000	26,000	100%
003 Cub Creek	cabinetry, floors & repainting	1460		31,500	31,500	31,500	31,500	100%
	replacement of appliances	1465.1	14 pieces	5,800	3,800	3,800	3,800	100%
	parking sealing and re-striping & erosion control	1450		15,000	19,000	19,000	19,000	100%
HA - wide	replacement of vehicles & office equipment	1475		29,400	9,400	9,400	9,400	100%
	operations	1406		32,941	32,941	32,941	32,941	100%
	A&E fees and permits	1430		2,000	-0-	-0-	-0-	-0-
TOTAL				142,941	142,941	142,941	142,941	100%

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² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Northwestern Regional Housing Authority				Federal FFY of Grant: 2009	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
001 Woodland	09/14/2011	12/31/2010	09/14/2013	12/31/2010	
003 Cub Creek	09/14/2011	12/31/2010	09/14/2013	12/31/2010	
HA Wide	09/14/2011	12/31/2010	09/14/2013	12/31/2010	

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

Part I: Summary	
PHA Name: Northwestern Regional Housing Authority	Grant Type and Number Capital Fund Program Grant No: NC19P16750110 Replacement Housing Factor Grant No: Date of CFFP:
FFY of Grant: 2010 FFY of Grant Approval: 2010	

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/2010 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	26,400		23,641	23,641
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	2,000		700	700
8	1440 Site Acquisition				
9	1450 Site Improvement	28,429		0	0
10	1460 Dwelling Structures	50,000		39,963	39,963
11	1465.1 Dwelling Equipment—Nonexpendable	5,600		3,319	3,319
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	29,400		15,750	15,750
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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

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

Part I: Summary					
PHA Name: Northwestern Regional Housing Authority	Grant Type and Number Capital Fund Program Grant No: NC19P16750110 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant:2010 FFY of Grant Approval: 2010			
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2010			<input type="checkbox"/> Final Performance and Evaluation Report		
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	141,829		83,373	83,373
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date 03/10/2011		Signature of Public Housing Director	
				Date	

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Part II: Supporting Pages								
PHA Name: Northwestern Regional Housing Authority			Grant Type and Number Capital Fund Program Grant No: NC19P16750110 CFFP (Yes/ No): No Replacement Housing Factor Grant No:			Federal FFY of Grant: 2010		
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	
001 Woodland	cabinetry, floors, repainting	1460	18 dwellings	18,500		12,232	12,232	
	replacement of appliances	1465.1	8 pieces	2,800		1,649	1,649	
	mulch, erosion control, paving	1450	as needed	12,000		0	0	
003 Cub Creek	cabinetry, floors, repainting	1460	28 dwellings	31,500		27,731	27,731	
	replacement of appliances	1465.1	8 pieces	2,800		1,670	1,670	
	mulch, erosion control, paving	1450	as needed	16,429		0	0	
HA - wide	replacement of vehicles & office equipment	1475	one vehicle and two workstations	29,400		15,750	15,750	
	operations	1406	as needed	26,400		23,641	23,641	
	A&E fees and permits	1430	one contract	2,000		700	700	
TOTAL				141,829		83,373	83,373	

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.

