

PHA 5-Year and Annual Plan

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

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

1.0 PHA Information
 PHA Name: Housing Authority of the City of Durham PHA Code: NC013
 PHA Type: Small High Performing Standard HCV (Section 8)
 PHA Fiscal Year Beginning: (MM/YYYY): **01/2012**

2.0 Inventory (based on ACC units at time of FY beginning in 1.0 above)
 Number of PH units: 1,851 Number of HCV units: 2,709

3.0 Submission Type
 5-Year and Annual Plan Annual Plan Only 5-Year Plan Only

4.0 PHA Consortia PHA Consortia: (Check box if submitting a joint Plan and complete table below.)

Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
				PH	HCV
PHA 1:					
PHA 2:					
PHA 3:					

5.0 5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update

5.1 Mission. State the PHA’s Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA’s jurisdiction for the next five years:
 To be a leader in affordable housing in Durham County by: serving as a housing safety net, promoting individual self-sufficiency, leveraging core housing competency to support DHA’s mission, managing real estate, and facilitating and participating in mixed income housing development.

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.

Durham Housing Authority’s (DHA) Goals and Objectives are:
Goal One: To become a financially viable real estate company (Today’s Resources – Tomorrow’s Investments)
Objectives:
 Increase housing opportunities.
 Improve communication.
 Increase marketing.
 Improve operational efficiency.
 Increase revenue.
 Improve customer service.

Goal Two: To become a high performing organization, fulfilling our mission, guided by core beliefs (Operational Excellence).
Objectives:
 Improve housing assets, infrastructure, and fleet.
 Improve recruitment, selection, and retention.
 Improve knowledge, skills, and abilities.
 Enhance technology tools.
 Decrease expenses.
 Increase customer satisfaction.

Goal Three: To establish strong community partnerships – State, County, City, and Community

	<p>Organizations (Strategic Partnering).</p> <p>Objectives: Improve cost controls.</p> <p>Goal Four: To provide quality affordable housing (NEW H.O.P.E. – Housing Opportunities for People Everywhere).</p> <p>Objectives: Increase resident self-sufficiency. Improve partnership relationships.</p> <p>Statement of Progress on Meeting Goals and Objectives Described in the Previous 5-Year Plan Durham Housing Authority has made significant progress and improvements over the past several years. From being declared a troubled housing authority in 2003, DHA is currently on the verge of becoming a high performer under both the Public Housing Assessment System (PHAS) and the Section Eight Management Assessment Program (SEMAP). DHA has reviewed the new PHAS interim rule, is currently repositioning its Management Operations to comply with the new requirements, and expects to meet or exceed the new standards.</p> <p>DHA has successfully implemented its transition to Asset Management by implementing property-based management, budgeting, and accounting. The Authority is currently fine-tuning its business model for Asset Management and expects to be in full compliance as required by HUD. After a very challenging computer hardware and software conversion, the Authority is reviewing its Information Technology operation to ensure that the agency is adequately equipped to achieve one of its major goals of becoming a high performing organization. DHA has also realigned its supportive services for residents, by consolidating the Family Self-Sufficiency Program and Homeownership Program under one department, now called Resident Services. The Resident Services department has been successful in securing the following grants: Dropout Intervention Program Grant - to expand services to middle and high school aged youth; the 21st Century Community Learning Center Grant - to provide summer and after school programs for 231 students in nine communities and the Resident Opportunity and Self-Sufficiency (ROSS) Grant – to expand coordination of services by assisting adults to become economically self-sufficient.</p> <p>As DHA moves forward in the 2012 plan year, it expects to accomplish a number of initiatives to include: revitalization of its affordable housing communities; and implementation of a repositioning strategy to address the long-term operating, capital investment, rehabilitation, modernization, disposition and other needs of DHA’s housing inventory. DHA implemented a Resident Safety Program to address crime and safety concerns raised by residents, to include the provision of supplemental policing services in targeted communities. DHA expects to continue full utilization of its Housing Choice Voucher Program (HCVP) funding by expand housing opportunities for participants. DHA will apply for housing choice vouchers for the elderly, disabled, and/or special needs populations.</p> <p>DHA has an active Project-Based Voucher Program and plans to issue an RFP once a year to encourage and support the development of affordable housing.</p> <p>DHA will continue to apply for grants to provide supportive services to its customers.</p> <p>To ensure that the authority fulfills its mission, DHA has successfully developed a Five-Year Business and Strategic Plan consistent with the goals of the 5-Year and Annual Plan. DHA will continue the development and implementation of an innovative strategic planning and performance management system.</p>
<p>6.0</p>	<p>PHA Plan Update:</p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission.</p> <p>Durham Housing Authority incorporated the following changes to its policies: The following amendments are proposed in Public Housing and Housing Choice Voucher Program Policy:</p>

Amendments only to the Public Housing Dwelling Lease:

- 1) Revision to **Section 5 – SECURITY DEPOSIT**, regarding approved marketing promotion for waiver of a security deposit, as well as a revision of the security deposit amount not to exceed two (2) months total tenant payment.
- 2) Addition to **Section 6 –REQUIRED PAYMENTS**, to include that management will no longer accept personal checks from, or on behalf of the household for rent and/or other charges if the resident has paid rent with insufficient funds, and non-acceptance of personal checks after a 14-day late notice is issued.
- 3) Addition to **Section 11 – OBLIGATIONS OF THE RESIDENT AND THE HOUSEHOLD**, which details issuance of a concealed weapons permit to a resident, and how and when they are to notify management of such.
- 4) Addition to **Section 7, Part 6A– REDETERMINATION OF ELIGIBILITY, RENT, AND UNIT SIZE**, notifying residents of when a rent decrease will become effective.
- 5) Revision to **Section 15, Part B – TERMINATION BY THE RESIDENT**, changing the resident’s initial five (5) day notice to a fourteen (14) day notice.

Amendments to the Admissions & Continued Occupancy Policy (ACOP) and or Lease:

- 1) Amendment to **Chapter 1 - Part III: UPDATING AND REVISING THE POLICY**, describing how DHA will distribute its proposed ACOP changes, as well as conducting public hearings.
- 2) Addition to Chapter 3 - **Part III.C: OTHER PERMITTED REASONS FOR DENIAL OF ADMISSION**, under Previous Behavior to include denial for applicants who are active on DHA’s trespass list.
- 3) Amendment to **Chapter 3 - Part III: Exhibit 3-2, ELIGIBILITY DETERMINATION STANDARDS**, to specify and separate Sex Offense involving children or adults – Deny for Life, and Abuse involving children – Deny for Life.
- 4) Amendment to **Chapter 8 – Part I.D: MODIFICATIONS TO THE LEASE**, revising the way DHA distributes proposed Lease Modifications.
- 5) Addition to **Chapter 8 - Part I.E: SECURITY DEPOSITS**, regarding approved marketing promotion for waiver of a security deposit, as well as a revision of the security deposit amount not to exceed two (2) months total tenant payment.
- 6) Addition to **Chapter 8 - Part I.F: PAYMENTS UNDER THE LEASE**, indicating that management will no longer accept personal checks from, or on behalf of the household for rent and/or other charges if the resident has paid rent with two bad checks. Also including non-acceptance of personal checks after a 14-day late notice is issued.
- 7) Addition to **Chapter 12 - Part III.B: TYPES OF RESIDENT REQUESTED TRANSFERS**, to include self-sufficiency/upward mobility transfers for the purpose of relocating closer to employment or child care, as well as transfers to designated Family Self-Sufficiency (FSS) units.
- 8) Addition of **Chapter 12 - Part III.G: “TRANSFER PERIOD,”** describing maximum timeframe allowed for residents to transfer from one unit to the other. Residents are required to move within 10 (ten) calendar days from the date of the lease signing.
- 9) Revision to **Chapter 13 - Part I.A: TERMINATION BY TENANT**, changing DHA Policy to reflect that if a family wants to terminate the lease, they must give 14 days advanced written notice to DHA, however DHA (at its discretion) may waive the 14 day notice due to circumstances beyond control.

- 10) Addition to **Chapter 13 - Part III.C: OTHER AUTHORIZED REASONS FOR TERMINATION**, indicating that DHA will also terminate the lease for failure to complete the annual community service requirement as mandated by HUD.
- 11) Addition of **Chapter 13 - Part III.G: "TRESPASSING,"** describing DHA's policy of the conditions under which a resident, household member, guest, or non-resident, may be barred from DHA property, as well as the appeals process for removal from DHA's trespass list.
- 12) Addition to **Chapter 13 - Part IV.B: CONDUCTING CRIMINAL RECORDS CHECKS**, to include conducting criminal records checks when a resident has also engaged in other criminal activity regardless of conviction.
- 13) Amendment to **Chapter 13 – Part IV.C: DISCLOSURE OF CRIMINAL RECORDS TO FAMILY**, modifying DHA Policy giving the family 10 calendar days instead of 10 business days to dispute accuracy of a criminal record.
- 14) Addition to introduction of **Chapter 14 –: GRIEVANCES & APPEALS**, to include a Section for Informal Hearings for Trespassed Individuals.
- 15) Revision to **Chapter 14 – Part III.E: PROCEDURES TO OBTAIN A HEARING**, removing DHA's policy to follow expedited grievance procedures concerning a termination of tenancy or eviction involving criminal activity threatening DHA residents and employees.
- 16) Amendment to **Chapter 14 – Part III.F: SELECTION OF HEARING PANEL**, modifying DHA policy to show that only a panel appointed by the CEO is designated to conduct grievance hearings for Public Housing residents.
- 17) Amendment to **Chapter 14 – Part III.G: PROCEDURES GOVERNING THE HEARING**, indicating that the hearing panel will wait up to 15 minutes after the scheduled time of the hearing if the tenant does not appear on time.
- 18) Addition of **PART IV: Hearing for Trespassed Individuals to CHAPTER 14**, describing the process on how trespassed individuals may obtain a hearing, as well as DHA's process in rendering a decision.

Amendments only to the HCV Administrative Plan:

DHA's Administrative Plan underwent a major revision last year to bring it into compliance with current regulations and best practices. DHA is proposing to make several changes to that plan for process clarity. A summary of the changes are detailed below:

- 1) Amendment to **Section 1-I.E. DHA's Commitment to Ethics and Service** added, "Provide a safe environment where participants live and employees work".
- 2) Addition of **Section 2-II.B. Fair Housing and Equal Opportunity Procedures**. Title change from Housing Specialist to Client Service Representative. (Title change appears throughout the Plan)
- 3) Addition to **Section 3-I.J. Guests**, specifying guest may visit a total of 60 cumulative calendar days during any 12-month period.(appears throughout the plan)
- 4) Amendment to **Section 3-I.L. Absent Family Members**, language updated to define temporarily absent as less than 30 days and permanently absent as 60 consecutive days. The family must supply an address for absent students while the member is away from the home.
- 5) Revision to **Section 3-I.M. Live-In Aide**, changing DHA Policy to reflect that the candidate selected by the family to become a live-in aide must submit to background screening, provide identification,

proof of income and qualify to provide the necessary services for the care of the individual.

- 6) Revision to **Section 3-II.B. Ineligible Families**, revised the sentence to include the words, “member to be determined.”
- 7) Addition to **Section 3-III.B. Mandatory Denial of Assistance**, timeframe changed from 3 years to 5 years for drug related criminal activity denials.
- 8) Addition to **Section 3-III.C. Other Permitted Reasons for Denial of Assistance**, language added to include disposition date of criminal activity and treatment of sex offenders who are not subject to a lifetime registration requirement.
- 9) Revision to **Section 3-III.D. Screening**, Background checks will be performed on current live-in aides/caretakers and candidates awaiting approval to join the household as a live-in aide or caretaker at initial and annual certification. Also requires new approval at reexamination.
- 10) Amendment to **Section 3-III.G. Perpetrator Documentation**, the family must provide documentation regarding rehabilitation or treatment.
- 11) Amendment to **Section 4-1.B. Applying for Assistance**, DHA will not add the name of a family to its waiting list without complete information.
- 12) Addition to **Section 4-I.D. Placement on the Waiting List**, Preliminary eligibility notice will be sent within 45 days of the receipt of a complete application.
- 13) Addition to **Section 4-II.B. Organization of the Wait List, DHA will maintain separate site based waiting list for each development in its Project-Based Voucher Program.**
- 14) Addition to **Section 4-II.C. Opening and Closing the Wait List**, DHA will announce the opening of the waiting list at least five business days prior to the date applications will first be accepted.
- 15) Addition to **Section 4-II.F. Updating the Waiting List**, An applicant family will be allowed 10 business days to respond to the annual wait list update.
- 16) Addition to **Section 4-III.B. Targeted Funding**, Added VASH, Family Unification and Shelter Plus Care to Targeted programs list.
- 17) Addition to **Section 4-III.C. Selection Method**, indicating a change in the preference categories – Adds priority categories for certain DHA residents and Family Unification trial program. The Working Preference, Displacement, and Educational/Training Preference removed. Preference added for Involuntary Displacement, Single persons who are elderly/disabled that are chronically homeless, Homeless families with minor children and includes Family Unification. Preferences have been re-weighted.
- 18) Addition to **Section 4-III.E. The Application Interview**, defines information DHA will verify to determine eligibility. Section added to define Interdependence.
- 19) Addition to **Section 5-I.C. Family Obligation**, DHA will determine if tenant damage contributes to the condition of the unit, when considering termination decisions.
- 20) Change to **Subsidy Standards listed in Section 5-II.B.** Minimum and maximum persons revised in the larger bedroom categories, provision for six bedrooms added.
- 21) Addition to **Section 5-II.C. Exceptions to Subsidy Standards**, the family must provide documentation to substantiate the type of medical equipment and how long it should be placed in force.

- 22) **Added Section PHA Errors**, describes how DHA will address errors in bedroom size designation.
- 23) **Section 5-II.E. Voucher Issuance**, clarifies DHA policy when voucher term expires – the family may reapply when the wait list reopens.
- 24) Revision to **Section 6-I.B. Household Composition and Income**, adding the DHA Policy on **Absence of the Entire Family**.
- 25) Addition to **Section 6-I.G. Assets**, to include the new DHA Policy regarding asset determination for checking and savings accounts.
- 26) Addition to **Section 6-I.K. Contributions**, revising DHA’s policy on Contributions to require the family to submit the name and address of the contributor, in addition to a copy of the contributor’s identification (i.e. driver’s license).
- 27) Revision to **Section 6-II.F. Childcare**, updating DHA’s policy on determination of reasonable childcare costs.
- 28) Addition to **Section 6-III.A. Utility Reimbursement**, clarifying DHA’s policy on the requirement of the family to provide the utility bill.
- 29) Addition to **Section 7-I.B. Overview of Verification Requirements**, corrected the hierarchy used for verification purposes and revised the length of time to accept documents.
- 30) Revision to **Section 7-II.D. Family Relationships**, requiring a family to document marriage, separation and divorce.
- 31) Revision to **Section 7-II.F. Documentation of Disability**, corrected the sentence to reflect means by which families may obtain verification of benefits received from the Social Security Administration.
- 32) Addition to **Section 7-II.H. Verification of Preference Status**, adding to the policy to address how DHA will respond to families who do not qualify for the preference claimed at the time of selection from the waiting list.
- 33) Addition to **Section 7-IV.C. Disability Assistance**, policy amended to include the qualification of a care attendant.
- 34) **Addition to Section 7-IV.D. Child Care Expenses**, confirms how DHA will substantiate and validate child care costs.
- 35) Amendment to **Section 8-I.B. Additional Local Requirements**, policy amended to include a housekeeping point system. Also included are additional clarifications of HQS standards. Includes, GFCI requirement, carbon monoxide detection system for units with gas utilities, window screen requirements regardless of central air, vented dryers, gutter and downspout requirement and well water quality tests.
- 36) Amendment to **Section 8-I.C. Life Threatening Conditions**, revising DHA’s policy to include absence of a working air conditioning system when temperatures exceeds 85 degrees.(When provided by the owner).
- 37) Amendment to **Section 8-I.D. Owner and Family Responsibilities**, revising DHA’s Policy to included unit condition deficiencies such as the failure to clean owner supplied appliances and carpeting. Appliances supplied by the owner shall be clean, maintained in working order, and complete with all parts.
- 38) Amendment to **Section 8-I.F. Violation of HQS Space Standards**, indicating that DHA shall notify

the owner within 120 days of contract expiration of the space violation and issue a voucher to the family. In these cases, DHA shall terminate the contract on or before the effective date of the next annual inspection.

- 39) Amendment to **Section 8-II.B. Initial HQS Inspection**, revised paragraph to describe process for completing Initial HQS inspections.
- 40) Revision to **Section 8-II.C Annual HQS Inspections**, revised paragraph to describe process for completing Initial HQS inspections.
- 41) Amendment to **Section 8-II.F. Inspection Results**, language revised to clarify the process for obtaining an extension to complete HQS deficiencies.
- 42) Amendment to **Section 8-II.G. HAP Abatement**, language revised to clarify the HAP abatement process.
- 43) Addition to DHA Policy in **Section 8-III.B. Rent Reasonableness Methodology**, amending DHA's policy to include discretion in approving rents where the gross rent exceeds the payment standard.
- 44) Additions to **Section 8-III.D. Rent Reasonableness Methodology**, revising DHA Policy on How Market Data is Collected, and adding DHA Policy on How Rents are Determined.
- 45) **Exhibit 8-2** updated to reflect the necessity of carbon monoxide detectors in units containing gas utility service.
- 46) **Exhibit 8-3** has been updated, **Housing Quality Standards / City Codes Comparison Chart. (DHA has adopted City Code or higher standards for HQS)**
- 47) **Exhibit 8-5** has been added, **City of Durham's Standards of Fitness.**
- 48) **Exhibit 8-6** has been added, **Condition of Unit/Tenant Responsibilities Assessment Tool.**
- 49) Amendment to **Section 9-I.D. Correction to DHA policy – DHA does have eligible DHA-owned units available for leasing under the voucher program.**
- 50) Amendment to **Section 10-II.B. Initial PHA Role**, indicating that DHA will conduct a briefing for families that request portability.
- 51) Amendment to **Section 10-II.C. Receiving PHA Role**, corrected section to describe briefing policy for participants utilizing portability.
- 52) Addition to **Section 11-II.B. Changes in Family and Household Composition**, amending this section to only approve additions to the household as a result of the birth, adoption, court awarded custody or marriage. The family's failure to comply may result in termination from the HCV Program.
- 53) Deleted the word "only" from **Section 11-II.C. Changes Affecting Income of Expenses.**
- 54) Addition to **Section 11-III.B. Changes in Payment Standards and Utility Allowances**, DHA policy edited to include conditions in which an exception to subsidy standards may be considered by the HCV Director.
- 55) Revision to **Section 12-I.C. Family Chooses to Terminate Assistance**, specified notice requirements in current policy language.
- 56) Amendment to **Section 12-I.E. Mandatory Policies and Other Authorized Terminations**, policy amended to expand the definition of violent criminal activity and defines targetable crime and activity.

	<p>Includes clarification on the decision of DHA to terminate assistance due to the failure to act by the family and the commission of sex crimes. Policy amended to include termination of FSS participants due to inactivity or failure to escrow after 24 months.</p> <p>57) Addition to Section 12-II.F. Termination Notice, implementing DHA Policy to provide termination notices to the family and owner; also specifies treatment of notice when the family voluntarily relinquishes assistance or vacates the unit without notice to DHA.</p> <p>58) Addition to Exhibit 12-1 Statement of Family Obligations, amended to add language on the requirement to supply DHA with a copy of the utility bill at reexamination and when a utility reimbursement payment is warranted.</p> <p>59) Amendment to Section 13-I.B. Basic HCV Program Requirements, DHA policy revised to address the method DHA will use to refer owners interested in participating in the HCV program to an internet-based housing locator service.</p> <p>60) Addition to Section 13-I.D. Owner Qualifications, policy amended to include how DHA will respond to owners who have been debarred by HUD.</p> <p>61) Revised Section 14-II.D. DHA Caused Errors or Program Abuse, edited existing language for clarity.</p>
	<p>(b) Specific locations where the public may obtain copies of the 5-Year and Annual PHA Plan:</p> <ul style="list-style-type: none"> • Durham Housing Authority’s Central Office located at 330 East Main Street, Durham, NC 27701, 8:30 a.m. – 5:00 p.m. • Durham Housing Authority Management Office locations, 8:30 a.m. – 5:00 p.m.: <ul style="list-style-type: none"> ○ McDougald Terrace, 1101 Lawson Street, Durham, NC 27701 ○ Oldham Towers, 519 East Main Street, Durham, NC 27701 ○ Cornwallis Road, 3000 Weaver Street, Durham, NC 27707 ○ J. J. Henderson Housing Center, 807 S. Duke Street, Durham, NC 27701 ○ Morreene Road, 3412 Glasson Street, Durham, NC 27705 ○ Oxford Manor, 3633 Keystone Place, Durham, NC 27704 • HOPE VI Management Office location, 9:00 – 5:00 p.m. Main Street Townhomes, 600 East Main Street, Durham, NC 27701
<p>6.1</p>	<p>Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.</p> <p>Eligibility, Selection and Admissions Policies</p> <p>Chapters 3 and 4 of the ACOP and HCVAP indicate the eligibility requirements for the Public Housing and Housing Choice Voucher Program. Eligibility requirements include family and household criteria, income criteria and limits, citizenship and eligible immigration status, documentation of social security numbers, and consent authorization documents.</p> <p>DHA will select families based on established preferences within each bedroom size category and on the local housing needs and priorities. In addition to the eligibility criteria, families must meet DHA screening criteria as outlined in the ACOP and HCVAP. DHA shall screen applicants in accordance with the Eligibility Determination Standards set forth in Chapter 3, Exhibit 3-2 of the ACOP. The Authority’s Chief Operation Officer (COO) or designee shall have the Authority to interpret or clarify any misunderstanding or application of the Eligibility Standards of the ACOP. Misunderstandings and interpretations of the HCVAP shall be managed by the Director of the Housing Choice Voucher Program or designee. Such interpretations or clarity must be documented in writing.</p>

Deconcentration Procedure

Chapter 4, Section III.B. Selection Method (Deconcentration of Poverty and Income-Mixing) of the ACOP explains that DHA provides for deconcentration of poverty and encourages income mixing by bringing higher-income families into lower-income communities and lower-income families into higher-income communities. In partnership with various Durham supportive service providers, DHA offers programs that help residents achieve self-sufficiency. The required deconcentration analysis is attached - **nc013a01**

Waiting List Procedure

Chapter 4 of the ACOP and HCVAP outlines DHA's policies for waiting list. These documents describe DHA's policies on the application process, waiting list management, (which includes waiting list organization), opening, and closing the waiting list, family outreach, reporting changes and criteria for updating and removal from the waiting list. DHA will maintain a centralized single community-wide waiting list. In addition, DHA reserves the right to implement a site-based waiting list at the following communities: McDougald Terrace, JJ Henderson Housing Center, Oldham Towers, Edgemont Elms, and a special needs housing development.

DHA will close the waiting list for the community-wide waiting list when the estimated waiting period for housing applicants on the list reaches 12 months for the most current applicants or six months for applicants on site-based waiting lists. Where DHA has particular preferences or other criteria that require a specific category of family, DHA may select to continue to accept applications from these applicants while closing the waiting list for others.

During the development of the proposed changes to the HCVAP, DHA heard from a number of social service providers requesting changes to the local preferences used to make wait list selections from the HCV waiting list. Changes were made to the local preference categories and weights to address the families with the greatest need in the community. This change is consistent with the Ten-Year Plan to End Homelessness in the City of Durham. DHA proposes to award priority categories to residents of public housing who face categories of displacement due to no fault of the family. DHA will also partner with the Durham Department of Social Services to provide 15 vouchers for the Family Unification Program on a trial basis, in preparation for consideration of any NOFA that might be published to award funding in this category.

Financial Resources				
	Sources	Planned \$	Planned Uses	
6.2	1. Federal Grants (FY2012 grants)			
	a. Public Housing Operating Fund (95% of 2011)	\$ 8,197,500		
	b. Public Housing Capital Fund	3,243,023		
	c. HOPE VI Revitalization	436,154		
	d. Annual Contributions for Section 8 Tenant-Based Assistance	20,470,00		
	e. HCV – FSS Administrative Fee funding grant	68,680		
	f. ROSS Grants – FSS Coordinator	68,000		
	g. Service Coordinator Grant	160,000		
	h. HCV Grant – FSS Coordinator	45,000		
	2. Prior year Federal Grants (unobligated funds)			
	• 2010 Capital Fund Program	1,642,514	PH Capital Improvements	
	• 2010 Capital Fund Program RHF 1 & 2	466,591	PH Capital Improvements	
	• 2011 Capital Fund Program	2,529,515	PH Capital Improvements	
	• 2011 Capital Fund Program RHF 1 & 2	409,328	PH Capital Improvements	
	3. Public Housing Dwelling Rental Income			
	• Rental Income (2011 budget x 1.0148)	3,691,700	PH Operations	
	4. Other Income (listed below)			
	• Excess utility charges	25,000	PH Operations	
	• Investment income	10,000	PH Operations	
	• Other Miscellaneous Income – PH	362,000	PH Operations	
• Other Miscellaneous Income – HCV	21,000	HCV Operations		
5. Non-Federal sources (listed below)				
• 21 st Century Grant – NC Dept. of Instruction	90,000	PH Supportive Services		
• Dropout Intervention Program Grant	58,000	PH Supportive Services		
• CDBG Grant	25,000	PH Supportive Services		
	Total Resources	\$ 42,019,005		

6.3 Rent Determination

DHA’s rent policies for the conventional public housing program (PH) are as follows:

A family’s income determines eligibility for assistance and is also used to calculate the family’s rent payment. DHA will use the policies and methods described in Chapter 6 of its ACOP and its HCVAP, as well as HUD regulations, to ensure that only eligible families receive assistance and that no family pays more or less than its obligation under the regulations.

Income-based rents are set at the highest of 30% of adjusted monthly income, or 10% of unadjusted monthly income. DHA will not employ any discretionary rent-setting policies for income-based rent in public housing.

Flat Rents have been established based on the operating cost of the public housing units, rental value of the units, and DHA and Quality Housing and Work Responsibility Act (QHWRA) objectives for encouraging residents to work. DHA does not currently offer ceiling rents.

DHA’s minimum rent is \$50.00. DHA has adopted minimum rent hardship exemption policies contained in Chapter 6 of the ACOP.

Families paying minimum rent are required to report all income increases, including new employment, within ten (10) business days of the date the change takes effect so that DHA may recalculate rent. Interim

	<p>reexaminations will only be conducted for families that qualify for the earned income disallowance (EID), and only when the EID family's rent will change as a result of the increase. In all other cases, DHA will note the information in the tenant file, but will not conduct an interim reexamination.</p> <p>The Individual Savings Account program (ISAs) has been implemented for residents, as an alternative to the required 12-month disallowance of earned income and phasing in of rent increases in the next year.</p> <p>DHA has decided to set the following rent policies for the Housing Choice Voucher Program:</p> <p>DHA is retaining the calculation of the participant's contribution at greatest of 30% of adjusted income, or 10% of monthly income.</p> <p>DHA is not adding any income exclusions to the statutory requirements in the calculation of adjusted income.</p> <p>DHA requires that increases in income, which occur between annual recertifications, are considered and reported within 10 days of the occurrence. DHA will verify the change, in accordance with its policies, and notify the family of the increased contract rent with thirty-days advance notice of the change.</p> <p>DHA will use the payment standard above 100% but at or below 110% of the FMR to increase the mobility of HCV program participants. The use of a higher payment standard is consistent with DHA's plan to afford participants the opportunity to relocate outside of poverty-impacted areas.</p> <p>DHA has established a minimum total tenant payment of \$50.00.</p>
<p>6.4</p>	<p>Operation and Management</p> <p>To fulfill its mission, DHA employs over one hundred twenty employees to carry out its daily activities. In addition to the Office of the Chief Executive Officer, there are four major organizational areas: Finance and Administration, Housing Choice Voucher Program, Development/Real Estate Strategies, and Housing Operations.</p> <p>Housing Operations has the responsibility for ensuring that rules, standards, and policies are established for governing maintenance and management of housing owned, assisted, and operated by DHA.</p> <p>To achieve its goals and objectives, DHA has transitioned to site based management, by employing skilled and semi-skilled maintenance supervisors and technicians who perform a variety of trades to ensure quality service to DHA residents.</p> <p>DHA also employs a Technical Services department with licensed plumbers, electricians, and HVAC staff to perform tasks that require specialized tradesman.</p> <p>DHA contracts with a number of vendors and contractors to perform janitorial, lawn care, pest control or other functions to ensure prompt, effective and quality service to DHA customers.</p> <p>DHA makes every effort to provide a healthy and pest-free environment for its residents. Treatments are scheduled on a quarterly basis using a rotation of pesticide applications to address cockroach infestation and other vermin such as rodents, termites, and bed bugs, which are treated effectively through a licensed contractor. A minimum of 48 hours written notice is given to the resident prior to treatment application.</p>
<p>6.5</p>	<p>Grievance Procedures</p> <p>Section 20 of DHA's dwelling lease discloses the agency's Grievance Policy and Procedure for public housing residents. The grievance procedure includes the necessary standards and criteria established for DHA residents to have a fair opportunity for a hearing regarding any DHA action or failure to act involving residents' lease, rights, or welfare.</p>

Designated Housing for Elderly and Disabled Families

DHA has four communities designated for elderly and disabled families:

6.6

Development Name and Number	Designation Type	Application Status	Date of Designation	Number of Units Effected
Scattered Sites NC19P013000003	Elderly Only	Approved	Designation granted 2/5/07	50 Units
Forest Hill Heights NC19P013000014	Elderly Only	Approved	Designation granted 2/5/07	55 Units
J.J. Henderson NC19P013000009	Elderly Only	Approved	Designation granted 2/5/07	178 Units
HOPE VI Morning Glory Senior Village (Alston Manor) NC19P013000030	Elderly Only	Approved	Designation granted 2/5/07	25 Units

Community Service and Self-Sufficiency

To comply with Community Service and Self-Sufficiency requirements for Public Housing, DHA has developed a plan of action and has secured grants and partnerships to accomplish self-sufficiency goals, as follows:

(a) Programs relating to services and amenities provided or offered to assisted families:

NAME AND DESCRIPTION OF PROGRAM

Through the Neighborhood Network grant, DHA has developed the following courses: Basic Computer skills for adults and high school children, Database management, GED classes, etc. Partnerships with higher education institutes and job training courses provide residents opportunities for self-sufficiency as outlined:

Partner	Classes
Durham Technical Community College	Computer Classes, Continuing Educations Classes
NC Elite Career Service Center	Job training courses
JobLink Career Center – Oxford Manor Satellite Site	Job readiness and placement services
A1 Solution	Computer-based Adult Basic Education and GED classes.

6.7

(b) Programs have been implemented at DHA for the enhancement of residents’ economic and social self-sufficiency. The following programs are designed to encourage, assist, train, or facilitate economic independence of assisted families, or to provide work for such families and increase resident self-responsibility:

NAME AND DESCRIPTION OF PROGRAM

The Resident Opportunities for Self-Sufficiency (ROSS) Service Coordinator and Family Self-Sufficiency grants coordinate and enhance services, and develop new programs to assist residents in making the transition from welfare to work. The programs provide coordination, recruitment and case management assistance needed by public housing residents in finding and maintaining employment to achieve self-sufficiency. DHA partners with job training agencies, institutions of higher learning, financial management and employers that provide resident opportunities for self-sufficiency as outlined:

Partner	Classes
Staffmark, Inc.	Job placement
North Carolina Cooperative Extension Service	Financial education classes
Branch Banking and Trust Company (BB&T)	Homeownership preparation services
Dress for Success, Inc.	Job readiness and retention services
Durham County Health Department	Health and medical services
Durham Alliance for Childcare	Childcare resources
Shaw University Center for Alternative Programs of Education	Post education and job training services
Durham Job Link Career Center	Job readiness and placement services

(c) DHA will comply with the requirements of community services and treatment of income changes resulting from welfare program requirements as follows:

DHA developed a plan of action to meet this mandate. The Resident Services Director works closely with Property Management to implement the program. The Property Management staff enforces this mandate. The Resident Councils provide appropriate assistance as needed.

DHA's community service program allows for full compliance with HUD requirements of eight hours (8) per month for community service, self-sufficiency activities, or a combination of both. It offers two components from which residents will be able to choose: 1) an intense job skills and training program provided through the Resident Services department and 2) community/volunteer service coordinated by the resident. This level of activity and flexibility promotes program participation and compliance.

Residents, who qualify for the exemption status, must complete a community service exception form and will be provided with detailed information regarding what documents are necessary for certification, as well as cut-off dates for compliance. Any change in resident exemption status must be reported immediately to DHA for proper follow-up and the recertification/verification process.

Resident Services and Property Management staff monitors residents required to participate in the program.

If the Property Manager determines that the community service requirement has not been met, the resident will be given the opportunity to cure the noncompliance.

The noncompliant household member and the head of household must sign a noncompliance form and cure agreement.

The Property Manager will offer the household member(s) the opportunity to enter into a cure agreement prior to the anniversary of the lease. The Property Manager will forward the cure agreement to the Recertification Manager and Supportive Services Coordinator.

If any household member(s) does not accept the terms of the cure agreement, or falls behind in their obligation under the agreement to perform community service, the Property Manager shall take action to terminate the lease.

Safety and Crime Prevention

(a) A description of the need for measures to ensure safety of public housing residents:

There have been incidences of violent and/or drug-related crime in some of DHA's developments as well as areas surrounding or adjacent to DHA's developments. Residents have become fearful for their safety and the safety of their children. Lower level crime has been observed such as vandalism and graffiti. People on the waiting list have been unwilling to move into one or more developments due to perceived and actual levels of violence and drug-related crime. There have also been incidences of drive by shootings due to non-residents preying on DHA families, which may be due to gang related activities.

(b) A description of any crime prevention activities conducted or to be conducted by the PHA:

DHA uses sworn Durham City Police Officers to provide law enforcement services in public housing communities. In addition, DHA will request HUD approval to change designation of the police unit to regular occupancy at Oldham Towers, request HUD approval to change designation of the police unit to a special use unit for Resident Patrol at JJ Henderson Housing Center and request HUD approval to change designation of the model unit at McDougald Terrace to a special use unit for the Resident Council.

DHA implemented its Crime Prevention Task Force, which developed individual crime prevention action plans specific to each community's needs. DHA has contracted with the Durham Police Department (DPD) to

6.8

	<p>provide supplemental community policing services. DHA implemented volunteer resident patrol programs at J. J. Henderson Housing Center and Oldham Towers.</p> <p>DHA employed a Resident Safety Coordinator who is solely responsible for coordinating all crime prevention activities.</p> <p>(c) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention activities:</p> <p>DHA works closely with the Durham Police Department to ensure the safety of public housing residents. It is the mission of the Durham Police Department to establish a total partnership with the citizens of Durham whereby the Police Department and all citizens are totally committed to work in harmony to preserve life; protect property; maintain human rights/equality; and promote individual responsibility and community commitment. The City of Durham has developed a Comprehensive Plan designed to increase the safety and security of residents by involving community agencies in reducing criminal activity.</p>
<p>6.9</p>	<p>Pets</p> <p>Chapter 10 of the ACOP explains DHA's policies on pet ownership in designated communities. The rules adopted are reasonably related to the legitimate interest of DHA to provide a decent, safe, and sanitary living environment for all residents, and to protect and preserve the physical condition of the property, as well as the financial interest of DHA. This policy also explains the exemption of service animals, which are allowed to reside in public housing communities with applicable restrictions waived.</p> <p>All pets are to be inoculated and licensed in accordance with state and local laws. The resident must provide an annual update on pet certification and inoculations, as well as information on spaying or neutering.</p>
<p>6.10</p>	<p>Civil Rights Certification</p> <p>The DHA certifies that it will carry out the public housing program of the agency in conformity with Title VI of the Civil Rights Act, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, and Title II of the Americans with Disabilities Act of 1990, and it will affirmatively further fair housing.</p> <p>DHA has adopted policies that promote non-discrimination, specifically prohibit discrimination on the basis of the following: race, color, sex, age, religion, disability, handicap, national origin and family status. DHA policies ensure consistent application of program rules, services, and procedures for all applicants and participants. Further, DHA recognizes the definition of a person with a disability, for purposes of granting a reasonable accommodation request under Section 504, Fair Housing Act, or the Americans with Disabilities Act, is much broader than the HUD/Social Security definition of “disability”. Therefore, DHA will only apply the standard as defined in 29 U.S.C. sections 706(8) (B) when verifying the need for a reasonable accommodation or modification to assisted units. DHA employs a grievance procedure to provide due process whenever a request from an applicant, participant, or resident is denied reasonable accommodation.</p> <p>Analysis of Impediments to Fair Housing Choice</p> <p>DHA reviews its policies at least annually to identify any impediments to fair housing choice within the programs administered. When it is found that impediments exist, DHA revises its policies, redesigns the applicable procedures, and provides training to the staff to address and manage areas of concern or potential exposure.</p> <p>Affirmatively Further Fair Housing</p> <p>DHA is part of a community partnership, which works with the City of Durham to affirmatively further fair housing by providing training and guidance within the locality. Information is disseminated citywide using local newspapers, the media, and other means. To support the City’s commitment to non-discrimination and equal opportunity in housing, the City of Durham makes special efforts to assure that housing programs</p>

	<p>assisted with federal or local funds are made widely known throughout the community. DHA uses the Fair Housing logo on all publications and informational material distributed to the public and indicates the TDD/TTY number on all letterhead.</p> <p>DHA affirmatively markets to races/ethnicities shown to have disproportionate housing needs through local service providers. DHA procures services from the Language Line Interpretation Service to aid in communication with persons with Limited English Proficiency. Special outreach is provided for the Hispanic population of the community, which includes employing Housing Specialists who speak the Spanish language, translating documents and brochures and providing program materials to organizations serving the Hispanic community. When requested, DHA will hold owner orientations, HCVP briefings and public housing pre-occupancy orientations for Spanish speaking applicants and other interested parties.</p> <p>DHA revised its HCV Administrative Plan to include the specific steps it will implement to affirmatively further fair housing, Chapter 2 Section II.B. Fair Housing and Equal Opportunity Procedures. DHA partners with public, private, government, and faith-based organizations to share information with the public, advocate for issues of concern and address obstacles and challenges faced, while administering its Housing Choice Voucher Program.</p> <p>DHA has reviewed the City of Durham’s Consolidated Plan and certifies that the Annual Plan is consistent with the City’s Consolidated Plan.</p>
<p>6.11</p>	<p>Fiscal Year Audit</p> <p>DHA is required to have an annual audit conducted under Section 5(h)(2) of the U. S. Housing Act of 1937 (42 USC 1437c(h)). The most recently completed annual audit was for the fiscal year ended December 31, 2010 (FY 2010) and was submitted to HUD. There were no findings noted as a result of that audit.</p>
<p>6.12</p>	<p>Asset Management</p> <p>On September 19, 2005, the U.S. Department of Housing and Urban Development (HUD) published regulations requiring housing authorities with more than 250 units to convert to asset management by FY 2011. DHA has been proactive in positioning the Authority to make a smooth transition by making asset management a top priority in its Five-Year Business and Strategic Plan.</p> <p>DHA’s first step in transitioning to asset management was implemented April 2006. The Authority reorganized its Housing Operations Department by eliminating its centralized maintenance function and transferred all routine service requests to the site level. DHA implemented site-based procurement of materials and supplies to the Asset Management Projects (AMPs). DHA implemented site-based budgeting by providing its property managers with the Authority to authorize, plan, purchase and monitor property expenditures at the AMP level. As the authority moves forward with being in full compliance with Asset Management, DHA contracted with a consultant to develop a repositioning strategy. The repositioning strategy provides recommendations for how the agency may address the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs of our inventory. Also see Section 7.0.</p>
<p>6.13</p>	<p>Violence Against Women Act (VAWA)</p> <p>In accordance with VAWA, DHA assisted residents of public housing and applicants and voucher holders of project-based and tenant-based programs by establishing policies that enable the housing authority to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault or stalking. DHA does not currently offer any activities, services, or programs for victims to obtain or maintain housing; nor does DHA offer activities, services, or programs to enhance victim safety or prevent violence in this category.</p> <p>DHA has included procedures to assure applicants and residents are aware of their rights under the Violence Against Woman Act as described in Chapter 13 of the ACOP and Chapters 3, 12 and 16 of the HCVAP.</p> <p>DHA’s Violence Against Women Act (VAWA) Policy is attached – nc013b01.</p>

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*

(a) Hope VI or Mixed Finance Modernization or Development

Durham Housing Authority plans to apply for a Choice Neighborhood Initiative Implementation Grant, or Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing and Project-Based Vouchers as described below:

HOPE VI or Mixed Finance Modernization or Development

1a. Development Name: McDougald Terrace, Public Housing Development

1b. Development (project) number: NC013-01

1c. Description of development: This rental development was built in 1959 and has fifty-nine dwelling unit buildings and one non-dwelling unit building. Families occupy the row type brick veneer structures. The unit size bedroom distribution includes 59 one-bedroom, 136 two-bedroom, 100 three-bedroom, 60 four-bedroom, and 5 five-bedroom rental units. **While there are currently 360 units, DHA and/or DVI will work with a qualified planner and architectural and engineering firm to determine the maximum number and type of replacement units. In 2011, DHA will re-apply for a Choice Neighborhoods Initiative Planning Grant. Ultimately, DHA's intentions are to redevelop the site. In addition, as future HUD funding is available, DHA plans to submit Choice Neighborhoods Initiative Implementation Grant application.**

2. Activity Type: Mixed Finance Modernization and/or Development

3. Application Status: Planned application

4. Date application planned for submission: 10/28/2014

5. Number of units affected: 360

Coverage of action: Total development

6. Timeline for activity:

a. Projected start date of activity: 01/28/2016

b. Projected end date of activity: 04/30/2024

HOPE VI or Mixed Finance Modernization or Development

1a. Development Name: Scattered Sites, Public Housing Development

1b. Development (project) number: NC013-03

1c. Description of development: This rental development was built in 1962 and has twenty-five dwelling unit buildings and one non-dwelling unit building. Elderly individuals occupy the duplex-type wood frame with brick veneer structures. The unit size bedroom distribution includes 12 zero bedrooms and 38 one bedrooms. **While there are currently 50 dwelling unit buildings, DHA and/or DVI will work with a qualified planner and/or architectural and engineering firm to determine the maximum possible number and type of replacement units.**

2. Activity Type: Mixed Finance Modernization or Development

3. Application Status: Planned application

4. Date application planned for submission: 12/21/2013

5. Number of units affected: up to 50

Coverage of action: Total development

6. Timeline for activity:

a. Projected start date of activity: 09/01/2015

b. Projected end date of activity: 12/31/2018

7.0

HOPE VI or Mixed Finance Modernization or Development

1a. Development Name: Oldham Towers, Public Housing Development

1b. Development (project) number: NC013-04

1c. Description of development: This rental development was built in 1969 and has one seven-story dwelling unit building and one non-dwelling unit building used to house the Resident Services Department. Elderly and non-elderly disabled individuals occupy the units. The complex consists of 50 zero-bedroom, 53 one-bedroom, and 3 three-bedroom units. Oldham Towers is adjacent to Main Street Townhomes, the first completed HOPE VI rental-housing complex. It is also located directly across from the proposed site of the Durham County Human Services Complex. **While there are currently 106 units, DHA and/or Development Ventures Incorporated (DVI) will work with a qualified planner and/or architectural and engineering firm to determine the maximum possible number and type of replacement units.**

2. Activity Type: Mixed Finance Modernization or Development

3. Application Status: Planned application

4. Date application planned for submission: 12/31/2014

5. Number of units affected: 106

Coverage of action: Total development

6. Timeline for activity:

a. Projected start date of activity: 09/01/2016

b. Projected end date of activity: 12/31/2020

HOPE VI or Mixed Finance Modernization or Development

1a. Development Name: Cornwallis Road, Public Housing Development

1b. Development (project) number: NC013-05

1c. Description of development: This rental development was built in 1967 and has eighty-two dwelling unit buildings and one non-dwelling unit building. Families and elderly individuals occupy the single-family duplex and row type wood frame and brick veneer structures. The unit size bedroom distribution includes 20 one-bedroom, 50 two-bedrooms, 76 three-bedroom units, 46 four bedrooms, 6 five bedrooms, and 2 six bedrooms. **While there are currently 200 units, DHA and/or DVI will work with a qualified planner and/or architectural and engineering firm to determine the maximum possible number and type of replacement units.**

2. Activity Type: Mixed Finance Modernization or Development

3. Application Status: Planned application

4. Date application planned for submission: 12/31/2019

5. Number of units affected: 200

Coverage of action: Total development

6. Timeline for activity:

a. Projected start date of activity: 09/01/2021

b. Projected end date of activity: 12/31/2025

HOPE VI or Mixed Finance Modernization or Development

1a. Development Name: Liberty Street, Public Housing Development

1b. Development (project) number: NC013-06

1c. Description of development: This rental development was built in 1972 and has twenty-six dwelling unit buildings and one non-dwelling unit building. Families occupy the row type structures and elderly individuals occupy the two-story walk-up structures. The unit size bedroom distribution includes 32 one-bedroom, 47 two-bedroom, and 29 three-bedroom units. This site is adjacent to Main Street Townhomes, the first completed HOPE VI rental-housing complex. **While there are currently 108 units, DHA and/or DVI will work with a qualified planner and/or architectural and engineering firm to determine the maximum possible number and type of replacement units.**

2. Activity Type: Mixed Finance Modernization or Development

3. Application Status: Planned application

4. Date application planned for submission: 12/31/2014

5. **Number of units affected:** 108
Coverage of action: Total development

6. **Timeline for activity:**
a. **Projected start date of activity:** 09/01/2016
b. **Projected end date of activity:** 12/31/2020

HOPE VI or Mixed Finance Modernization or Development

1a. **Development Name:** Club Boulevard, Public Housing Development

1b. **Development (project) number:** NC013-07

1c. **Description of development:** This rental development was built in 1969 and has seventy-seven dwelling unit buildings and one non-dwelling unit building. Families occupy single-family structures. The unit size bedroom distribution includes 54 three-bedroom and 23 four-bedroom rental home units. **While there are currently 77 units, DHA and/or DVI will work with a qualified planner and/or architectural and engineering firm to determine the maximum possible number and type of replacement units. Another option is to convert up to 77 units into for-sale homes. Additions to the homes and substantial renovations will be warranted.**

2. **Activity Type:** Mixed Finance Modernization or Development

3. **Application Status:** Planned application

4. **Date application planned for submission:** 12/31/2016

5. **Number of units affected:** 77
Coverage of action: Total development

6. **Timeline for activity:**
a. **Projected start date of activity:** 09/01/2018
b. **Projected end date of activity:** 12/31/2021

HOPE VI or Mixed Finance Modernization or Development

1a. **Development Name:** Hoover Road, Public Housing Development

1b. **Development (project) number:** NC013-08

1c. **Description of development:** This rental development was built in 1968 and has seven dwelling unit buildings and one non-dwelling unit building. Families occupy the row type wood frame and brick veneer structures. The unit size bedroom distribution includes 21 two bedrooms and 33 four bedrooms. **While there are currently 54 units, DHA and/or DVI will work with a qualified planner and/or architectural and engineering firm to determine the maximum possible number and type of replacement units.**

2. **Activity Type:** Mixed Finance Modernization or Development

3. **Application Status:** Planned application

4. **Date application planned for submission:** 12/31/2015

5. **Number of units affected:** 54
Coverage of action: Total development

6. **Timeline for activity:**
a. **Projected start date of activity:** 09/01/2017
b. **Projected end date of activity:** 12/31/2021

HOPE VI or Mixed Finance Modernization or Development

1a. **Development Name:** J. J. Henderson Housing Center, Public Housing Development

1b. **Development (project) number:** NC013-09

1c. **Description of development:** This rental development was built in 1978 and has one nine-story dwelling unit building. Elderly individuals occupy the units the reinforced concrete frame and reinforced exterior wall high-rise elevator structure. The unit size bedroom distribution includes 141 zero bedrooms and 37 one bedrooms. **While there are currently 178 units, DHA and/or DVI will work with a qualified planner and/or architectural and engineering firm to determine the maximum possible number and type of replacement units.**

2. **Activity Type:** Mixed Finance Modernization or Development

3. **Application Status:** Planned application

4. **Date application planned for submission: 12/31/2015**
5. **Number of units affected: 178**
Coverage of action: Total development
6. **Timeline for activity:**
 - a. **Projected start date of activity: 09/01/2017**
 - b. **Projected end date of activity: 12/31/2023**

HOPE VI or Mixed Finance Modernization or Development

- 1a. **Development Name:** Morreene Road, Public Housing Development
- 1b. **Development (project) number:** NC013-10
- 1c. **Description of development:** This rental development was built in 1968 and has seventeen dwelling unit buildings and one non-dwelling unit building. Families occupy the two story walk-up masonry bearing walls and wood roof framing structures. The unit size bedroom distribution includes 24 zero bedroom, 168 one-bedroom, and 32 two-bedroom units. **While there are currently 224 units, DHA and/or DVI will work with a qualified planner and/or architectural and engineering firm to determine the maximum possible number and type of replacement units.**
2. **Activity Type:** Mixed Finance Modernization or Development
3. **Application Status:** Planned application
4. **Date application planned for submission: 12/31/2018**
5. **Number of units affected: 224**
Coverage of action: Total development
6. **Timeline for activity:**
 - a. **Projected start date of activity: 09/01/2022**
 - b. **Projected end date of activity: 12/31/2026**

HOPE VI or Mixed Finance Modernization or Development

- 1a. **Development Name:** Damar Court, Public Housing Development
- 1b. **Development (project) number:** NC013-11
- 1c. **Description of development:** This rental development was built in 1967 and has seventeen dwelling unit buildings and shares a Community Center with the Morreene Road development. Families occupy the two-story row type wood frame with brick veneer structures. The unit size bedroom distribution includes 102 two-bedrooms. **While there are currently 102 units, DHA and/or DVI will work with a qualified planner and/or architectural and engineering firm to determine the maximum possible number and type of replacement units.**
2. **Activity Type:** Mixed Finance Modernization or Development
3. **Application Status:** Planned application
4. **Date application planned for submission: 12/31/2020**
5. **Number of units affected: 102**
Coverage of action: Total development
6. **Timeline for activity:**
 - a. **Projected start date of activity: 09/01/2022**
 - b. **Projected end date of activity: 12/31/2026**

HOPE VI or Mixed Finance Modernization or Development

- 1a. **Development Name:** Oxford Manor, Public Housing Development
- 1b. **Development (project) number:** NC013-12
- 1c. **Description of development:** This rental development was built in 1972 and has sixty-six dwelling unit buildings and one non-dwelling unit building. Families occupy the two-story row type wood frame with brick veneer structures. The unit size bedroom distribution includes 50 two-bedrooms, 34 three-bedroom units, 68 four bedrooms, and 20 five bedrooms. **While there are currently 172 units, DHA and/or DVI will work with a qualified planner and/or architectural and engineering firm to determine the maximum possible number and type of replacement units.**
2. **Activity Type:** Mixed Finance Modernization or Development
3. **Application Status:** Planned application

4. **Date application planned for submission: 12/31/2022**
5. **Number of units affected: 172**
Coverage of action: Total development
6. **Timeline for activity:**
 - a. **Projected start date of activity: 09/01/2025**
 - b. **Projected end date of activity: 12/31/2030**

HOPE VI or Mixed Finance Modernization or Development

- 1a. **Development Name:** Birchwood Heights, Public Housing Development
- 1b. **Development (project) number:** NC013-13
- 1c. **Description of development:** Families occupy the four single-family type wood frame and brick veneer structures, which was built in 1971. The unit size bedroom distribution includes 3 two bedrooms and 1 three bedroom. **DHA will work with a qualified contractor to make the necessary rehabilitation repairs necessary to sell the homes.**
2. **Activity Type:** Mixed Finance Modernization or Development
3. **Application Status:** Planned application
4. **Date application planned for submission: 12/31/2012**
5. **Number of units affected: 4**
Coverage of action: Total development
6. **Timeline for activity:**
 - a. **Projected start date of activity: 12/31/2013**
 - b. **Projected end date of activity: 12/31/2014**

HOPE VI or Mixed Finance Modernization or Development

- 1a. **Development Name:** Forest Hill Heights, Public Housing Development
- 1b. **Development (project) number:** NC013-14
- 1c. **Description of development:** This rental development was built in 1981 and has eight dwelling unit buildings and one non-dwelling unit building. Elderly individuals occupy the row type structures. The unit size bedroom distribution includes 20 zero-bedroom and 35 one-bedroom rental units. **While there are currently 55 units, DHA and/or DVI will work with a qualified architectural and engineering firm to determine the maximum possible number and type of replacement units. Additionally, redevelopment may consist of a combination of both rental and homeownership units.**
2. **Activity Type:** Mixed Finance Modernization or Development
3. **Application Status:** Planned application
4. **Date application planned for submission: 12/31/2013**
5. **Number of units affected: 55**
Coverage of action: Total development
6. **Timeline for activity:**
 - a. **Projected start date of activity: 09/01/2015**
 - b. **Projected end date of activity: 12/31/2018**

HOPE VI or Mixed Finance Modernization or Development

- 1a. **Development Name:** Laurel Oaks, Public Housing Development
- 1b. **Development (project) number:** NC013-15
- 1c. **Description of development:** This family self-sufficiency rental development was built in 2004 and has six dwelling unit buildings and one non-dwelling unit building. Families occupy the row type wood frame and brick veneer structures. The unit size bedroom distribution includes 30 three-bedroom units. **While there are currently 30 units, DHA and/or DVI will work with a qualified architectural and engineering firm to build up to an additional 10 units on the vacant parcels owned by DHA.**
2. **Activity Type:** Mixed Finance Modernization or Development
3. **Application Status:** Planned application

4. **Date application planned for submission: 12/31/2012**
5. **Number of units affected: up to 10**
Coverage of action: Total development
6. **Timeline for activity:**
 - a. **Projected start date of activity: 12/31/2014**
 - b. **Projected end date of activity: 12/31/2015**

HOPE VI or Mixed Finance Modernization or Development

- 1a. **Development Name: Kerrwood Estates, Affordable Housing Development**
- 1b. **Development (project) number: NC013-19**
- 1c. **Description of development: Families occupy the single-family type wood frame and brick veneer structures, which was built in 1969. All of the original one hundred fifty single-family homes were sold. While there are currently 3 vacant parcels, DHA and/or DVI will work with a qualified planner and/or architectural and engineering firm to determine the maximum possible number and type of replacement units, if any.**
2. **Activity Type: Mixed Finance Modernization or Development**
3. **Application Status: Planned application**
4. **Date application planned for submission: 12/31/2012**
5. **Number of units affected: 3 vacant parcels**
Coverage of action: Total development
6. **Timeline for activity:**
 - a. **Projected start date of activity: 12/31/2013**
 - b. **Projected end date of activity: 12/31/2015**

HOPE VI or Mixed Finance Modernization or Development

- 1a. **Development Name: Edgemont Elms, Affordable Housing Development**
- 1b. **Development (project) number: NC013-21**
- 1c. **Description of development: This rental development was built in 1989 and has eleven dwelling unit buildings. Families occupy the row type structures. The unit size bedroom distribution includes 40 two-bedroom and 18 three-bedroom rental units.**
2. **Activity Type: Mixed Finance Modernization and/or Development**
3. **Application Status: Approved application**
4. **Date application approved: 07/26/2010**
5. **Number of units affected: 16 of 58**
Coverage of action: DHA has obtained HUD approval to use Replacement Housing Factor (RHF) funding to convert and rehabilitate 16 units of Edgemont Elms units into public housing units. However, the long-term goal is address the physical needs of the total development through other funding opportunities.
6. **Timeline for activity:**
 - a. **Projected start date of activity: 07/05/2011**
 - b. **Projected end date of activity: 09/28/2012**

HOPE VI or Mixed Finance Modernization or Development

- 1a. **Development Name: Edgemont Elms, Affordable Housing Development**
- 1b. **Development (project) number: NC013-21**
- 1c. **Description of development: This rental development was built in 1989 and has eleven dwelling unit buildings. Families occupy the row type structures. The unit size bedroom distribution includes 40 two-bedroom and 18 three-bedroom rental units.**
2. **Activity Type: Mixed Finance Modernization and/or Development**
3. **Application Status: Approved application**
4. **Date application approved: 07/26/2010**
5. **Number of units affected: 42 of 58**
Coverage of action: The agency has received approval for the usage of various funding sources to assist with the rehabilitation efforts. The long-term goal is to address the physical needs of the total

development.

6. **Timeline for activity:**
 - a. **Projected start date of activity: 07/05/2011**
 - b. **Projected end date of activity: 09/28/2012**

HOPE VI or Mixed Finance Modernization or Development

1a. Development Name: Preiss-Steele Place, Affordable Housing Development

1b. Development (project) number: NC013-30

1c. Description of development: This rental development was built in 1993 and has one dwelling unit building with additional common space. Elderly and disabled individuals occupy the one dwelling unit building with additional common space. Elderly and disabled individuals occupy the mid-rise elevator type brick structure. The current unit size bedroom distribution includes 102 one-bedroom units. DHA and/or DVI will continue to identify the necessary funding to rehabilitate the property. The rehabilitation efforts will occur in phases. There may be an effort to project base a portion of the units. The entity (ies) will also obtain the necessary approvals as warranted.

2. Activity Type: Mixed Finance Modernization or Development

3. Application Status: Planned application

4. Date application planned for submission: 07/31/2011

5. Number of units affected: 102

Coverage of action: Total development

6. **Timeline for activity:**
 - a. **Projected start date of activity: 09/30/2011**
 - b. **Projected end date of activity: 12/31/2013**

HOPE VI or Mixed Finance Modernization or Development

1a. Development Name: 1010 Worth Street (Option 1)

1b. Development (project) number: Unknown

1c. Description of development: The property, which was built in 1900, consists of a conventional single-story two-bedroom, two-bathroom, 810 sq. ft. historic single-family home. The goal is to rehabilitate the home, to include adding additional square footage. It is anticipated that the home will be approximately 1,210 sq. ft. and will consist of 3 bedrooms and 2 bathrooms. The home will be rented to a public housing or non-public housing family earning 80% or less of the AMI, and eventually becoming a homeownership for-sale unit. If the funding source is Replacement Housing Factor funds, the home will be rented to a public housing family. **DHA and/or DVI will work with a qualified architectural and engineering firm and the State Historic Preservation Office to determine the most effective redevelopment method for the historic home.**

2. Activity Type: Mixed Finance Modernization and/or Development

3. Application Status: Planned application

4. Date application planned for submission: 06/30/2012

5. Number of units affected: 1

Coverage of action: The agency will seek the appropriate approvals, to include HUD approval, to redevelop the home; DHA and/or DVI will seek various funding streams.

6. **Timeline for activity:**
 - a. **Projected start date of activity: 12/31/2012**
 - b. **Projected end date of activity: 12/31/2013**

HOPE VI or Mixed Finance Modernization or Development

1a. Development Name: Goley Street, Affordable Housing Development

1b. Development (project) number: Unknown

1c. Description of development: This rental development will consist of up to 45 dwelling units. Families will occupy the walk-up, row-house and semi-detached type structures. The unit size bedroom distribution is anticipated to include 22 two-bedroom and 23 three-bedroom rental units. **While this phase has not been developed, DVI will work with a qualified architectural and engineering firm to determine the maximum number possible of replacement units.**

2. **Activity Type:** Mixed Finance Modernization and/or Development
3. **Application Status:** Planned application
4. **Date application planned for submission:** 01/31/2011
5. **Number of units affected:** 45
Coverage of action: The agency will seek HUD approval to develop a mixed finance community of affordable rental units, to include public housing, tax credit and/or a few market rate units. **DVI and/or DHA** will seek various funding streams, to include low-income housing tax credits, to develop the units.
6. **Timeline for activity:**
 - a. **Projected start date of activity:** 01/31/2012
 - b. **Projected end date of activity:** 06/30/2013

HOPE VI or Mixed Finance Modernization or Development

- 1a. **Development Name:** Goley Pointe
- 1b. **Development (project) number:** Unknown
- 1c. **Description of development:** This rental development will consist of multiple dwelling unit buildings. Individuals will occupy the walk-up and/or garden-style type structures. The unit size bedroom distribution is anticipated to include one-, two-, three- and four-bedroom rental units. The site will also consist of a space for a property manager, supportive services manager and a community center. While this site has not been developed, DHA and/or DVI will work with a qualified architectural and engineering firm to determine the maximum number possible of replacement units.
2. **Activity Type:** Mixed Finance Modernization and/or Development
3. **Application Status:** Planned application
4. **Date application planned for submission:** 01/31/2011
5. **Number of units affected:** up to 40; only 12 will serve the homeless population
Coverage of action: The agency will seek the appropriate approvals, to include HUD approval, to develop affordable housing that will serve as replacement units. DHA and/or DVI will seek various funding streams.
6. **Timeline for activity:**
 - a. **Projected start date of activity:** 01/28/2012
 - b. **Projected end date of activity:** 04/30/2013

(b) Demolition and/or Disposition

Durham Housing Authority plans to conduct demolition and disposition activities (pursuant to Section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1427p) as follows:

Demolition and/or Disposition Activity Description

- 1a. **Development Name:** McDougald Terrace, Public Housing Development
- 1b. **Development (project) number:** NC013-01
- 1c. **Description of development:** This rental development was built in 1959 and has fifty-nine dwelling unit buildings and one non-dwelling unit building. Families occupy the row type brick veneer structures. The unit size bedroom distribution includes 59 one-bedroom, 136 two-bedroom, 100 three-bedroom, 6 four-bedroom, and 5 five-bedroom rental units. In 2011, DHA plans to submit a Choice Neighborhoods Initiative Planning Grant application. In addition, as future HUD funding is available, DHA plans to submit a Choice Neighborhoods Initiative Implementation Grant application.
2. **Activity Type:** Demolition and Disposition
3. **Application Status:** Planned application
4. **Date application planned for submission:** 07/31/2014
5. **Number of units affected:** 360
Coverage of action: Total development / The remainder of the development
6. **Timeline for activity:**
 - a. **Projected start date of activity:** 12/31/2016
 - b. **Projected end date of activity:** 12/31/2017

7.0

Demolition and/or Disposition Activity Description

- 1a. Development Name:** Scattered Sites, Public Housing Development
- 1b. Development (project) number:** NC013-03
- 1c. Description of development:** This rental development was built in 1962 and has twenty-five dwelling unit buildings and one non-dwelling unit building. Elderly individuals occupy the duplex-type wood frame with brick veneer structures. The unit size bedroom distribution includes 12 zero bedrooms and 38 one-bedrooms. It is proposed that 12 units be disposed of. The units are located in 6 buildings, comprising of 4 zero-bedroom and 8 one-bedroom units.
- 2. Activity Type:** Demolition and/or Disposition
- 3. Application Status:** Planned application
- 4. Date application planned for submission:** 12/31/2012
- 5. Number of units affected:** 12
Coverage of action: Total development
- 6. Timeline for activity:**
 - a. Projected start date of activity:** 12/31/2013
 - b. Projected end date of activity:** 12/31/2014

Demolition and/or Disposition Activity Description

- 1a. Development Name:** Oldham Towers, Public Housing Development
- 1b. Development (project) number:** NC013-04
- 1c. Description of development:** This rental development was built in 1969 and has one seven-story dwelling unit building and one non-dwelling unit building used to house the Resident Services Department. Elderly and non-elderly disabled individuals occupy the units. The complex consists of 50 zero-bedroom, 53 one-bedroom and 3 three-bedroom units. Oldham Towers is adjacent to Main Street Townhomes, the first completed HOPE VI rental-housing complex. It is also located directly across from the proposed site of the Durham County Human Services Complex.
- 2. Activity Type:** Demolition and Disposition
- 3. Application Status:** Planned application
- 4. Date application planned for submission:** 12/31/2013
- 5. Number of units affected:** 106
Coverage of action: Total development
- 6. Timeline for activity:**
 - a. Projected start date of activity:** 12/31/2014
 - b. Projected end date of activity:** 12/31/2015

Demolition and/or Disposition Activity Description

- 1a. Development Name:** Cornwallis Road, Public Housing Development
- 1b. Development (project) number:** NC013-05
- 1c. Description of development:** This rental development was built in 1967 and has eighty-two dwelling unit buildings and one non-dwelling unit building. Families and elderly individuals occupy the single-family duplex and row type wood frame and brick veneer structures. The unit size bedroom distribution includes 20 one-bedroom, 50 two-bedrooms, 76 three-bedroom units, 46 four bedrooms, 6 five bedrooms, and 2 six bedrooms.
- 2. Activity Type:** Demolition and/or Disposition
- 3. Application Status:** Planned application
- 4. Date application planned for submission:** 12/31/2017
- 5. Number of units affected:** 200
Coverage of action: Total development
- 6. Timeline for activity:**
 - a. Projected start date of activity:** 12/31/2018
 - b. Projected end date of activity:** 12/31/2019

Demolition and/or Disposition Activity Description

1a. Development Name: Liberty Street, Public Housing Development

1b. Development (project) number: NC013-06

1c. Description of development: This rental development was built in 1972 and has twenty-six dwelling unit buildings and one non-dwelling unit building. Families occupy the row type structures and elderly individuals occupy the tow-story walk-up structures. The unit size bedroom distribution includes 32 one-bedroom, 47 two-bedroom, and 29 three-bedroom units. This site is adjacent to Main Street Townhomes, the first completed HOPE VI rental-housing complex.

2. Activity Type: Demolition and Disposition

3. Application Status: Planned application

4. Date application planned for submission: 12/31/2013

5. Number of units affected: 108

Coverage of action: Total development

6. Timeline for activity:

a. Projected start date of activity: 12/31/2014

b. Projected end date of activity: 12/31/2015

Demolition and/or Disposition Activity Description

1a. Development Name: Club Boulevard, Public Housing Development

1b. Development (project) number: NC013-07

1c. Description of development: This rental development was built in 1969 and has seventy-seven dwelling unit buildings and one non-dwelling unit building. Families occupy single-family structures. The unit size bedroom distribution includes 54 three-bedroom and 23 four-bedroom rental home units.

2. Activity Type: Demolition and Disposition

3. Application Status: Planned application

4. Date application planned for submission: 12/31/2014

5. Number of units affected: 77

Coverage of action: Total development

6. Timeline for activity:

a. Projected start date of activity: 12/31/2015

b. Projected end date of activity: 12/31/2016

Demolition and/or Disposition Activity Description

1a. Development Name: Hoover Road, Public Housing Development

1b. Development (project) number: NC013-08

1c. Description of development: This rental development was built in 1968 and has seven dwelling unit buildings and one non-dwelling unit building. Families occupy the row type wood frame and brick veneer structures. The unit size bedroom distribution includes 21 two bedrooms and 33 four bedrooms.

2. Activity Type: Demolition and/or Disposition

3. Application Status: Planned application

4. Date application planned for submission: 12/31/2013

5. Number of units affected: 54

Coverage of action: Total development

6. Timeline for activity:

a. Projected start date of activity: 12/31/2014

b. Projected end date of activity: 12/31/2015

Demolition and/or Disposition Activity Description

1a. Development Name: J. J. Henderson Housing Center, Public Housing Development

1b. Development (project) number: NC013-09

1c. Description of development: This rental development was built in 1978 and has one nine-story dwelling unit building. Elderly individuals occupy the units the reinforced concrete frame and reinforced exterior wall high-rise elevator structure. The unit size bedroom distribution includes 141

zero bedrooms and 37 one bedrooms.

2. **Activity Type:** Demolition and/or Disposition
3. **Application Status:** Planned application
4. **Date application planned for submission:** 12/31/2013
5. **Number of units affected:** 178
Coverage of action: Total development
6. **Timeline for activity:**
 - a. **Projected start date of activity:** 12/31/2014
 - b. **Projected end date of activity:** 12/31/2015

Demolition and/or Disposition Activity Description

1a. **Development Name:** Morreene Road, Public Housing Development

1b. **Development (project) number:** NC013-10

1c. **Description of development:** This rental development was built in 1968 and has seventeen dwelling unit buildings and one non-dwelling unit building. Families occupy the two story walk-up masonry bearing walls and wood roof framing structures. The unit size bedroom distribution includes 24 zero bedroom, 168 one-bedroom, and 32 two-bedroom units.

2. **Activity Type:** Demolition and/or Disposition
3. **Application Status:** Planned application
4. **Date application planned for submission:** 12/31/2016
5. **Number of units affected:** 224
Coverage of action: Total development
6. **Timeline for activity:**
 - a. **Projected start date of activity:** 12/31/2017
 - b. **Projected end date of activity:** 12/31/2018

Demolition and/or Disposition Activity Description

1a. **Development Name:** Damar Court, Public Housing Development

1b. **Development (project) number:** NC013-11

1c. **Description of development:** this rental development was built in 1967, has seventeen dwelling unit buildings, and shares a Community Center with the Morreene Road development. Families occupy the two-story row type wood frame with brick veneer structures. The unit size bedroom distribution includes 102 two-bedrooms.

2. **Activity Type:** Demolition and/or Disposition
3. **Application Status:** Planned application
4. **Date application planned for submission:** 12/31/2018
5. **Number of units affected:** up to 102
Coverage of action: Total development
6. **Timeline for activity:**
 - a. **Projected start date of activity:** 12/31/2019
 - b. **Projected end date of activity:** 12/31/2020

Demolition and/or Disposition Activity Description

1a. **Development Name:** Oxford Manor, Public Housing Development

1b. **Development (project) number:** NC013-12

1c. **Description of development:** This rental development was built in 1972 and has sixty-six dwelling unit buildings and one non-dwelling unit building. Families occupy the two-story row type wood frame with brick veneer structures. The unit size bedroom distribution includes 50 two-bedrooms, 34 three-bedroom units, 68 four bedrooms, and 20 five bedrooms.

2. **Activity Type:** Demolition and/or Disposition
3. **Application Status:** Planned application
4. **Date application planned for submission:** 12/31/2020
5. **Number of units affected:** 172

Coverage of action: Total development

6. Timeline for activity:

a. Projected start date of activity: 12/31/2021

b. Projected end date of activity: 12/31/2022

Demolition and/or Disposition Activity Description

1a. Development Name: Birchwood Heights, Public Housing Development

1b. Development (project) number: NC013-13

1c. Description of development: Families currently occupy the four single-family type wood frame and brick veneer structures, which was built in 1971. The unit size bedroom distribution includes 3 two bedrooms and 1 three bedroom.

2. Activity Type: Disposition

3. Application Status: Planned application

4. Date application planned for submission: 12/30/2012

5. Number of units affected: 4

Coverage of action: Total development

6. Timeline for activity:

a. Projected start date of activity: 12/30/2013

b. Projected end date of activity: 12/30/2014

Demolition and/or Disposition Activity Description

1a. Development Name: Forest Hill Heights, Public Housing Development

1b. Development (project) number: NC013-14

1c. Description of development: This rental development was built in 1981 and has eight dwelling unit buildings and one non-dwelling unit building. Elderly individuals occupy the row type structures. The unit size bedroom distribution includes 20 zero-bedroom and 35 one-bedroom rental units.

2. Activity Type: Demolition and Disposition

3. Application Status: Planned application

4. Date application planned for submission: 12/31/2012

5. Number of units affected: 55

Coverage of action: Total development

6. Timeline for activity:

a. Projected start date of activity: 12/31/2013

b. Projected end date of activity: 12/31/2014

(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:** Durham Housing Authority has no buildings or units that are required to be converted to tenant-based assistance. However, Durham Housing Authority does plan to voluntarily convert buildings and/or units. DHA included an amendment in its Administrative Plan to address this need, should it arise.
- 2) **An analysis of the projects or buildings required to be converted:** No buildings or units are required to be converted; therefore, no analysis is required.
- 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:** No buildings or units are required to be converted; therefore no assistance will be received.

7.0

4) Durham Housing Authority completed its voluntary conversion assessments and has submitted it in past agency plans as follows:

Voluntary Conversion Initial Assessments

- a. How many of the PHA’s developments are subject to the Required Initial Assessments? Nine (9)
- b. How many of the PHA’s developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)? Four. There are four designated elderly communities.
- c. How many Assessments were conducted for the PHA’s covered Developments? Six
- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:

Development Name	Number of Units
Liberty Street	108
Damar Court	102
Oxford Manor	172
Cornwallis Road	200
Club Boulevard	77
Morreene Road	224

In 2011, the Durham Housing Authority completed a voluntary conversion analysis, which indicated that only one of Durham Housing Authority properties (Club Boulevard) passed the cost-effectiveness test, i.e. the cost to operate the projects must exceed the cost of providing tenant-based assistance.

(d) Homeownership

Durham Housing Authority plans to apply for funds to conduct homeownership activities as follows:

Homeownership Activity Description

1a. Development Name: HOPE VI Edgemont Homeownership

1b. Development (project) number: Not applicable

1c. Description of development: This homeownership development will be built on a portion of the former Few Gardens site (Edgemont B) and on a site located between the HOPE VI Calvert A and B sites (Edgemont A). The Edgemont A site will consist of up to 24 homes and the Edgemont B site will consist of up to 26 homes. Initially, the Edgemont A site will currently consist of 16 single-family for-sale homes and the Edgemont B site will consist of 21 single-family for-sale homes, for a total of 37. However, there will be lots remaining for additional development. This homeownership development will consist of one- and two-story for-sale single-family homes affordable to persons earning 80% or less of the area median income level. The homes will be three and four-bedroom units. **DHA and/or DVI will work with a qualified architectural and engineering firm to determine the maximum possible number of replacement homes.**

2. Activity Type: Homeownership

3. Application Status: Planned application

4. Date application planned for submission: 07/31/2009

5. Number of units affected: 37

Coverage of action: Total development

6. Timeline for activity:

a. Projected start date of activity: 12/31/2011

b. Projected end date of activity: 12/31/2014

7.0

Homeownership Activity Description

1a. Development Name: Undeveloped parcels, Affordable Housing Development

1b. Development (project) number: Unknown

1c. Description of development: This homeownership development will consist of up to 22 single-family homes that will be available for individuals at or below 80% of the area median income level. Families will occupy the walk-up and/or garden-style type structures. The unit size bedroom distribution is anticipated to include three and four-bedroom single-family homes that will be sold, leased and/or rented. The replatted Edgemont A & B sites will allow for 26 single-family for-sale homes on the Edgemont A site and 29 on the Edgemont B site, for a total of 55 homes. Of the 55 homes, 37 will be developed as part of the HOPE VI Edgemont Homeownership Phase, thereby leaving 18 lots for future for-sale homeownership units. Up to 18 homes will be built on the Edgemont A (10) and Edgemont B (8) sites. In addition, up to 4 homes will be built on Northeast Central Durham lots owned by DHA, contingent upon the appropriate HUD approvals, for a total of up to 22 homes.

2. Activity Type: Mixed Finance Modernization and/or Development

3. Application Status: Planned application

4. Date application planned for submission: 06/30/2012

5. Number of units affected: up to 22

Coverage of action: The agency will seek the appropriate approvals, to include HUD approval.

DHA and/or DVI will seek various funding streams to construct the homes.

6. Timeline for activity:

a. Projected start date of activity: 12/31/2012

b. Projected end date of activity: 12/31/2013

Homeownership Activity Description

1a. Development Name: 1010 Worth Street (Option 2)

1b. Development (project) number: Unknown

1c. Description of development: The property, which was built in 1900, consists of a conventional single-story two-bedroom, two-bathrooms 810 sq. ft. historic single-family home. The goal is to rehabilitate the home, to include adding additional square footage. It is anticipated that the home will be approximately 1,210 sq. ft. and will consist of 3 bedrooms and 2 bathrooms. The home will to be sold to a family earning 80% or less of the AMI. **DHA and/or DVI will work with a qualified architectural and engineering firm and the State Historic Preservation Office to determine the most effective redevelopment method for the historic home.**

2. Activity Type: Mixed Finance Modernization and/or Development

3. Application Status: Planned application

4. Date application planned for submission: 06/30/2012

5. Number of units affected: 1

Coverage of action: The agency will seek the appropriate approvals, to include HUD approval, to redevelop the home; DHA and/or DVI will seek various funding streams.

6. Timeline for activity:

a. Projected start date of activity: 12/31/2012

b. Projected end date of activity: 12/31/2013

Durham Housing Authority Homeownership Program

Durham Housing Authority (DHA) administers a Homeownership Program, which permits eligible participants in the Housing Choice Voucher Program, Public Housing Program, and HOPE VI Program the option of receiving financial literacy training, homebuyer education, counseling, and assistance with the home buying process. In addition, housing choice voucher holders may exercise the option of purchasing a home while using their voucher assistance.

More specifically, DHA's Homeownership Program Administrative Plan includes a Homeownership Option which specifies the following criteria:

1. Participants must have a minimum gross income of \$18,600 annually (elderly and disabled families are exempt from this requirement).
2. Participants must have full-time employment for at least one consecutive year (elderly and disabled families are exempt from this requirement).
3. Participants must enroll and complete all required pre-purchase counseling and homebuyer's education courses.
4. Participants must make a minimum down payment of 3% of the sales price. At least 1% of the down payment, or \$500, whichever is greater, must come from the family's resources.
5. The financing terms must be approved by DHA to deter predatory lending practices, ensure compliance with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
6. Participants must be first-time homeowners.

DHA's Housing Choice Voucher Administrative Plan includes a Homeownership Option which specifies the following criteria:

1. Establishes a minimum homeowners down payment requirement of at least 3 percent and requires that at least 1 percent of the down payment come from the family's resources, requires that financing for purchase of a home under the HCV homeownership program will: be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards

(e) Project-based Vouchers

DHA administers a project-based voucher program contract that encompasses 24 units of designated housing for the elderly and persons with a disability who require supportive services. The project is supported by the City and County of Durham Continuum of Care (CoC) and is part of the 10-year Plan to End Homelessness. DHA may seek approval, if eligible, to allocate additional project-based vouchers for the purpose of providing affordable housing to elderly and/or disabled families and individuals. No more than 20 percent of the baseline allocation will be committed for the project-based voucher program. No project greater than 60 units will be considered.

Project-based vouchers will be used primarily as a method for making projects for hard to house populations financially feasible, consistent with our objective of leveraging private and public funds to create additional housing opportunities. DHA will solicit proposals by using utilizing the request for proposals procurement method. DHA shall not limit proposals to a single site or impose restrictions that explicitly or practically preclude owner submission of proposals for project-based voucher housing on different sites.

No project that is located in a census tract with a poverty rate greater than twenty percent will be considered, unless granted an exception by HUD. Site selection standards shall comply with 24 CFR Part 983.57. Project-based assistance for housing at the selected site must be consistent with the goal of deconcentrating poverty and expanding housing and economic opportunities

8.0 Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.

8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p>Capital Fund Program (CFP) information is attached as follows:</p> <ul style="list-style-type: none"> • 2007 CFP Annual Statement/Performance and Evaluation Report – nc013c01 • 2008 CFP Annual Statement/Performance and Evaluation Report – nc013d01 • 2008 CFP RHF Annual Statement/Performance and Evaluation Report – nc013e01 • 2009 ARRA CFP Annual Statement/Performance and Evaluation Report – nc013f01 • 2009 CFP Annual Statement/Performance and Evaluation Report – nc013g01 • 2009 CFP RHF Annual Statement/Performance and Evaluation Report – nc013h01 • 2010 CFP Annual Statement/Performance and Evaluation Report – nc013i01 • 2010 CFP RHF 1 Annual Statement/Performance and Evaluation Report – nc013j01 • 2010 CFP RHF 2 Annual Statement/Performance and Evaluation Report – nc013k01 • 2011 CFP Annual Statement/Performance and Evaluation Report – nc013l01 • 2011 CFP RHF 1 Annual Statement/Performance and Evaluation Report – nc013m01 • 2011 CFP RHF 2 Annual Statement/Performance and Evaluation Report – nc013n01 • 2012 CFP Annual Statement/Performance and Evaluation Report – nc013o01
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the Capital Fund Program Five-Year Action Plan, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p>Capital Fund Program Five-Year Action Plan – nc013p01</p>
8.3	<p>Capital Fund Financing Program (CFFP).</p> <p><input checked="" type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p> <p>Durham Housing Authority (DHA) may submit a proposal application to participate in the Capital Fund Financing Program (CFFP), in order to address the immediate needs of its aging public housing stock, as identified in the Physical Needs Assessment Report - June 2008, and the Energy Assessment Report – June 2011. The CFFP, authorized under the 1998 Quality Housing and Work Responsibility Act (QHWRA), will enable DHA to borrow a larger sum of funds now (bond financing or conventional loan) and repay with future capital fund allocations. Up to 33% of future capital fund appropriations (subject to the availability of appropriations) may be used for debt service. The proceeds will be utilized for capital fund eligible expenses, to include the cost of financing.</p> <p>Specifically, DHA, may utilize the proceeds to accomplish the following eligible activities:</p> <ul style="list-style-type: none"> • Gap financing in a mixed-finance transaction for the demolition, disposition, and revitalization of the NC13-1 McDougald Terrace, NC13-4 Oldham Towers, NC13-6 Liberty Street, NC13-7 Club Boulevard, and NC13-14 Forest Hill Heights Developments. • Financing for the comprehensive rehabilitation of the NC13-5 Cornwallis Road, NC13-10 Morreene Road, and NC13-11 Damar Court Developments.

	<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>DHA has included the objectives identified in the Executive Summary and Part VI: The Durham 5-Year Strategic Plan/Annual Plan sections of the Consolidated Plan for our jurisdiction. It shows there is a significant need for additional affordable housing resources in our community, but scarce public resources to address these competing needs. Therefore, the City of Durham, as a general principle, decided to expend public funds in a way that leverages private sector commitment support whenever possible.</p> <p>The City of Durham has identified the following needs and objectives based on a review of HUD’s 2009 Comprehensive Housing Affordability Strategy (CHAS) data sets:</p> <p>9.0 Priority A. Need – Neighborhood Revitalization</p> <p>Many of Durham’s inner-city neighborhoods continue to be plagued by disinvestment and declining rates of homeownership. The physical blight represented by deteriorating and boarded-up structures and the fear and perception of crime are major concerns throughout the City.</p> <p>Objective: Revitalize and stabilize inner-city neighborhoods by focusing the investment of resources on strategically selected target areas to eliminate blighting influences, increase the rate of homeownership, and reduce the fear and perception of crime. Target areas selected are – Northeast Central Durham, Southwest Central Durham, and Rolling Hills/Southside area.</p> <p>Priority B. Need – Housing for Persons with Special Needs</p> <p>There is a shortage of safe, decent, and affordable housing available to special needs populations to include the elderly, persons with disabilities, and substance abuse problems, homeless individuals and families, and persons with HIV/AIDS.</p> <p>Objective: Increase the supply of permanent affordable rental housing for the special needs populations, especially those with disabilities. Enhance coordination among service providers to ensure ongoing case management by supporting the efforts of the Continuum of Care.</p>
<p>9.1</p>	<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>Durham Housing Authority is a partner with the City of Durham in the effort to address our jurisdiction’s affordable housing needs. In accordance with the goals identified in the Consolidated Plan of the City of Durham, DHA will attempt to minimize some identified needs by utilizing appropriate resources to maintain and preserve our existing housing stock. When feasible, we will apply for additional grants and loans from governmental and private sources to help add to the affordable housing stock available in the community. DHA intends to work with local partners to continue collective efforts to support the housing priorities as reflected in the Consolidated Plan.</p> <p>DHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list includes maximizing the number of affordable housing units available by employing effective maintenance</p>

and management policies to minimize the number of public housing units off-line, reduce the time necessary to renovate and lease public housing units and reduce turnover time for vacated public housing units.

DHA intends to increase public housing and HCVP lease-up rates by effectively screening applicants and improving/redesigning resident participant/owner orientation educational programs. DHA refers interested parties to two internet-based housing locator services to affirmatively further fair housing and recruit owners in neighborhoods outside of poverty-impacted areas.

DHA intends to increase the mobility preparedness of HCVP participants by establishing payment standards that will enable families to rent units throughout the jurisdiction. DHA intends to establish a mobility program for voucher holders and relocating participants, to assist individuals move into non-impacted areas by conducting outreach sessions to attract new owners and increase owner acceptance of the program. The focus of the mobility program will be to engage clients by providing assistance in overcoming barriers and obstacles to successful leasing, building partnerships, and allowing DHA to evaluate the readiness of voucher holders to move into new units or relocate outside of the jurisdiction. DHA will apply for additional vouchers should funding become available. DHA continues to consider other affordable housing resources in the community such as mixed-finance housing and housing resources other than public housing and HCVP, as they become available.

DHA has several designated public housing projects to assist the elderly population. DHA will apply for special purpose vouchers targeted to the elderly/disabled should opportunities become available. DHA assists families with disabilities by carrying out modifications needed in public housing. DHA affirmatively partners with local non-profit agencies that assist families with disabilities and will apply for special purpose vouchers targeted to families with disabilities, should funding become available.

DHA administers a Shelter Plus Care Housing Program grant serving thirteen (13) families with special needs who were formerly homeless. DHA also provides a list of accessible housing in the briefing packet in the event a voucher holder is in need of an accessible unit.

DHA has applied for funding to administer Veterans Affairs Supportive Housing Program (VASH) vouchers. A NOFA has been announced to award funding to assist this special population. DHA continues to integrate and coordinate with housing and community development, social service providers, and the Department of Veterans Affairs to overcome gaps in the service delivery system for the veterans of our nation. The preference for homeless veterans has been expanded to include the family of a deceased veteran.

DHA maintains waiting lists of eligible applicants for its Housing Choice Voucher Program and Public Housing Program.

The Public Housing waiting list for specific bedroom sizes and local preferences is open. DHA may close the waiting list when the estimated waiting period for housing applicants reaches 24 months for the most current applicants. The waiting list for Public Housing averages 2,000 applicants throughout the year. The Public Housing program contains 1,851 units. Average turnover for residents in the Public Housing Program is approximately 30 families per month.

The HCVP waiting list was opened in March 2010 for approximately one week (3/15/10 to 3/19/10); 3,899 applications were accepted. Although the list is currently closed to applicants, DHA anticipates opening the waiting list to the general public and specific preference categories during this plan period to accommodate baseline utilization. The baseline for the HCVP is 2,709 vouchers representing a budget authority exceeding \$18 million dollars annually. Average turnover for participants in the HCVP is approximately 20 families per month.

The HCVP waiting list was purged this year and currently contains 1,394 households. The Continuum of Care (CoC) and the City of Durham Consolidated Plan identifies a high level of unmet need for low-income renter households, including the elderly. The proposed changes to the HCVAP respond to the needs of the

elderly, disabled, and certain homeless applicants. Public, private and faith-based organizations have expressed a need for an update of the wait list preferences for this segment of the population. The proposed changes to the preference categories are consistent with the housing goals of the City of Durham and unmet need component of the Consolidated Plan.

DHA may determine to continue accepting applications from a specific category of applicants based on specified criteria while closing the waiting list to others. DHA anticipates opening the wait list to accept applications for the trial Family Unification Program.

DHA will continue to fully utilize its voucher allocation. DHA will apply for additional vouchers to accommodate the need in the community as applicable funding availability notices are announced. In the event that the waiting list for any program falls below a level where the agency will be able to assist all families waiting for assistance within one year, DHA will open the waiting list to attract eligible families.

DHA's Family Self-Sufficiency programs aid clients to achieve self-sufficiency by assisting clients to move to fair market rental units or to become educated homeowners. DHA's Homeownership Programs assist clients with cleaning up their credit, improving their credit standing and increasing their ability to maintain homes that they purchase.

DHA will continue to evaluate the housing needs of families based on evidence demonstrated in the Consolidated Plan and other published information available. DHA will review community priorities and consult with local government, advocacy groups, current residents and the Resident Advisory Board to ensure that the strategies described above continue to address the needs of individuals and families in our jurisdiction and on our waiting list.

Additional Information. Describe the following, as well as any additional information HUD has requested.

(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.

See Section 5.2.

(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification".

Significant amendments and substantial deviations/modifications to the Plan are defined as any additional changes that would affect this Agency's mission, goals, objectives, and policies as stated in the Plan.

Additional changes are described as follows:

1. Changes in rent or admissions policies or organization of the waiting list;
2. Additions of non-emergency work items (items not included in the current Annual Statement or Five-Year Action Plan) or change in the use of replacement reserve funds under the Capital Fund; and
3. Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

Any significant amendment or substantial deviation/modification to the Plan is subject to the same requirements as for the development/submission of the original Plan (including, timeframes).

(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).

SEMAP CAP 2005, 2006, 2007, 2008, 2009 and 2010
Comprehensive Monitoring Review CAP 2009

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.

11.0

- (a) Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations (which includes all certifications relating to Civil Rights) - **nc013q01**
- (b) Form HUD-50070, Certification for a Drug-Free Workplace (PHAs receiving CFP grants only) - **nc013r01**
- (c) Form HUD-50071, Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only) - **nc013s01**
- (d) Form SF-LLL, Disclosure of Lobbying Activities (PHAs receiving CFP grants only) - **nc013t01**
- (e) Form SF-LLL-A, Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only) **not applicable**
- (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. – **nc013u01**
- (g) Challenged Elements - **nc013w01**
- (h) Form HUD-50075.1, Capital Fund Program Annual Statement/Performance and Evaluation Report (PHAs receiving CFP grants only) – **See Section 8.1.**
- (i) Form HUD-50075.2, Capital Fund Program Five-Year Action Plan (PHAs receiving CFP grants only) – **See Section 8.2.**

DECONCENTRATION ANALYSIS

June 20, 2011

Average Incomes for Properties Subject to Deconcentration Rule*

PROPERTY	AVERAGE INCOME
McDougald Terrace	\$ 7,826.00
Oldham Towers	\$ 8,742.00
Cornwallis Road	\$ 6,629.00
Liberty Street	\$ 7,369.00
Morreene Road	\$ 8,124.00
Damar Court	\$ 6,451.00
Oxford Manor	\$ 6,909.00
TOTAL	\$ 52,050.00
ESTABLISHED INCOME RANGE	
85% of Average Property Income	\$ 6,320.36
115% of Average Property Income	\$ 8,551.06
30% of Area Median Income	\$ 20,340.00

DHA properties as a whole fall within the Established Income Range (EIR). All properties have income lower than 30% of the Area Median Income. However, Oldham Towers falls outside of the EIR.

*Scattered Sites, J.J. Henderson, and Forest Hill Heights are designated as elderly, and are not subject to the Deconcentration Rule. Laurel Oaks, Hoover Road, and Club Boulevard have fewer than 100 units, and therefore not subject to the Deconcentration Rule

Durham Housing Authority's Violence Against Women Act (VAWA) Policy

The "Violence Against Women and Department of Justice Reauthorization Act of 2005" (Publication L. 109-162), Section 606 amends the low-income assistance voucher program (Sec. 8 (c) and 8 (d)); Section 607 amends public housing admissions (Sec. 6 (c)) and lease provision (Sec. 6 (1)) under Section 6 of the U. S. Housing Act of 1937, and provides new benefits to victims of domestic violence, dating violence, and stalking. In addition, this section creates a new Section 6 (u) that would establish certification for the application of termination protection and provides for the confidentiality of that information.

In accordance with the "ACT", Durham Housing Authority will assist residents of public housing and applicants and voucher holders of project-based and tenant-based programs by establishing policies that will enable the housing authority to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault or stalking.

VIOLENCE AGAINST WOMEN ACT (VAWA) POLICY

Overview: The “Violence Against Women and Department of Justice Reauthorization Act of 2005” (Pub. L. 109-162) was signed into law on January 5, 2006. The Act reauthorizes and expands provisions of the Violence Against Women Act (VAWA), which was originally enacted in 1994.

North Carolina Senate Bill #1029 enacted into law comprehensive legislation to ban tenant discrimination against victims of domestic violence, sexual assault and stalking. This law protects victims from discrimination by landlords and provides a statutory framework for allowing victims to change locks or terminate their leases without penalty when necessary to escape a perpetrator.

The Housing Authority of the City of Durham (DHA) does not provide or coordinate any support services or programs provided or offered by any agency, to child or adult victims of domestic violence, dating violence, sexual assault or stalking.

Purpose: To establish procedures for reports of domestic violence occurring in public housing communities that serve the needs of child and adult victims of domestic violence, dating violence, sexual assault or stalking.

Implementation: Immediately.

Steps:

1. In accordance with the confidentiality requirements of the ACT, no personally identifying information related to victims of domestic violence shall be included in HUD’s Management Information System. De-identified or encrypted information may be used. Personally identifying information includes but is not limited to such things as names, addresses, and social security numbers.
2. Tenants requesting protection under the domestic violence act must provide certification regarding his or her status as a victim and eligibility for protection. Records of this certification may include but will not be limited to documentation signed by an employee, agent, or volunteer of a victim service provider, such as an attorney or a medical professional, from whom the victim has sought assistance in addressing domestic violence, dating violence, sexual assault, or stalking or the effect of the abuse, in which the professional attests 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, and the victim of domestic violence, dating violence, or stalking has signed or attested to the documentation, or by producing a Federal, State, or local police or court record.
3. Criminal activity directly relating to domestic violence engaged in by a member of a tenant’s household or any guest or other person under the tenant’s control shall not be cause for termination if the tenant or the immediate family member of the tenant’s family is the victim or threatened victim of the domestic violence.

4. DHA may bifurcate the lease to remove a lawful occupant or tenant who engages in a criminal act of violence to a family member or other without evicting victimized lawful occupants.
5. DHA shall honor court orders regarding rights of access or control of property involving parties to domestic violence.
6. DHA may evict or terminate a dwelling lease for other good cause unrelated to the incidents or incidents of domestic violence.
7. DHA at the request of a tenant shall change the locks on the apartments of victims of domestic violence with proper certifications.
8. DHA shall approve a transfer request from a victim of domestic violence after proper certification, to an appropriate size unit based on availability. No further transfer request will be approved unless the victim can attest that he or she did not divulge confidentiality of the current address.
9. A certification of domestic violence must include the name of the perpetrator.
10. The tenant shall provide such certification within 14 business days after DHA requests such certification **in writing**. If the certification is not received within 14 business days of DHA's written request, DHA may extend the 14-day deadline at its discretion.
11. DHA shall trespass/ban all perpetrators of domestic violence from all property owned or operated by the agency.
12. Information provided by the victim pursuant to the certification shall be retained in confidence and not entered into any shared database nor provided to any related entity except when the disclosure is: consented to by the individual in writing, required for use in eviction proceedings, or otherwise required by law.

Part I: Summary					
PHA Name: The Housing Authority of the City of Durham PO Box 1726 Durham, NC 27702		Grant Type and Number Capital Fund Program Grant No: NC19P01350107 Date of CFFP:		Replacement Housing Factor Grant No:	
				FFY of Grant: 2007 FFY of Grant Approval: 2007	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 4) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2011 <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
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 20) ³	640,283	640,283	640,283	640,283
3	1408 Management Improvements	362,399	353,145	353,145	353,145
4	1410 Administration (may not exceed 10% of line 20)	303,469	303,469	303,469	303,469
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	723	558	558	558
8	1440 Site Acquisition				
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structures	1,674,449	1,683,868	1,683,868	1,485,649
11	1465.1 Dwelling Equipment—Nonexpendable	263,757	263,757	263,757	263,757
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	49,316	49,316	49,316	49,316
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	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)	3,294,396	3,294,396	3,294,396	3,096,177
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	300,000	300,000	300,000	300,000
24	Amount of line 20 Related to Security – Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures	1,579,951	1,579,951	1,482,810	1,297,491
Signature of Executive Director Dallas J. Parks 		Date 9/29/2011		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: The Housing Authority of the City of Durham PO Box 1726 Durham, NC 27702			Grant Type and Number Capital Fund Program Grant No: NC19P01350107 Replacement Housing Factor Grant No:		CFFP (Yes <input type="checkbox"/> /No <input checked="" type="checkbox"/>)		Federal FFY of Grant: 2007	
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	
AMP NC013000001 & 2				0	0	0	0	
McDougald Terrace								
AMP NC013000003	Roof replacements	1460	46 units	95,815	95,815	95,815	95,815	Complete
Scattered Sites	HVAC renovations	1460	27 units	452,475	385,380	385,380	227,467	In progress
AMP NC013000004	CPTED improvements (surveillance equipment)	1460	100%	10,000	0	0	0	
Oldham Towers	Front parking area awning	1460	100%	44,000	44,000	44,000	31,100	In progress
AMP NC013000005	CPTED improvements	1450	0%	0	0	0	0	2008 CFP
Cornwallis Road	Ranges	1465	200 units	62,252	62,252	62,252	62,252	Complete
	Refrigerators	1465	200 units	86,308	86,308	86,308	86,308	Complete
	Dryer outlets/vents	1460	66 units	40,000	40,000	40,000	40,000	Complete
AMP NC013000006	CPTED improvements	1450	100%	0	0	0	0	
Liberty Street								
AMP NC013000007	Community center – tables, chairs	1475	100%	5,502	5,502	5,502	5,502	Complete
Club Boulevard	Dryer outlets/vents	1460	77 units	0	0	0	0	
	CPTED improvements	1450	100%	0	0	0	0	
	Drainage repairs	1460	15%	0	18,844	18,844	18,844	Complete
AMP NC013000008	Community center – tables, chairs	1475	100%	4,832	4,832	4,832	4,832	Complete
Hoover Road	Ranges	1465	54 units	18,004	18,004	18,004	18,004	Complete
	Refrigerators	1465	54 units	23,296	23,296	23,296	23,296	Complete
	HVAC renovations	1460	24 units	327,655	325,492	325,492	298,086	In progress

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.

PART II: Supporting Pages								
PHA Name: The Housing Authority of the City of Durham PO Box 1726 Durham, NC 27702			Grant Type and Number Capital Fund Program Grant No: NC19P01350107 Replacement Housing Factor Grant No:			CFFP (Yes <input type="checkbox"/> /No <input checked="" type="checkbox"/>)		Federal FFY of Grant: 2007
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	
AMP NC013000009	Drapes replacement	1460	100%	162,884	162,884	162,884	162,884	Complete
J J Henderson	Fire pumps replacement	1460	91%	0	0	0	0	2010 CFP
	CPTED improvements (surveillance equipment)	1460	100%	14,756	14,756	14,756	14,756	Complete
	Interior painting	1460	26%	0	67,095	67,095	67,095	Complete
	Boiler replacement	1460	1 ea.	131,281	131,281	131,281	131,281	Complete
	HVAC renovations – cooling tower	1460	57%	234,562	227,300	227,300	227,300	Complete
	Trash compactor system replacement	1460	0%	0	0	0	0	2009 ARRA
AMP NC013000010	Water heaters replacement	1460	224 units	0	0	0	0	
Morreene Road	Community entrance signs	1450	0%	0	0	0	0	2008 CFP
AMP NC013000011	Interior painting	1460	0 units	0	0	0	0	2008 CFP
Damar Court	Dryer outlets/vents	1460	32 units	40,800	40,800	40,800	40,800	Complete
	Ranges	1465	102 units	31,678	31,678	31,678	31,678	Complete
	Refrigerators	1465	102 units	42,219	42,219	42,219	42,219	Complete
	Washer hookups	1460	32 units	61,421	61,421	61,421	61,421	Complete
AMP NC013000012	Dryer outlets/vents	1460	115 units	68,800	68,800	68,800	68,800	Complete
Oxford Manor	Community center – tables, chairs	1475	100%	4,761	4,761	4,761	4,761	Complete
	CPTED improvements	1450	0 units	0	0	0	0	2008 CFP
AMP NC013000013				0	0			
Birchwood Heights								
AMP NC013000014				0	0			
Forest Hill Heights								
AMP NC013000015				0	0			
Laurel Oaks								

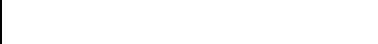
¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

PART II: Supporting Pages								
PHA Name: The Housing Authority of the City of Durham PO Box 1726 Durham, NC 27702			Grant Type and Number Capital Fund Program Grant No: NC19P01350107 Replacement Housing Factor Grant No:		CFFP (Yes <input type="checkbox"/> /No <input checked="" type="checkbox"/>)		Federal FFY of Grant: 2007	
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	
PHA-wide	Finance & administrative services training	1408		5,000	5,465	5,465	5,465	Complete
	Maintenance training	1408		3,399	1,954	1,954	1,954	Complete
	Capital improvements training	1408		5,000	4,333	4,333	4,333	Complete
	Housing managers training	1408		20,000	14,314	14,314	14,314	Complete
	Youth leadership training (NC13-1, 2)	1408		10,000	10,000	10,000	10,000	Complete
	Admissions training	1408		4,000	1,947	1,947	1,947	Complete
	Resident initiatives (staff/residents) training	1408		15,000	15,132	15,132	15,132	Complete
	Administration	1410		303,469	303,469	303,469	303,469	Complete
	Fees and costs	1430		723	558	558	558	Complete
	Vacancy reduction renovations	1406		250,000	250,000	250,000	250,000	Complete
	Operating costs	1406		390,283	390,283	390,283	390,283	Complete
	Resident safety & security	1408		300,000	300,000	300,000	300,000	Complete
	CO furniture/equipment	1475		34,221	34,221	34,221	34,221	Complete

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.

Part I: Summary					
PHA Name: The Housing Authority of the City of Durham PO Box 1726 Durham, NC 27702		Grant Type and Number Capital Fund Program Grant No: NC19P01350108 Date of CFFP:		Replacement Housing Factor Grant No:	
				FFY of Grant: 2008 FFY of Grant Approval: 2008	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2011 <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
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 20) ³	584,451	584,451	584,451	584,451
3	1408 Management Improvements	250,948	250,948	250,948	177,980
4	1410 Administration (may not exceed 10% of line 20)	292,225	292,225	292,225	292,225
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	336,960	336,960	336,960	31,793
8	1440 Site Acquisition				
9	1450 Site Improvement	58,997	58,997	58,997	10,000
10	1460 Dwelling Structures	1,398,674	1,398,674	1,398,674	1,170,737
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	0	0	0	0
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	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)	2,922,255	2,922,255	2,922,255	2,267,186
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	200,000	200,000	200,000	126,772
24	Amount of line 20 Related to Security – Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures	15,132	15,132	15,132	15,132
Signature of Executive Director Dallas J. Parks 		Date 9/29/2011		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: The Housing Authority of the City of Durham PO Box 1726 Durham, NC 27702			Grant Type and Number Capital Fund Program Grant No: NC19P01350108 Replacement Housing Factor Grant No:		CFFP (Yes <input type="checkbox"/>/No <input checked="" type="checkbox"/>)		Federal FFY of Grant: 2008	
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	
AMP NC013000001 & 2 McDougald Terrace				0	0	0	0	
AMP NC013000003 Scattered Sites	HVAC renovations Security fencing	1460 1450	75% 16%	0 8,997	0 8,997	0 8,997	0 0	2007 CFP In progress
AMP NC013000004 Oldham Towers	Fluorescent lighting conversion Front parking area awning	1460 1460	61% 100%	15,132 0	15,132 0	15,132 0	15,132 0	Complete 2007 CFP
AMP NC013000005 Cornwallis Road	CPTED improvements	1450	19%	15,000	15,000	15,000	0	In progress
AMP NC013000006 Liberty Street				0	0	0		
AMP NC013000007 Club Boulevard	Community center renovations Drainage repairs	1470 1460	100% 85%	0 136,510	0 136,510	0 136,510	0 106,382	2010 CFP Complete
AMP NC013000008 Hoover Road				0	0	0		
AMP NC013000009 J J Henderson	Hot water boiler replacement Interior painting	1460 1460	100% 74%	0 264,000	0 264,000	0 264,000	0 188,405	2007 CFP Complete
AMP NC013000010 Morreene Road	Community entrance signs Breezeways stairs repairs	1450 1460	2 signs 1 building	10,000 13,546	10,000 13,546	10,000 13,546	10,000 13,546	Complete In progress
AMP NC013000011 Damar Court	Playground equipment Playground fence Washer hookups Interior painting	1450 1450 1460 1460	50% 50% 7 units 102 units	0 0 22,939 181,000	0 0 22,939 181,000	0 0 22,939 181,000	0 0 22,939 156,000	2009 ARRA 2009 ARRA Complete Complete

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.

PART II: Supporting Pages								
PHA Name: The Housing Authority of the City of Durham PO Box 1726 Durham, NC 27702			Grant Type and Number Capital Fund Program Grant No: NC19P01350108 Replacement Housing Factor Grant No:		CFFP (Yes <input type="checkbox"/>/No <input checked="" type="checkbox"/>)		Federal FFY of Grant: 2008	
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	
PHA-wide	Maintenance training	1408		6,630	6,360	6,360	6,621	In progress
	Housing managers training	1408		13,530	13,530	13,530	13,529	In progress
	Youth leadership training (NC13-1, 2)	1408		10,066	10,066	10,066	10,066	In progress
	Admissions training	1408		649	649	649	649	Complete
	Resident initiatives (staff/residents) training	1408		20,343	20,343	20,343	20,343	Complete
	Administration	1410		292,225	292,225	292,225	292,225	Complete
	Fees and costs	1430		336,960	336,960	336,960	31,793	In progress
	Vacancy reduction renovations	1406		250,000	250,000	250,000	250,000	Complete
	Operating costs	1406		334,451	334,451	334,451	334,451	Complete
	Resident safety & security	1408		200,000	200,000	200,000	126,772	In progress
	Smoke detectors upgrades	1460	57%	346,702	346,702	346,702	315,567	In progress
	CO detectors installation (NC13-1,2,3,7,8,12,15)	1460	10%	30,300	30,300	30,300	0	In progress
	Sec. 504 renovations upgrades (NC13-1,2,3,4,5,6,7,8,9,10,12,14,15,30)	1460	59%	388,545	388,545	388,545	352,766	In progress

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.

Part I: Summary					
PHA Name: The Housing Authority of the City of Durham		Grant Type and Number Capital Fund Program Grant No: NC19S01350109 Date of CFFP:		Replacement Housing Factor Grant No:	
				FFY of Grant: 2009 FFY of Grant Approval: 2009	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2 Corrected) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2011 <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
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 20) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 20)	200,043	200,043	200,043	166,398
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	325,503	308,583	308,583	280,798
8	1440 Site Acquisition				
9	1450 Site Improvement	544,145	618,903	618,903	344,344
10	1460 Dwelling Structures	3,231,693	3,173,855	3,173,855	2,768,319
11	1465.1 Dwelling Equipment—Nonexpendable	56,113	56,113	56,113	56,113
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	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)	4,357,497	4,357,497	4,357,497	3,615,972
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities	41,387	41,387	41,387	0
23	Amount of line 20 Related to Security – Soft Costs				
24	Amount of line 20 Related to Security – Hard Costs	273,000	454,000	454,000	177,294
25	Amount of line 20 Related to Energy Conservation Measures	1,637,574	1,623,274	1,623,274	1,634,201
Signature of Executive Director Dallas J. Parks 		Date 9/29/2011		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: The Housing Authority of the City of Durham		Grant Type and Number Capital Fund Program Grant No: NC19S01350109 Replacement Housing Factor Grant No:		CFFP (Yes <input type="checkbox"/> /No <input checked="" type="checkbox"/>)		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	
AMP NC013000001	McDougald Terrace			0	0	0	0	
AMP NC013000002	McDougald Terrace			0	0	0	0	
AMP NC013000003	Security fencing – supplement	1450	92%	105,000	105,000	105,000	34,674	In progress
	Scattered Sites							
	HVAC renovations – supplement	1460	23 units	407,930	407,930	407,930	407,930	In progress
	Electric water heaters replacement	1460	50 units	130,931	130,931	130,931	130,931	In progress
	Electric ranges	1465	50 units	56,113	56,113	56,113	56,113	In progress
	Emergency call system (door horns/strobe annunciators)	1460	50 units	37,409	37,409	37,409	37,509	In progress
AMP NC013000004	Fluorescent lighting conversion - supplement	1460	41 units	9,868	9,868	9,868	12,125	In progress
	Oldham Towers							
AMP NC013000005	Dryer outlets/vents – supplement	1460	134 units	80,000	80,000	80,000	80,000	Complete
	Cornwallis Road							
	CPTED improvements – supplement	1450	91%	64,000	160,753	160,753	67,496	In progress
	Fluorescent lighting conversion	1460	200 units	90,000	90,000	90,000	66,923	In progress
	Fencing perimeter	1450	5%	50,000	50,000	50,000	50,000	
AMP NC013000006	Playground equipment	1450	100%	42,000	81,003	81,003	85,050	In progress
	Liberty Street							
	Fluorescent lighting conversion	1460	108 units	48,600	48,600	48,600	36,138	In progress
	Water heaters replacement	1460	108 units	134,000	269,000	269,000	254,000	Complete
AMP NC013000007	Drainage repairs underneath units	1450	77 units	154,145	0	0	0	2008 CFP
	Club Boulevard							
	Roofs/soffits/fascia replacement	1460	77 units	210,000	249,000	249,000	228,141	Complete
AMP NC013000008	HVAC renovations	1460	30 units	420,523	396,223	396,223	396,223	In progress
	Hoover Road							
	Water heaters replacement	1460	54 units	37,409	37,409	37,409	37,409	In progress
	Fluorescent lighting conversion	1460	54 units	24,300	24,300	24,300	24,300	In progress

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.

PART II: Supporting Pages								
PHA Name: The Housing Authority of the City of Durham			Grant Type and Number Capital Fund Program Grant No: NC19S01350109 Replacement Housing Factor Grant No:		CFFP (Yes <input type="checkbox"/> /No <input checked="" type="checkbox"/>)		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	
AMP NC013000009 J J Henderson	Trash compactor system – supplement Fire pumps replacement - supplement	1460 1460	1 system 2 pumps	41,387 55,000	41,387 0	41,387 0	0 0	In progress 2010 CFP
AMP NC013000010 Morreene Road	Community entrance signs – supplement	1450	2 signs	15,000	15,000	15,000	15,000	In progress
AMP NC013000011 Damar Court	Washer hookup boxes – supplement Dryer outlets/vents – supplement Exterior renovations (vinyl siding, gutters, downspouts, rotten wood replacement, shingle repairs, etc.)	1460 1460 1460	63 units 70 units 102 units	125,000 25,000 275,000	125,000 25,000 508,000	125,000 25,000 508,000	62,329 87,671 252,801	In progress In progress In progress
	Playground equipment - supplement Playground fence – supplement	1450 1450	50% 50%	30,000 30,000	38,900 30,000	38,900 30,000	38,900 30,000	Complete Complete
AMP NC013000012 Oxford Manor	Dryer outlets/vents – supplement CPTED improvements - supplement Plumbing renovations	1460 1450 1460	57 units 84% 172 units	34,400 54,000 409,838	34,400 138,247 0	34,400 138,247 0	34,400 23,224 0	Complete In progress 2010 CFP
AMP NC013000013 Birchwood Heights				0	0	0	0	
AMP NC013000014 Forest Hill Heights				0	0	0	0	

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.

PART II: Supporting Pages								
PHA Name: The Housing Authority of the City of Durham			Grant Type and Number Capital Fund Program Grant No: NC19S01350109 Replacement Housing Factor Grant No:		CFFP (Yes <input type="checkbox"/> /No <input checked="" type="checkbox"/>)		Federal FFY of Grant: 2009	
Development Number	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work

Part I: Summary					
PHA Name: The Housing Authority of the City of Durham		Grant Type and Number Capital Fund Program Grant No: NC19P01350109 Date of CFFP:		Replacement Housing Factor Grant No:	
				FFY of Grant: 2009 FFY of Grant Approval: 2009	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2011 <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
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 20) ³	584,451	584,451	584,451	584,451
3	1408 Management Improvements	368,257	368,257	351,534	165,285
4	1410 Administration (may not exceed 10% of line 20)	329,327	329,327	329,327	329,327
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	409,238	160,106	160,106	0
8	1440 Site Acquisition				
9	1450 Site Improvement	525,000	404,573	421,296	0
10	1460 Dwelling Structures	1,077,000	1,446,559	1,446,559	89,144
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	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)	3,293,273	3,293,273	3,293,273	1,168,207
21	Amount of line 20 Related to LBP Activities	0	0	0	0
22	Amount of line 20 Related to Section 504 Activities	0	0	0	0
23	Amount of line 20 Related to Security – Soft Costs	309,257	309,257	309,257	123,646
24	Amount of line 20 Related to Security – Hard Costs	20,000	0	0	0
25	Amount of line 20 Related to Energy Conservation Measures	425,000	1,309,437	1,309,437	0
Signature of Executive Director Dallas J. Parks 		Date 9/29/2011		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: The Housing Authority of the City of Durham			Grant Type and Number Capital Fund Program Grant No: NC19P01350109 Replacement Housing Factor Grant No:		CFFP (Yes <input type="checkbox"/> /No <input checked="" type="checkbox"/>)		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	
AMP NC013000001	Repair/repave parking areas/restriping McDougald Terrace	1450	100%	525,000	243,563	243,563	0	In progress
	Erosion control/landscaping/retaining walls, etc.	1450	61%	0	161,010	177,733	0	In progress
AMP NC013000003	Scattered Sites			0		0	0	
AMP NC013000004	Upgrade entry access control system/office buzzer Oldham Towers	1460	1 bldg.	20,000	0	0	0	2010 CFP
AMP NC013000005	Cornwallis Road			0	0	0	0	
AMP NC013000006	Liberty Street			0	0	0	0	
AMP NC013000007	Fluorescent lighting Club Boulevard	1460	77 units	0	140,627	140,627	0	In progress
	Range hoods installation	1460	77 units	0	7,402	7,402	0	In progress
AMP NC013000008	Hoover Road			0	0	0	0	
AMP NC013000009	Interior painting (units and common areas) J J Henderson	1460	100%	0	0	0	0	2007 2008 CFP
	Fire pumps	1460	2 each	5,000	0	0	0	2010 CFP
	Fluorescent lighting	1460	10 floors	0	211,811	211,811	0	In progress
AMP NC013000010	Breezeway stairs repairs Morreene Road	1460	17 bldgs.	228,454	228,454	228,454	89,144	In progress
	Fluorescent lighting	1460	224 units	0	280,492	280,492	0	In progress
AMP NC013000011	Fluorescent lighting Damar Court	1460	102 units	0	123,647	123,647	0	In progress
AMP NC013000012	Plumbing renovations	1460	75%	425,000	0	0	0	2010 CFP

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.

PART II: Supporting Pages								
PHA Name: The Housing Authority of the City of Durham		Grant Type and Number Capital Fund Program Grant No: NC19P01350109 Replacement Housing Factor Grant No:		CFFP (Yes <input type="checkbox"/> /No <input checked="" type="checkbox"/>)		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	
Oxford Manor	Fluorescent lighting	1460	172 units	0	251,649	251,649	0	In progress
AMP NC013000013 Birchwood Heights				0		0	0	
AMP NC013000014 Forest Hill Heights	Fluorescent lighting	1460	55 units	0	72,817	72,817	0	In progress
AMP NC013000015 Laurel Oaks				0		0	0	
PHA-Wide	Section 504 renovation upgrades	1460	44%	271,546	97,185	97,185	0	In progress
	Vacancy reduction renovations	1406		250,000	250,000	250,000	250,000	Complete
	Operating costs	1406		334,451	334,451	334,451	334,451	Complete
	Maintenance training	1408		12,500	12,500	483	483	In progress
	Property managers training	1408		12,500	12,500	9,514	9,026	In progress
	Youth leadership training	1408		10,000	10,000	8,500	8,500	In progress
	Admissions training	1408		4,000	4,000	3,780	3,630	In progress
	Resident initiatives training	1408		20,000	20,000	20,000	20,000	Complete
	Resident safety & security	1408		309,257	309,257	309,257	123,646	In progress

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

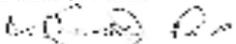
² To be completed for the Performance and Evaluation Report.

PART II: Supporting Pages								
PHA Name: The Housing Authority of the City of Durham		Grant Type and Number Capital Fund Program Grant No: NC19P01350109 Replacement Housing Factor Grant No:		CFFP (Yes <input type="checkbox"/> /No <input checked="" type="checkbox"/>)		Federal FFY of Grant: 2009		
Development Number	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work

Name/PHA-Wide Activities			Original	Revised ³	Funds Obligated ⁴	Funds Expended ²	
PHA-Wide	Administration – Non Technical salaries	1410.1	88,918	88,918	88,918	88,918	Complete
	Administration – Non Technical employee benefits	1410.9	29,639	29,639	29,639	29,639	Complete
	Administration – Technical salaries	1410.2	154,784	154,784	154,784	154,784	Complete
	Administration – Technical employee benefits	1410.9	55,986	55,986	55,986	55,986	Complete
	Fees & Costs – Architectural/Engineering fees	1430.1	160,200	110,000	110,000	0	In progress
	Fees & Costs – Construction Manager salary	1430.2	186,335	37,350	37,350	0	In progress
	Fees & Costs – Construc. Mgr. employee benefits	1430.2	62,703	12,756	12,756	0	In progress

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.

Part I: Summary					
PHA Name: The Housing Authority of the City of Durham PO Box 1726 Durham, NC 27702		Grant Type and Number Capital Fund Program Grant No: NC19P01350110 Date of CFFP:		Replacement Housing Factor Grant No:	
				FFY of Grant: 2010 FFY of Grant Approval: 2010	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2011 <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
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 20) ³	594,249	594,249	594,249	594,249
3	1408 Management Improvements	259,000	259,000	13,034	13,034
4	1410 Administration (may not exceed 10% of line 20)	297,124	297,124	297,124	297,124
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	395,708	183,391	174,631	2,885
8	1440 Site Acquisition				
9	1450 Site Improvement	258,175	199,202	87,480	0
10	1460 Dwelling Structures	758,389	1,029,679	0	0
11	1465.1 Dwelling Equipment—Nonexpendable	235,600	235,600	162,213	159,138
12	1470 Non-dwelling Structures	150,000	150,000	0	0
13	1475 Non-dwelling Equipment	23,000	23,000	0	0
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	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)	2,971,245	2,971,245	1,328,731	1,066,430
21	Amount of line 20 Related to LBP Activities	0	0	0	0
22	Amount of line 20 Related to Section 504 Activities	0	0	0	0
23	Amount of line 20 Related to Security – Soft Costs	200,000	200,000	0	0
24	Amount of line 20 Related to Security – Hard Costs	35,000	75,000	0	0
25	Amount of line 20 Related to Energy Conservation Measures	610,989	777,974	162,213	159,138
Signature of Executive Director Dallas J. Parks 		Date 9/29/2011		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.

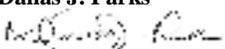
PART II: Supporting Pages								
PHA Name: The Housing Authority of the City of Durham PO Box 1726 Durham, NC 27702			Grant Type and Number Capital Fund Program Grant No: NC19P01350110 Replacement Housing Factor Grant No:		CFFP (Yes <input type="checkbox"/> /No <input checked="" type="checkbox"/>)		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	
AMP NC013000001	Erosion control/landscaping/retaining walls/ McDougald Terrace	1450	100%	163,175	104,202	87,480	0	In progress
AMP NC013000003	Refrigerators Scattered Sites	1465	50 units	30,600	30,600	23,458	23,258	Complete
AMP NC013000004	Furniture – lobby areas Oldham Towers	1475	7 floors	8,000	8,000	0	0	
	Ranges	1465	106 units	53,000	53,000	34,009	33,569	Complete
	Refrigerators	1465	106 units	65,000	65,000	42,796	42,356	Complete
	Entry access control	1460	100%	0	20,000	0	0	
AMP NC013000005	Cornwallis Road			0	0	0	0	
AMP NC013000006	Signage – community/buildings/units Liberty Street	1460	108 units	5,000	5,000	0	0	
AMP NC013000007	Ranges Club Boulevard	1465	77 units	40,000	40,000	28,229	26,180	Complete
	Refrigerators	1465	77 units	47,000	47,000	33,721	33,775	Complete
	Community center renovations	1470	1 bldg.	150,000	150,000	0	0	
	Fluorescent lighting conversion	1460	77 units	19,310	0	0	0	2009 CFP
	Range hoods	1460	77 units	8,000	0	0	0	2009 CFP
AMP NC013000008	Upgrade playground areas/equipment/fence Hoover Road	1450	100%	75,000	75,000	0	0	
AMP NC013000009	Upgrade entry access control system/office buzzer	1460	100%	20,000	20,000	0	0	
	Surveillance cameras in hallways/stairwells	1475	100%	15,000	15,000	0	0	
	Fluorescent lighting conversion	1460	178 units	73,125	0	0	0	2009 CFP
	Fire pumps	1460	2 each	0	5,000	0	0	

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

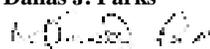
² To be completed for the Performance and Evaluation Report.

PART II: Supporting Pages								
PHA Name: The Housing Authority of the City of Durham PO Box 1726 Durham, NC 27702			Grant Type and Number Capital Fund Program Grant No: NC19P01350110 Replacement Housing Factor Grant No:			CFFP (Yes <input type="checkbox"/> /No <input checked="" type="checkbox"/>)		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	
PHA-Wide	Vacancy reduction renovations	1406		250,000	250,000	250,000	250,000	Complete
	Operating costs	1406		344,249	344,249	344,249	344,249	Complete
	Maintenance training	1408		12,500	12,500	0	0	
	Property managers training	1408		12,500	12,500	0	0	
	Youth leadership training	1408		10,000	10,000	4,000	4,000	In progress
	Admissions training	1408		4,000	4,000	0	0	
	Resident initiatives training	1408		20,000	20,000	9,034	9,034	In progress
	Resident safety and security	1408		200,000	200,000	0	0	
	Administration – Non Technical salaries	1410.1		80,194	80,194	80,194	80,194	Complete
	Administration – Non Technical employee benefits	1410.9		26,711	26,711	26,711	26,711	Complete
	Administration – Technical salaries	1410.2		139,678	139,678	139,678	139,678	Complete
	Administration – Technical employee benefits	1410.9		50,541	50,541	50,541	50,541	Complete
	Fees & Costs – Architectural/Engineering fees	1430.1		136,709	136,709	3,112	2,885	In progress
	Fees & Costs – Construction Manager salary	1430.2		193,783	34,798	159,635	0	In progress
	Fees & Costs – Construc. Mgr. employee benefits	1430.2		65,216	11,884	11,884	0	In progress

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.

Part I: Summary					
PHA Name: The Housing Authority of the City of Durham PO Box 1726 Durham, NC 27702		Grant Type and Number Capital Fund Program Grant No: Date of CFFP:		Replacement Housing Factor Grant No: NC19R01350210	
				FFY of Grant: 2010 FFY of Grant Approval: 2010	
Type of Grant <input checked="" 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: 6/30/2011 <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
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 20) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 20)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴	125,816		0	0
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	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)	125,816		0	0
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 Dallas J. Parks 		Date 9/29/2011		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 I: Summary					
PHA Name: The Housing Authority of the City of Durham PO Box 1726 Durham, NC 27702		Grant Type and Number Capital Fund Program Grant No: NC19P01350111 Date of CFFP:		Replacement Housing Factor Grant No:	
				FFY of Grant: 2011 FFY of Grant Approval: 2011	
Type of Grant <input checked="" 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: 6/30/2011 <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
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 20) ³	505,903		0	0
3	1408 Management Improvements	252,950		0	0
4	1410 Administration (may not exceed 10% of line 20)	252,951		0	0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	190,711		0	0
8	1440 Site Acquisition				
9	1450 Site Improvement	1,191,000		0	0
10	1460 Dwelling Structures	41,000		0	0
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	5,000		0	0
13	1475 Non-dwelling Equipment	90,000		0	0
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	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)	2,529,515		0	0
21	Amount of line 20 Related to LBP Activities	0		0	0
22	Amount of line 20 Related to Section 504 Activities	0		0	0
23	Amount of line 20 Related to Security – Soft Costs	200,000		0	0
24	Amount of line 20 Related to Security – Hard Costs	904,000		0	0
25	Amount of line 20 Related to Energy Conservation Measures	40,000		0	0
Signature of Executive Director Dallas J. Parks 		Date 9/29/2011		Signature of Public Housing Director Date	

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⁴ RHF funds shall be included here.

PART II: Supporting Pages								
PHA Name: The Housing Authority of the City of Durham PO Box 1726 Durham, NC 27702			Grant Type and Number Capital Fund Program Grant No: NC19P01350111 Replacement Housing Factor Grant No:		CFFP (Yes <input type="checkbox"/> /No <input checked="" type="checkbox"/>)		Federal FFY of Grant: 2011	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP NC013000001	McDougald Terrace			0		0	0	
AMP NC013000003	Scattered Sites			0		0	0	
AMP NC013000004	Replace air handler units	1475	3 each	40,000		0	0	
	Oldham Towers	1470	2 each	5,000		0	0	
	basement							
AMP NC013000005	Cornwallis Road			0		0	0	
AMP NC013000006	Dumpsters/pads/enclosures	1450	100%	52,000		0	0	
	Liberty Street	1450	100%	288,000		0	0	
AMP NC013000007	Club Boulevard			0		0	0	
AMP NC013000008	Fill in stairwells with drywall	1460	54 units	10,000		0	0	
	Hoover Road							
AMP NC013000009	Furniture – lobby areas (main/floors/dining area and auditorium)	1475	10 floors	50,000		0	0	
	J J Henderson							
AMP NC013000010	CPTED improvements	1450	100%	308,000		0	0	
	Morreene Road							
AMP NC013000011	CPTED improvements	1450	100%	303,000		0	0	
	Damar Court	1460	102 units	31,000		0	0	

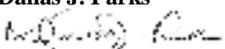
¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

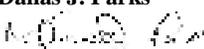
PART II: Supporting Pages								
PHA Name: The Housing Authority of the City of Durham PO Box 1726 Durham, NC 27702			Grant Type and Number Capital Fund Program Grant No: NC19P01350111 Replacement Housing Factor Grant No:			CFFP (Yes <input type="checkbox"/> /No <input checked="" type="checkbox"/>)		Federal FFY of Grant: 2011
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP NC013000012 Oxford Manor	Sidewalk repairs/replacements	1450	100%	240,000		0	0	
AMP NC013000013 Birchwood Heights				0		0	0	
AMP NC013000014 Forest Hill Heights				0		0	0	
AMP NC013000015 Laurel Oaks				0		0	0	
PHA-Wide	Vacancy reduction renovations	1406		250,000		0	0	
	Operating costs	1406		255,903		0	0	
	Maintenance training	1408		9,475		0	0	
	Property managers training	1408		9,475		0	0	
	Youth leadership training	1408		10,000		0	0	
	Admissions training	1408		4,000		0	0	
	Resident initiatives training	1408		20,000		0	0	

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² To be completed for the Performance and Evaluation Report.

Part I: Summary					
PHA Name: The Housing Authority of the City of Durham PO Box 1726 Durham, NC 27702		Grant Type and Number Capital Fund Program Grant No: Date of CFFP:		Replacement Housing Factor Grant No: NC19R01350211	
				FFY of Grant: 2011 FFY of Grant Approval: 2011	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2011					
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 20) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 20)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴	104,550		0	0
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	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)	104,550		0	0
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 Dallas J. Parks 		Date 9/29/2011		Signature of Public Housing Director Date	

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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: The Housing Authority of the City of Durham PO Box 1726 Durham, NC 27702		Grant Type and Number Capital Fund Program Grant No: NC19P01350112 Date of CFFP:		Replacement Housing Factor Grant No:	
				FFY of Grant: 2012 FFY of Grant Approval: 2012	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	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 20) ³	619,737			
3	1408 Management Improvements	239,000			
4	1410 Administration (may not exceed 10% of line 20)	315,234			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	305,672			
8	1440 Site Acquisition				
9	1450 Site Improvement	125,000			
10	1460 Dwelling Structures	1,250,000			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	38,400			
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴	350,000			
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	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)	3,243,023			
21	Amount of line 20 Related to LBP Activities	0			
22	Amount of line 20 Related to Section 504 Activities	50,000			
23	Amount of line 20 Related to Security – Soft Costs	200,000			
24	Amount of line 20 Related to Security – Hard Costs	64,000			
25	Amount of line 20 Related to Energy Conservation Measures	674,400			
Signature of Executive Director Dallas J. Parks 		Date 9/29/2011		Signature of Public Housing Director Date	

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

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⁴ RHF funds shall be included here.

PART II: Supporting Pages								
PHA Name: The Housing Authority of the City of Durham PO Box 1726 Durham, NC 27702			Grant Type and Number Capital Fund Program Grant No: NC19P01350112 Replacement Housing Factor Grant No:		CFFP (Yes <input type="checkbox"/> /No <input checked="" type="checkbox"/>)		Federal FFY of Grant: 2012	
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	
AMP NC013000001	McDougald Terrace			0				
AMP NC013000003	Scattered Sites			0				
AMP NC013000004	CPTED improvements (site lighting)	1450	100%	50,000				
	Oldham Towers	1475	14 each	14,000				
AMP NC013000005	Floor repairs/replacements	1460	200 units	550,000				
	Cornwallis Road							
AMP NC013000006	Liberty Street			0				
AMP NC013000007	Club Boulevard			0				
AMP NC013000008	Hoover Road			0				
AMP NC013000009	HVAC renovations (fan coil units/AHUs)	1460	178 units	500,000				
	J J Henderson	1460	100%	150,000				
	14 Washers and 12 dryers	1475	100%	20,000				
AMP NC013000010	Morreene Road			0				
AMP NC013000011	Damar Court			0				

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.

PART II: Supporting Pages									
PHA Name: The Housing Authority of the City of Durham PO Box 1726 Durham, NC 27702			Grant Type and Number Capital Fund Program Grant No: NC19P01350112 Replacement Housing Factor Grant No:			CFFP (Yes <input type="checkbox"/> /No <input checked="" type="checkbox"/>)		Federal FFY of Grant: 2012	
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		
AMP NC013000012 Oxford Manor	Mailboxes/mail centers	1450	100%	75,000					
AMP NC013000013 Birchwood Heights				0					
AMP NC013000014 Forest Hill Heights	3 Washers and 3 dryers	1475	100%	4,400					
AMP NC013000015 Laurel Oaks				0					
PHA-Wide	Vacancy reduction renovations	1406		250,000					
	Operating costs	1406		369,737					
	Maintenance training	1408		5,000					
	Property managers training	1408		5,000					
	Youth leadership training	1408		10,000					
	Admissions training	1408		2,000					
	Resident initiatives training	1408		17,000					

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² To be completed for the Performance and Evaluation Report.

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 Housing Authority of the City of Durham NC013		Locality (City/County & State) Durham/Durham County North Carolina			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY <u>2012</u>	Work Statement for Year 2 FFY <u>2013</u>	Work Statement for Year 3 FFY <u>2014</u>	Work Statement for Year 4 FFY <u>2015</u>	Work Statement for Year 5 FFY <u>2016</u>
B.	Physical Improvements Subtotal	Annual Statement	9,907,320	9,558,463	7,312,200	6,137,435
C.	Management Improvements		239,000	239,000	239,000	239,000
D.	PHA-Wide Non-dwelling Structures and Equipment		450,000	133,000	300,000	968,000
E.	Administration		315,214	315,214	315,214	315,214
F.	Other		1,310,657	1,096,129	1,283,860	1,012,831
G.	Operations		619,737	619,737	619,737	619,737
H.	Demolition					300,000
I.	Development		350,000	350,000	350,000	350,000
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		13,191,928	12,311,543	10,420,011	9,942,217
L.	Total Non-CFP Funds					
M.	Grand Total		13,191,928	12,311,543	10,420,011	9,942,217

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 Housing Authority of the City of Durham NC013		Locality (City/county & State) Durham/Durham County North Carolina			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY <u>2012</u>	Work Statement for Year 2 FFY <u>2013</u>	Work Statement for Year 3 FFY <u>2014</u>	Work Statement for Year 4 FFY <u>2015</u>	Work Statement for Year 5 FFY <u>2016</u>
	NC013000001 McDougald Terrace	Annual Statement	1,454,520	2,556,000	1,398,000	1,131,435
	NC013000003 Scattered Sites		615,000	332,500	350,000	54,000
	NC013000004 Oldham Towers		440,000	290,000	411,300	576,000
	NC013000005 Cornwallis Road		650,000	1,069,000	1,100,000	477,000
	NC013000006 Liberty Street		1,042,800	1,055,363	540,000	639,856
	NC013000007 Club Boulevard		343,500	639,100	480,900	0
	NC013000008 Hoover Road		1,335,000	167,000	135,000	160,000
	NC013000009 J J Henderson Housing		726,000	878,400	400,000	455,000
	NC013000010 Morreene Road		1,954,000	1,353,600	1,428,000	2,632,000
	NC013000011 Damar Court		225,000	473,000	550,000	1,050,000
	NC013000012 Oxford Manor		1,005,000	325,000	300,000	120,000
	NC013000014 Forest Hill Heights		621,500	502,500	810,000	150,000
	NC013000015 Laurel Oaks		0	0	0	0

Capital Fund Program—Five-Year Action Plan

Part I: Summary (Continuation)						
PHA Name/Number Housing Authority of the City of Durham NC013		Locality (City/county & State) Durham/Durham County North Carolina			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY <u>2012</u>	Work Statement for Year 2 FFY <u>2013</u>	Work Statement for Year 3 FFY <u>2014</u>	Work Statement for Year 4 FFY <u>2015</u>	Work Statement for Year 5 FFY <u>2016</u>
	Vacancy reduction renov.		250,000	250,000	250,000	250,000
	Operating costs		369,737	369,737	369,737	369,737
	Maintenance training		5,000	5,000	5,000	5,000
	Prop. managers training		5,000	5,000	5,000	5,000
	Youth leadership training		10,000	10,000	10,000	10,000
	Admissions training		2,000	2,000	2,000	2,000
	Resid. initiatives training		17,000	17,000	17,000	17,000
	Resid. safety and security		200,000	200,000	200,000	200,000
	Management fee		315,214	315,214	315,214	315,214
	Fees and costs A/E		1,028,732	913,896	755,160	729,644
	Fees & costs Constr. Mgr.		176,925	182,233	187,700	193,331
	Section 504 renovations		50,000	50,000	50,000	50,000
	Development activities		350,000	350,000	350,000	350,000

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY <u>2012</u>	Work Statement for Year: <u>2</u> FFY <u>2013</u>			Work Statement for Year: <u>3</u> FFY <u>2014</u>		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	NC013000001			NC013000001		
Annual	McDougald Terrace			McDougald Terrace		
Statement	Water heaters replacement	360 units	245,520	HVAC renovations	360 units	2,556,000
	Water heaters enclosures	360 units	72,000		Total	2,556,000
	Wall kitchen cabinets	360 units	358,000			
	Range hoods	360 units	108,000			
	Sidewalks/curbs/gutters	100%	200,000			
	Exterior doors/peepholes	360 units	360,000			
	Mailboxes/mail centers	360 units	55,000			
	Dumpsters/enclosures/pads	100%	56,000			
		Total	1,454,120			
	NC013000003			NC013000003		
	Scattered Sites			Scattered Sites		
	Floor repairs/replacement	50 units	150,000	Erosion control/sidewalks	100%	250,000
	Bathroom renovations	50 units	265,000	Washer/dryer connections/vents	50 units	82,500
	Settlement repairs	50 units	200,000		Total	332,500
		Total	615,000			
	Subtotal of Estimated Cost		2,069,120	Subtotal of Estimated Cost		2,888,500

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY <u>2012</u>	Work Statement for Year: <u>2</u> FFY <u>2013</u>			Work Statement for Year: <u>3</u> FFY <u>2014</u>		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	NC013000006			NC013000006		
Annual	Liberty Street			Liberty Street		
Statement	HVAC renovations	108 units	766,800	Exterior doors/peepholes	108 units	108,000
	Floor repairs/replacements	108 units	216,000	Screen doors replacement	108 units	110,000
	Clothesline enclosures	26 bldgs.	60,000	Private outdoor space	26 bldgs.	317,363
		Total	1,042,800	Erosion control/landscaping	100%	220,000
				Repair/repave parking areas/sidewalks/curbs and gutters	100%	300,000
					Total	1,055,363
	NC013000007			NC013000007		
	Club Boulevard			Club Boulevard		
	Mailboxes/posts	77 units	15,000	Repair/replace floors	77 units	385,000
	Interior doors replacement	77 units	40,000	Electrical panels installation	77 units	192,500
	Bath sinks/faucets/vanities	77 units	38,500	Screen doors replacement	77 units	61,600
	CPTED (site lighting, etc)	100%	250,000		Total	639,100
		Total	343,500			
	Subtotal of Estimated Cost		1,386,300	Subtotal of Estimated Cost		1,694,363

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY <u>2012</u>	Work Statement for Year: <u>2</u> FFY <u>2013</u>			Work Statement for Year: <u>3</u> FFY <u>2014</u>		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	NC013000008			NC013000008		
Annual	Hoover Road			Hoover Road		
Statement	Community center renov.	1 bldg.	200,000	Exterior doors/peepholes	54 units	81,000
	Exterior renovations (siding)	7 bldgs./ center	300,000	Kit. counters/sinks/faucets	54 units	36,000
	Roofs replacement	7 bldgs./center	685,000	Iron fencing repairs/painting	100%	50,000
	Floor repairs/replacement	54 units	150,000		Total	167,000
		Total	1,335,000			
	NC013000009			NC013000009		
	J J Henderson Housing			J J Henderson Housing		
	Commodes replacement	178 units	55,000	Floor repairs/replacements	178 units	383,400
	Kitchen renovations	178 units	350,000	Closet doors replacement	178 units	375,000
	Bath sinks/faucets/vanities	178 units	55,000	Replace hallway/stairwell fire escape doors	100%	70,000
	Redesign senior center area and old kitchen/dining area	100%	230,000	Replace glass exterior/interior entry doors	100%	50,000
	Furniture – senior center area	100%	20,000		Total	878,400
	Dumpsters replacement	100%	10,000			
	Replace canopies at side entrance doors	2 each	6,000			
		Total	726,000			
	Subtotal of Estimated Cost		2,061,000	Subtotal of Estimated Cost		1,045,400

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY <u>2012</u>	Work Statement for Year: <u>2</u> FFY <u>2013</u>			Work Statement for Year: <u>3</u> FFY <u>2014</u>		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	NC013000012			NC013000012		
Annual	Oxford Manor			Oxford Manor		
Statement	Erosion control/landscaping	100%	200,000	Screen door replacements	172 units	125,000
	Asphalt/concrete repairs	100%	300,000	Exterior entry doors/ peepholes replacements	172 units	200,000
	Refrigerators	172 units	105,000		Total	325,000
	Bath. sinks/faucets/vanities	172 units	90,000			
	Paint iron fencing	100%	40,000			
	Paint handrails	100%	10,000			
	Kitchen countertops, sinks, faucets	172 units	260,000			
		Total	1,005,000			
	NC013000014			NC013000014		
	Forest Hill Heights			Forest Hill Heights		
	Roof replacements	8 bldgs./1 center	350,000	Interior painting	55 units	90,000
	Water heaters replacement	55 units	35,000	Community center drapes/blinds	1 bldg.	5,000
	Erosion control/landscaping	100%	25,000	Community center interior painting	1 bldg.	8,000
	Settlement repairs	55 units	195,000	Closet doors replacement	55 units	100,000
	Commodos replacement	55 units	16,500		Total	203,000
		Total	621,500			
	Subtotal of Estimated Cost		1,626,500	Subtotal of Estimated Cost		603,000

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY <u>2012</u>	Work Statement for Year: <u>4</u> FFY <u>2015</u>			Work Statement for Year: <u>5</u> FFY <u>2016</u>		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	NC013000001			NC013000001		
Annual	McDougald Terrace			McDougald Terrace		
Statement	Floor repairs/replacement	360 units	432,000	Interior painting	360 units	435,435
	Replace commodes and floor tiles	360 units	50,000	Closet doors	360 units	270,000
	Refrigerators	360 units	162,000	Dryer outlets/vents	360 units	126,000
	Gas ranges	360 units	144,000	Demolition/abatement of 2 offline buildings	14 units	300,000
	Vinyl siding installation (exclude 2 offline bldgs.)	59 bldgs.	610,000		Total	1,131,435
		Total	1,398,000			
	NC013000003			NC013000003		
	Scattered Sites			Scattered Sites		
	Kitchen renovations	50 units	250,000	Community center renovations	100%	50,000
	Interior painting	50 units	100,000	Community center furniture	100%	4,000
		Total	350,000		Total	54,000
	NC013000004			NC013000004		
	Oldham Towers			Oldham Towers		
	Interior painitng		275,000	Floor tile replacement	106 units	200,000
	Mailboxes/mail center	106 units	15,900	3 Washers and 3 dryers	100%	9,000
	Paint balconies/railings	7 floors	25,000	Sidewalks repairs/replacement	100%	75,000
	Exterior doors replacement	106 units	53,000	Bathroom ceramic tile	106 units	212,000

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY <u>2012</u>	Work Statement for Year: <u>4</u> FFY <u>2015</u>			Work Statement for Year: <u>5</u> FFY <u>2016</u>		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
				replacement		
	Screen doors replacement	106 units	42,400	Breezeway glass doors replacement	7 each	25,000
		Total	411,300	Maintenance van	1 each	30,000
				Passenger vehicle property manager	1 each	25,000
				Total		576,000
	Subtotal of Estimated Cost		2,159,300	Subtotal of Estimated Cost		1,761,435

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY <u>2012</u>	Work Statement for Year: <u>4</u> FFY <u>2015</u>			Work Statement for Year: <u>5</u> FFY <u>2016</u>		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	NC013000009			NC013000009		
Annual	J J Henderson Housing			J J Henderson		
Statement	Door handles replacement	178 units/common	350,000	Asphalt repaving/concrete repairs	100%	205,000
	Ceiling tile replacement	10 floors	50,000	Erosion control/landscaping/picnic area/sidewalks	100%	250,000
		Total	400,000		Total	455,000
	NC013000010			NC013000010		
	Morreene Road			Morreene Road		
	Ext. doors, jambs, screen doors, storefront units replacement	224 units	600,000	Electrical panel box renovations	224 units	672,000
	Closet doors installation	224 units	403,000	Community center renovations	100%	500,000
	Parking lots repair/repave	100%.	250,000	Vinyl siding installation (fascia, soffit, wood louvers)	224 units	500,000
	Sidewalks repairs/replacements	100%	75,000	Washer/dryer connections and vents	224 units	560,000
	Playground equipment /fence	100%	100,000	Redesign 24 0 brs into 12 1 brs (6 HC units)	24 units	400,000
		Total	1,428,000		Total	2,632,000
	Subtotal of Estimated Cost		1,828,000	Subtotal of Estimated Cost		3,087,000

PHA Certifications of Compliance with PHA Plans and Related Regulations	U.S. Department of Housing and Urban Development Office of Public and Indian Housing OMB No. 2577-0226 Expires 4/30/2011
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**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 Annual PHA Plan for the PHA fiscal year beginning 1/1/2012, 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.

Housing Authority of the City of Durham

NC013

PHA Name

PHA Number/HA Code

X 5-Year PHA Plan for Fiscal Years 20¹⁰ - 20¹⁴

X Annual PHA Plan for Fiscal Years 20¹² - 20

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 Thomas M. Niemann	Title Chairperson
Signature 	Date 9/28/2011

RECORDING OFFICER'S CERTIFICATION

I, Dallas J. Parks, the duly appointed Secretary of the Housing Authority of the City of Durham, do hereby certify that this resolution was properly adopted at the regular meeting of the Board of Commissioners of the Housing Authority of the City of Durham held on September 28, 2011.

(SEAL)

BY: 

Dallas J. Parks, Secretary

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Housing Authority of the City of Durham

Program/Activity Receiving Federal Grant Funding

Capital Fund Program (2012)

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 Federalagency 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.

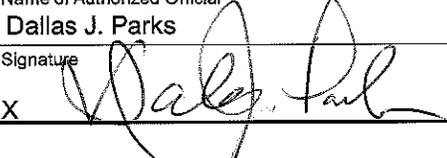
2. Sites for Work Performance. The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet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

330 East Main Street, Durham, NC 27701, Durham County
See attached sheet.

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 Dallas J. Parks	Title Chief Executive Officer
Signature 	Date 9/29/2011

Housing Authority of the City of Durham
P. O. Box 1726
Durham, NC 27702

Capital Fund Program (2012 CFP)

CERTIFICATION FOR A DRUG-FREE WORKPLACE

2. Sites for Work Performance

NC13-1, McDougald Terrace, 1101 Lawson Street, Durham, Durham, NC 27701

NC13-3, Scattered Sites, 306 Gary Street, Durham, Durham, NC 27703

NC13-4, Oldham Towers, 519 E. Main Street, Durham, Durham, NC 27701

NC13-5, Cornwallis Road, 3000 Weaver Street, Durham, Durham, NC 27707

NC13-6, Liberty Street, 131 Commerce Street, Durham, Durham, NC 27701

NC13-7, Club Boulevard, 2415 Glenbrook Drive, Durham, Durham, NC 27704

NC13-8, Hoover Road, 1126 Hoover Road, Durham, Durham, NC 27703

NC13-9, J. J. Henderson Hsg. Ctr., 807 S. Duke Street, Durham, Durham, NC 27701

NC13-10, Morreene Road, 3412 Glasson Street, Durham, Durham, NC 27705

NC13-11, Damar Court, 1002 Sherwood Drive, Durham, Durham, NC 27705

NC13-12, Oxford Manor, 3633 Keystone Place, Durham, Durham, NC 27704

NC13-19, Kernwood Estates, 812 Waring Street, Durham, Durham, NC 27704

NC13-13, Birchwood Heights, 205 Walton Street, Durham, Durham, NC 27703

NC13-14, Forest Hill Heights, 700 S. Mangum Street, Durham, Durham, NC 27703

NC13-15, Laurel Oaks, 600 Laurel Oaks Drive, Durham, Durham, NC 27707

PHA employees will be working in the Central Administrative Office (330 East Main Street, Durham, Durham, NC 27701) as well as at each of the above designated sites. Employees will be meeting with architects, contractors, etc. Transportation to and from the sites by PHA employees will be in PHA vehicles.

Certification of Payments to Influence Federal Transactions

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

Applicant Name

Housing Authority of the City of Durham

Program/Activity Receiving Federal Grant Funding

Capital Fund Program (2012)

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.

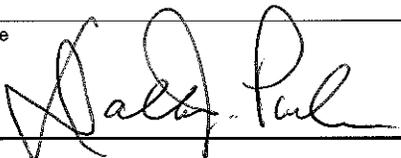
(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this 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 Dallas J. Parks	Title Chief Executive Officer
Signature 	Date (mm/dd/yyyy) 9/29/2011

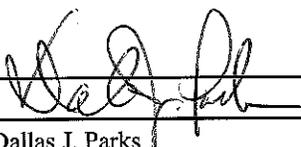
DISCLOSURE OF LOBBYING ACTIVITIES

Approved by OMB

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

0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input type="checkbox"/> a. contract <input checked="" type="checkbox"/> b. grant c. cooperative agreement d. loan e. loan guarantee f. loan insurance	2. Status of Federal Action: <input type="checkbox"/> a. bid/offer/application b. initial award c. post-award	3. Report Type: <input type="checkbox"/> a. initial filing b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Housing Authority of the City of Durham, P. O. Box 1726, Durham, NC 27702 or 330 East Main Street, Durham, NC 27701 Congressional District, if known: 4th	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: N/A Congressional District, if known:	
6. Federal Department/Agency: U. S. Department of Housing and Urban Development	7. Federal Program Name/Description: Capital Fund Program (2012) CFDA Number, if applicable: _____	
8. Federal Action Number, if known: N/A	9. Award Amount, if known: \$ 3,242,023	
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI): N/A	b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI): N/A <div style="text-align: right; margin-right: 50px;">  </div>	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature: _____ Print Name: Dallas J. Parks Title: Chief Executive Officer Telephone No.: 919.683.1551 Date: 9/29/2011	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

RESIDENT ADVISORY BOARD (RAB) COMMENTS

**Resident Advisory Board Statement
Board of Commissioners Meeting
September 28, 2011**

FOR THE RECORD

During the past year the Resident Advisory Board for the Housing Authority of the City of Durham has had the opportunity to work in partnership with the administration to provide input into the 2012 PHA 5-Year and Annual Plan.

Over the past two months the Resident Advisory Board met to review the Authority's progress of the past year on planned fiscal and program activities. The Resident Advisory Board received proper guidance and support in reviewing the plan from the Chief Operations Officer, Capital Improvements/Strategic Plan Administrator, Director of Housing Choice Voucher Program and Resident Services staff. The Resident Advisory Board thoroughly discussed each element of the plan and unanimously recommends no change to the proposed plan at this time.

The Resident Advisory Board officially and respectfully submit the attached minutes to the administration and Board of Commissioners for consideration of the residents' input into the plan to be submitted to HUD, in keeping with the Quality Housing and Work Responsibility Act of 1998.

We look forward to a continued partnership in working with the administration of the Authority to provide safe, decent and sanitary housing.

Respectfully Submitted,

RESIDENT ADVISORY BOARD

Sandra Ricks, Acting President, Oldham Towers
Designated Spokesperson

Attachments: RAB Minutes 7/19/11, 8/17/11 and 9/14/11

**Durham Housing Authority
Resident Advisory Board (RAB)
July 19, 2011
5:30pm**

Attending: Gloria Nottingham (Section 8, Chairperson), Bertha Bradley (Damar), Joe Hopkins (JJ Henderson), Sandra Ricks (Oldham Towers), Levon Murriell (Liberty Street), Cadedra Reddish (Oxford Manor), Shauntelle Evans (Club Blvd), Helen Walker (Scattered Sites), Michael Harley (Hoover Road), Linda Goodman (Oldham Towers), Wisdom Pharaoh (McDougald Terrace), Tunisia Muhammed (Laurel Oaks), Clemencie Howard (Forest Hill), and Lakeshia Best (Cornwallis), Angela Poole (Club Blvd), Geraldine McNeil (Club Blvd), Pecolia Holloway (Club), Delphine Johnson (Oldham).

Staff: Willie ‘Sonny’ McMahand (COO), Vickie Ellis (Capital Improvement Administrator), Annie R. Graham (Resident Initiatives Manager) and Charles Lyons (Resident Safety Coordinator).

The minutes of the previous meeting were read then moved for adoption by Bertha Bradley with support from Lakesha Best. The motion carried and approved.

Mr. McMahand presented proposed language to the Admissions Lease/Admissions & Continued Occupancy Policy (ACOP) to attending members for their reaction and response. He stated that staff and the Board of Directors review the lease annually in conjunction with the Annual Plan each year and requested comments be sent to Dallas Parks, CEO no later than August 1. Public hearings on the proposed language were held on July 11 at Oldham Towers and July 12 at Oxford Manor.

The Public Housing Dwelling Lease has new proposed language in the following areas:

1. Security Deposits
2. Required Payments
3. Obligations of the Residents and the Household (regarding firearms)
4. Resident’s Right to Use and Occupancy
5. Explanation of Grievance Procedure

The ACOP Policy new proposed language in the following areas:

1. Updating and Revising the Policy
2. Other Permitted Reasons for denial of Admission
3. Eligibility Determination Standards
4. Modification to the lease
5. Security Deposits
6. Payments under the Lease
7. Types of Resident Requested Transfers
8. Termination of Tenant
9. Other Authorized Reasons for Termination
10. Conducting Criminal records Checks
11. Disclosure of Criminal Records to Family
12. Grievances and Appeals

13. Informal Hearings for Public Housing Applicants
14. Procedures to Obtain a Hearing
15. Selection of Hearing officer/Panel
16. Procedures Governing the Hearing

He responded to questions regarding proposed language and requested residents to discuss these in their respective council meetings.

Vickie Ellis stated that the draft 2012 Annual and 5-Year Plan is at the printers and will be disseminated; a Notice of the Public Hearing on September 28, 2011 on the plan was published in the newspaper on July 17th and planned for July 24th.

Old Business

Mr. Lyons briefly reminded members to finalize plan for National Night Out on August 2 and the Crime Retreat planned for August 4th and 5th.

Community leaders provided community updates:

Oxford Manor – community is finalizing plans for NNO including a meal of fried fish, and chicken; still seeking donations – activity starts at 4:30pm.

JJ Henderson – having its meal catered – activity starts at 5pm

Liberty – most of the planning is complete wants to change its format by having community resources discuss what services residents can advantage of.

Club – planning is complete, had success with community donations-activity starts at 3pm.

Oldham – planning is complete, will have covered dishes and games for residents.

Forest Hill Heights – will have covered dish buffet, entertainment; program will start at 5pm.

Scattered Sites – covered dish with entertainment, program is from 5-7:30 pm.

McDougald Terrace – NCCU is a large sponsor for the event, will have games for kids and a DJ.

Cornwallis – a cook out is planned with a DJ and games.

Damar & Morreene Rd will have a joint event, Target is a large sponsor.

Mr. Lyons stated that each community will receive a DVD of the presentation by the Mayor and the Police Chief in the event that they do not get to each community's program and should have a Boom Box to play the message.

New Business

Suggested By-Law changes remain laid on the table.

Announcements

The meeting was adjourned at 6:45pm.

There being no further business, the meeting was adjourned at 6:55pm.

**Durham Housing Authority
Resident Advisory Board (RAB)
August 17, 2011
5:30pm**

Attending: Gloria Nottingham (Chair), Levon Murriell (Liberty Street), Linda Goodman (Oldham Towers), Adaphine Johnson (Oldham Towers), Clemencie Howard (Forest Hill Height), Anna Lyght (Forest Hill Heights), Helen Walker (Scattered Sites), Joe Hopkins (JJ Henderson), Lakesha Best (Cornwallis), Michael Harley (Hoover), Tunisia Muhammed (Laurel Oaks), Anita Kornegay (Hoover), Pecolia Holloway (Club Blvd), Angelia Poole (Club) and Geraldine McNeil (Club).

DHA Staff: Willie ‘Sonny’ McMahand (COO), Vickie Ellis (Capital Improvements/Strategic Plan Administrator), Annie Graham (Resident Initiatives Manager) and Charles Lyons (Resident Safety Coordinator).

Call to Order/Approval of Minutes

The meeting was called to order by Chairwoman Nottingham at 5:30pm. She introduced Anna Lyght of Forest Hill Heights. The minutes were moved for approval by Levon Murriell with support from Joe Hopkins.

The order of the agenda was suspended to hear from Willie ‘Sonny’ McMahand (COO) and Vickie Ellis (Capital Improvements/Strategic Plan Administrator) regarding the DHA 5-Year and Annual Plan.

Mr. McMahand summarized that legal council has reviewed the draft plan and made suggestions for language changes since the last meeting, including: language concerning concealed weapons on the premises and the trespass list as it relates to the ability to request a hearing. Mr. McMahand explained the changes and indicated that the changes will be presented to the DHA Board on August 24th for review and approval.

Ms. Ellis stated that the Funding Notice for the Capital Fund has been received and distributed tonight; she would be in attendance at the September 14th meeting to discuss plans for its use. She further indicated that she is waiting to hear what the 2012 fund reduction might be.

Old Business

Community Safety Update

Charles Lyons thanked the communities for the participation in National Night Out and the Crime Strategic Planning Retreat. All plans will be compiled and presented to each community upon completion. There are 2 primary suggestions which are currently being reviewed, including; identification badges and vehicle stickers. He announced Congressman Price’s visit scheduled for August 29th and encouraged residents to be in attendance.

Ms. Nottingham encouraged residents to think about significant questions which affect the community which could be asked of the congressman.

Announcements

1. Ms. Best announced that Cornwallis had a very successful NNO and is planning for its Campaign for Change to be held on August 20th.
2. Mr. Hopkins announced that JJ Henderson held elections for resident council officers and he was elected for incoming president.
3. Mr. Levon Murriell announced Liberty's Back to School with its partner First Baptist Church and that the community is considering a senior day activity.
4. Ms. Goodman announced that the resident council president for Oldham Towers may be stepping down as she plans to move, that the NNO was very good but they still have problems with drugs and crime.
5. Ms. Kornegay announced Hoover's Back to School program on August 20th from 1-3pm.
6. Ms. Holloway from Club stated that their NNO celebration was very successful; they now have a food bank on the 3rd Saturday of the month starting in August; they are also planning a Back to School celebration on August 20th and Full Gospel Deliverances plans a Back to School event for August 21; and Jonathon Outreach plans to come to the community on September 13th.
7. Ms. Howard, president of Forest Hill stated that they had a very successful NNO celebration which included the presence of District 3 officers; Bingo is planned for August 24; their food bank will be held on that Saturday and they are in training for their neighborhood watch activity.
8. Ms. Walker of Scattered Sites echoed that their NNO event was food and that the only issue the residents have now is lighting in the back of some of the units.

Ms. Graham announced that Mr. Parks, DHA CEO and Mr. McMahan will be attending resident council meetings starting after the Labor Day holiday. The dates will be announced.

There being no further business, the meeting was adjourned at 7:03 PM.

**Durham Housing Authority
Resident Advisory Board (RAB)
September 14, 2011
5:30 pm**

Attending: Gloria Nottingham (Chair), Levon Murriell (Liberty Street), Sandra Ricks (Oldham Towers), Anita Kornegay (Hoover Road), Helen Walker (Scattered Sites), Joe Hopkins (JJ Henderson), Bertha Bradley (Club Boulevard), Pecolia Holloway (Club Boulevard) and Geraldine McNeil (Club Boulevard).

DHA Staff: Vickie Ellis (Capital Improvements/Strategic Plan Administrator) and Annie Graham (Resident Initiatives Manager).

Call to Order/Approval of Minutes

The meeting was called to order by Chairwoman Nottingham at 5:40 pm. The minutes of August 17, 2011 were read, approved by Mr. Joe Hopkins and seconded by Mr. Levon Murriell, as read.

Ms. Ellis presented a written summary and discussed the proposed changes within the eleven components/attachments of the Draft 2012 Annual Plan. She stated that the Draft 2012 Annual Plan serves as the annual application for submission of a plan of action to HUD in order to have budgeted funds for capital improvements for the communities. The Board approved 5-Year and Annual Plan must be submitted to HUD no later than October 18th. HUD will have 75 days to review the 2012 PHA Plans.

Ms. Nottingham reviewed the proposed demolition/disposition activities. Residents asked what will happen to the residents of the communities to be affected. Ms. Ellis discussed the repositioning/rehabilitation process and projected dates.

Ms. Ellis discussed the Capital Fund planning process and activities for 2007 – 2016.

The Resident Advisory Board had no changes/comments to be made to the Draft 2012 PHA Plans and unanimously voted to accept the Draft 2012 PHA Plans. The Resident Advisory Board selected Ms. Sandra Ricks (Oldham Towers) to present the Resident Advisory Board statement to the Board of Commissioners at the Public Hearing to be held on September 28, 2011, 5:30 pm, Boardroom, Central Office.

Community leaders provided community updates:

Liberty Street – Summarized all events; School give-away on August 24th, 1:00 pm; First Baptist Church prayer meeting.

Oldham Towers – Movie night, September 20th, 6:00 – 8:30 pm; Birthday night, September 23rd, 6:00 – 9:00 pm with food, games, dancing.

JJ Henderson – Labor Day cook-out with 80 attendees; planning Christmas party; trying to start movie night; trying to incorporate 24 hour coverage with security.

Hoover Road – National Night Out with 100 attendees; Food Bank set for third Saturday of each month; Birthday and Reading club plans.

Club Boulevard – Food Bank set for 12:00 – 1:00 pm this Saturday; Bluefield reunion set for this Saturday, 1:00 – 7:00 pm; Back to School give-away very good; Bible Study occurs first Wednesday of the month.

Scattered Sites – Labor Day gathering with new resident orientation; Birthday celebration on September 23rd, Thursday afternoon Bingo at 3:00 pm.

Ms. Annie Graham discussed the upcoming Crime Prevention Training sponsored by the Durham Police Department on October 18, 2011; the NC State Fair trip for Seniors on October 19, 2011 and the Crime Prevention Task Force Meeting scheduled for September 21, 2011.

There being no further business, the meeting was adjourned at 6:58 pm.

**ANALYSIS OF RESIDENT ADVISORY BOARD (RAB) COMMENTS AND DECISION
MADE ON RESIDENT ADVISORY BOARD COMMENTS**

9/15/2011

RAB Comments – the elements were reviewed and there no additions, corrections or deletions requested. The 2012 PHA 5-Year and Annual Plan was accepted.

Durham Housing Authority (DHA) Response: No response needed.

**Durham Housing Authority
2011 Resident Advisory Board Members**

**Gloria Nottingham, Chairperson
HCV**

4801-604 Danube St.
Durham, NC 27704

Levon Murriell, President - Liberty Street

574 Liberty Street Apt. H
Durham, NC 27701

Sandra Ricks, Acting President - Oldham Towers

519 E. Main Street Apt. 611
Durham, NC 27701

Patrick Davis, President - Morreene Rd.

3421 Glasson Street Apt. F
Durham, NC 27705

Clemencie Howard, President - Forest Hill Heights

700 Mangum Street Apt. 3-G
Durham, NC 27701

Helen Walker, President - Scattered Sites

310 Gary Street
Durham, NC 27703

Currently vacant - Damar Court

Joe Hopkins, President - JJ Henderson Housing Center

807 S. Duke Apt. 113
Durham, NC 27701

Bertha Bradley - Club Boulevard

2435 Glenbrook Drive
Durham, NC 27704

Pecolia Holloway – Club Boulevard

8 Dubonnet Place
Durham, NC 27704

Tunisia Muhammed, President – Laurel Oaks

802 Gingerberry Drive
Durham, NC 27713

Ransheata Goldston, President – Oxford Manor

3606 Danube Apt. 8
Durham, NC 27704

Wisdom Pharaoh, President – McDougald Terrace

1-A Lawson Street
Durham, NC 27701

Anita Kornegay, President – Hoover Road

1126 Hoover Rd. Apt. 19
Durham, NC 27703

Lakesha Best, President - Cornwallis Road

3020–6 Weaver St.
Durham, NC 27707

**2012 PHA 5-Year and Annual Plan
PUBLIC HEARING MINUTES
SEPTEMBER 28, 2011**

The public hearing for the Durham Housing Authority (DHA) 2012 PHA 5-Year and Annual Plan was held on Wednesday, September 28, 2011 in the Central Office Boardroom.

Board of Commissioners members present were Barbara Fletcher-Lofton, David Haley (via telephone), George Quick, John Ramsey (via telephone), Gloria Nottingham, Tom Niemann and Isaac Robinson. Eric Pristell and Jayme Shy of The Banks Law Firm, Board attorney representatives, were present.

Resident Advisory Board members present were Gloria Nottingham, Sandra Ricks and Pecolia Holloway.

DHA Residents present were Linda Goodman, Adaphine Johnson and Sheryl Smith.

Other Guests present were Mary Nash Rusher, Drew Fitch, Cheryl Bass, Waltier Turner and Olive Joyner.

DHA Staff present were Sabrina Sinegal, Tammy Atkins, Shannon McLean, Vickie Ellis, Rhega Taylor, Willie McMahan, Jeffrey Causey, Jean Bolduc, Tyler Williams, Kelvin Macklin, Elvert Dorsey, Brenda Edwards and Dallas Parks.

Chairperson Niemann called the public hearing to order at 5:48 p.m.

Ms. Ellis stated that the Draft 2012 PHA 5-Year and Annual Plan were available for review for a 45-day period from 7/22/11 to 9/9/11. DHA provided answers/clarifications to questions regarding the Draft 2012 PHA 5-Year and Annual Plan content, as well as DHA's policies/procedures, to the public and the Resident Advisory Board. No comments were received during this period.

Chairperson Niemann opened the public hearing for comments from all persons attending:

Ms. Ricks, Resident Advisory Board Spokesperson, designated by Ms. Nottingham Chairperson to speak in her absence, presented a statement, dated 9/28/11, from the Resident Advisory Board. Copies of the statement were given to the Board of Commissioners.

Other Comments presented:

There were none.

The public hearing was adjourned at 5:53 p.m.

CHALLENGED ELEMENTS

No elements of the PHA 5-Year and Annual Plan were challenged.