

<p>5.2</p>	<ul style="list-style-type: none"> - New Market Tax Credits - Solar Tax Credits - Federal Low Income Tax Credits - State Low Income Tax Credits - Conventional Debt - CDBG Funds <p>PHA GOAL #2: IMPROVE THE QUALITY OF ASSISTED HOUSING</p> <p>The PHA established the following objectives to strive in meeting goal #2:</p> <ul style="list-style-type: none"> ▪ Improve public housing management: ▪ Improve voucher management ▪ Increase customer satisfaction ▪ Renovate or modernize public housing units: Wilson Housing Authority is in the stage of Applying for 9% Tax Credits to substantially rehabilitate the C. Bruce Rose Plaza as mentioned in Goal #1. 																										
<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>The following PHA Plan elements marked '<u>R</u>' have been revised since the last Annual Plan submission by the Wilson Housing Authority. <u>N/R</u> denotes NO REVISION and <u>N/A</u> denotes NOT APPLICABLE</p> <table style="margin-left: 40px;"> <tr> <td style="text-align: center;"><u> R </u></td> <td>903.7(1) Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures</td> </tr> <tr> <td style="text-align: center;"><u> R </u></td> <td>903.7(2) Financial Resources</td> </tr> <tr> <td style="text-align: center;"><u> R </u></td> <td>903.7(3) Rent Determination</td> </tr> <tr> <td style="text-align: center;"><u> R </u></td> <td>903.7(4) Operation and Management</td> </tr> <tr> <td style="text-align: center;"><u> N/R </u></td> <td>903.7(5) Grievance Procedures</td> </tr> <tr> <td style="text-align: center;"><u> R </u></td> <td>903.7(6) Designated Housing for Elderly and Disabled Families</td> </tr> <tr> <td style="text-align: center;"><u> R </u></td> <td>903.7(7) Community Service and Self-Sufficiency</td> </tr> <tr> <td style="text-align: center;"><u> N/R </u></td> <td>903.7(8) Safety and Crime Prevention</td> </tr> <tr> <td style="text-align: center;"><u> N/R </u></td> <td>903.7(9) Pets</td> </tr> <tr> <td style="text-align: center;"><u> N/R </u></td> <td>903.7(10) Civil Rights Certification</td> </tr> <tr> <td style="text-align: center;"><u> R </u></td> <td>903.7(11) Fiscal Year Audit</td> </tr> <tr> <td style="text-align: center;"><u> N/R </u></td> <td>903.7(12) Asset Management</td> </tr> <tr> <td style="text-align: center;"><u> N/R </u></td> <td>903.7(13) Violence Against Women Act (VAWA)</td> </tr> </table> <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.</p> <p>The following are the specific locations where the public may obtain copies of the 2012 Annual Plan:</p> <ul style="list-style-type: none"> ▪ Administrative Office: 301 E. Nash Street Wilson, NC 27893 	<u> R </u>	903.7(1) Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures	<u> R </u>	903.7(2) Financial Resources	<u> R </u>	903.7(3) Rent Determination	<u> R </u>	903.7(4) Operation and Management	<u> N/R </u>	903.7(5) Grievance Procedures	<u> R </u>	903.7(6) Designated Housing for Elderly and Disabled Families	<u> R </u>	903.7(7) Community Service and Self-Sufficiency	<u> N/R </u>	903.7(8) Safety and Crime Prevention	<u> N/R </u>	903.7(9) Pets	<u> N/R </u>	903.7(10) Civil Rights Certification	<u> R </u>	903.7(11) Fiscal Year Audit	<u> N/R </u>	903.7(12) Asset Management	<u> N/R </u>	903.7(13) Violence Against Women Act (VAWA)
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6.0 6.0 PHA Plan Elements

903.7(1) Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures *REVISIONS*

A. Public Housing

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

(1) Eligibility

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

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

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

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

- Local law enforcement agencies
- State law enforcement agencies

(2) Selection and Assignment

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

(3) Preferences

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

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

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

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

<u>Priority</u>	<u>Preference</u>
<u>1</u>	- Working families and those unable to work because of age or disability [Head or spouse is employed and has been for 12 consecutive months. Seasonal workers must have been employed with their current employer for the last 2 years. WHA allows up to a seven (7) day grace period for change of employment for eligibility of the working preference. This preference is automatically extended to families whose head is determined disabled by the Social Security Administration.
<u>1</u>	- Elderly – 62 years of age or older
<u>1</u>	- Near Elderly – At least 50 years of age, but under 62
<u>1</u>	- Disabled – Persons disabled as determined by the Social Security Administration
<u>1</u>	- Involuntary Displaced – Applicants displaced by natural disaster declared by the President of the United States, or displaced through no fault of their own by a government action or permanently displaced by fire.
<u>1</u>	- Veterans – A person who has actively served in the US military and has been discharged or released under conditions other than dishonorable.
<u>1</u>	- Homelessness – For this purpose, the term “homelessness”, “homeless” or “homeless individual or homeless person” includes: 1) an individual who lacks a fixed, regular, and adequate nighttime residence; and 2) an individual who has a primary nighttime residence that is: (a) a supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill); (b) an institution that provides a temporary residence for individuals intended to be institutionalized; or (c) a public or private place not designed for, or ordinarily uses as, a regular sleeping accommodation for human beings.

For purpose of this section, the term “homeless” or “homeless individual” does not include any individual imprisoned or otherwise detained pursuant to an Act of Congress or State law.

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

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

(4) Unit Assignment

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

(5) Maintaining Waiting List

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

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

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

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

(6) Occupancy

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

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

Residents must notify the PHA of changes in family composition:

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

(7) Deconcentration and Income Mixing **REVISION**

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

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The following covered developments have average incomes that fall above or below the Established Income Range.

Deconcentration Policy for Covered Developments			
Development Name:	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]
Project 06B	25	C. The Covered Development's or Development's size, location, and/or configuration promote income deconcentration, such as scattered site or small developments.	
Project 09B	13	C. The Covered Development's or Development's size, location, and/or configuration promote income deconcentration, such as scattered site or small developments.	

B. Section 8

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

(1) Eligibility

The PHA conducts screening to the extent of:

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

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

- Local law enforcement agencies
- State law enforcement agencies

The PHA shares the following information with prospective landlords:

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

(2) Waiting List Organization

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

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

- PHA main administrative office

(3) Search Time

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

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

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

(4) Preferences **REVISION**

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

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

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

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action or permanently displaced by fire.

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

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- Homelessness – For this purpose, the term “homelessness”, “homeless” or “homeless individual or homeless person” includes: 1) an individual who lacks a fixed, regular, and adequate nighttime residence; and 2) an individual who has a primary nighttime residence that is: (a) a supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill); (b) an institution that provides a temporary residence for individuals intended to be institutionalized; or (c) a public or private place not designed for, or ordinarily uses as, a regular sleeping accommodation for human beings.

For purpose of this section, the term “homeless” or “homeless individual” does not include any individual imprisoned or otherwise detained pursuant to an Act of Congress or State law.

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

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

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

6.0 903.7(2) Financial Resources

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2012 grants)		
a) Public Housing Operating Fund	3,126,000.00	
b) Public Housing Capital Fund (based on 2011 actual)	1,174,367.00	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	3,068,646.00	
f) Resident Opportunity and Self- Sufficiency Grants		
g) Community Development Block Grant		
h) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
2011 Capital Funds (not yet available as of 6/30/11)	1,174,367.00	Public housing capital improvements
2010 Capital Funds (as of 6/30/11)	206,462.00	Public housing capital improvements
2009 Capital Funds (as of 6/30/11)	285,597.00	Public housing capital improvements
3. Public Housing Dwelling Rental Income	1,602,456.00	Public housing operations
4. Other income (list below)		
Interest on Investments	7,000.00	Public housing operations
Legal fees, maintenance charges to tenants, late fees, NSF check charges, etc.	49,911.00	Public housing operations
Excess utilities	699,454.00	Public housing operations
5. Non-federal sources (list below)		
Total resources	11,394,260.00	

6.0 903.7 (3) Rent Determination Policies *REVISIONS*

A. Public Housing

(1) Income Based Rent Policies

a. Use of discretionary policies

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

b. Minimum Rent *REVISION*

The WHA's minimum rent is \$50.00.

The WHA has adopted the following discretionary minimum rent hardship exemption policies.

1. The minimum rent requirement may be waived due to certain financial hardships. The request for minimum rent hardship must be made in writing to the WHA prior to the rent becoming delinquent. The WHA will verify whether the hardship claimed is temporary or long term. Payment of the minimum is suspended immediately for ninety (90) days when a hardship is requested on one of the following conditions:
 - a. The family has lost eligibility or is awaiting an eligibility determination to receive federal, state or local assistance, including a family having a non-citizen household member lawfully admitted for permanent residence and who would be entitled to public benefits but for Title IV of the Personal Responsibility and Work Opportunity Act of 1996;
 - b. The family income has decreased due to changed circumstances such as loss of employment, separation, divorce, and abandonment;
 - c. The family would be evicted as a result of imposing the minimum rent requirement;
 - d. There has been a death in the family; or
 - e. There are other hardship situations determined by the WHA on a case-by-case basis, i.e. alimony, child support, etc.

Financial hardship exemption only applies to payment of minimum rent - not to rent based on the statutory formula for determining the Total Tenant Payment (TTP) or Flat Rent in the public housing program.

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2. If tenant initiates a request for a hardship exemption that the WHA determines is temporary in nature:
 - a. Rent may be suspended, during the ninety (90) day period beginning on the day the request is made. At the end of the ninety (90) day period, the minimum rent is reinstated retroactively to the date of suspension.
 - b. The WHA will allow the family a maximum of six (6) months to make payment of any delinquent minimum rent payments accrued during the suspension period. However, the family must execute a Repayment Agreement.
 - c. The family may not be evicted for non-payment of rent during the ninety (90)-day suspension period..
 - d. If the hardship is subsequently determined to be long-term, the WHA will retroactively exempt residents from the minimum rent requirement for the ninety (90)-day period.
3. If the circumstances supporting the request for a minimum rent hardship exemption are long term, tenant's rent will be based on the statutory income-based rent calculation formula during the minimum rent exemption period.
4. Hardship determinations are subject to the WHA's Informal Hearing Process and families are exempt from any escrow deposit that may be required under regulations governing the hearing process for other determinations.

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

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

d. Discretionary deductions and/or exclusion policies

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

e. Ceiling Rents

The PHA does not have ceiling rents.

f. Rent Re-determinations

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

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

- Income decrease
- g. Individual Savings accounts (ISAs)

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

(2) Flat Rents

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

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

B. Section 8 Tenant-based Assistance

(1) Payment Standards

The PHA's payment standard is:

- 100% of FMR

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

- Success rates of assisted families

(2) Minimum Rent **REVISION**

The PHA's minimum rent is \$50.00.

The PHA has adopted the following discretionary minimum rent hardship exemption policies:

The WHA established a minimum rent for Section 8 participants to be \$50.00. All Voucher families will contribute the highest of thirty percent (30%) of monthly-adjusted income, ten percent (10%) of monthly gross income, or the minimum rent toward the rent plus any rent above the applicable Payment Standard.

The WHA has adopted the following discretionary minimum rent hardship exemption policies.

1. The minimum rent requirement may be waived under certain circumstances. Financial hardship status is to be granted immediately for ninety (90) days in the event of the following:
 - a. The family has lost eligibility or is awaiting an eligibility determination to receive federal, state or local assistance, including a family having a non-citizen household member lawfully admitted for

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permanent residence and who would be entitled to public benefits but for Title IV of the Personal Responsibility and Work Opportunity Act of 1996;

- b. The family income has decreased due to changed circumstances such as separation, divorce, and abandonment;
- c. One or more family members have lost employment;
- d. The family would be evicted as a result of imposing the minimum rent requirement;
- e. There has been a death in the family; or
- f. There are other hardship situations determined by the WHA on a case-by-case basis, i.e. alimony, child support, etc.

Financial hardship exemption only applies to payment of minimum rent - not to rent based on the statutory formula for determining the Total Tenant Payment (TTP).

- 2. If tenant initiates a request for a hardship exemption that the WHA determines is temporary in nature:
 - a. If the hardship is determined to be temporary, minimum rent may be suspended; during the ninety (90) day period beginning on the day the request is made. At the end of the ninety (90) day period, the minimum rent is reinstated retroactively to the date of suspension and the HAP is again adjusted.
 - b. In the case of a temporary hardship, the WHA will allow the family a maximum of six (6) months to make payment of any delinquent minimum rent payments accrued during the suspension period. However, the family must execute a Repayment Agreement.
 - c. If the hardship is subsequently determined to be long-term, the WHA will retroactively exempt residents from the minimum rent requirement for the ninety (90)-day period.
 - d. Note that the WHA can only suspend the minimum rent contribution. If the family is residing in a unit whose Gross Rent exceeds the Payment Standard, the family will be responsible for the excess rent.
- 3. Hardship determinations are subject to the WHA's Informal Hearing Process and families are exempt from any escrow deposit that may be required under regulations governing the hearing process for other determinations.

6.0 903.7(4) Operation and Management *REVISIONS*

(1) PHA Management Structure *REVISION*

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

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

Executive Administrative Assistant

- Administrative Assistant/Receptionist

Vice President/Housing Management

- Self Sufficiency Manager
- Property Manager (3)
- Property Specialist (3)
- Housing Choice Voucher Manager
- Housing Choice Specialist (2)
- Inspector (1)

Director of Development

- Construction Specialist/Inspector

Chief Financial Officer

- Accounting Manager
- Accounting Specialist

Facilities Director

- Contractor (Outsourced)

- b. HUD Programs Under PHA Management

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	781	95
Section 8 Vouchers	637	30
Section 8 Certificates	N/A	N/A
Section 8 Mod Rehab	N/A	N/A
Special Purpose Section 8 Certificates/Vouchers (list individually)	N/A	N/A

c. Management and Maintenance Policies *REVISION*

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

Public Housing Management:

- Admissions and Continued Occupancy Policy (ACOP)
- Pest Eradication
- Maintenance Plan
- Enterprise Income Verification (EIV) Security Policy
- Financial Policies (13 Policies)
- Code of Ethics Policy
- Conduct Standards Policy
- Disabled/Handicapped Policy
- Drug Free Workplace Policy
- Fair Housing Policy
- Minority Business Policy
- Safety Policy
- Natural and National Disaster Policy/Plan
- Records Retention Policy
- Resident Initiatives Policy
- Procurement Policy
- Section 3 Plan

Section 8 Management:

- Administrative Plan

903.7(5) Grievance Procedures *NO REVISION***A. Public Housing**

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

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

- PHA development management offices

B. Section 8 Tenant-Based Assistance

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

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

- PHA main administrative office

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

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

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

903.7(7) Community Service and Self-Sufficiency **REVISIONS**

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

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

The Agreement was signed on 01/20/09

2. Other coordination efforts between the PHA and TANF agency include:
 - Client referrals
 - Information sharing regarding mutual clients (for rent determinations and otherwise)

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- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families.

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

(1) General

a. Self-Sufficiency Policies

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

- Public housing admissions policies

b. Economic and Social self-sufficiency programs **REVISIONS**

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

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/ specific criteria/other)	Access (development office/PHA main office/ other provider name)	Eligibility (public housing or section 8 participants or both)
GED	18		Forrest Road Homes	PH
Computer Classes	14		E. B. Jordan/Forrest Road Homes	Both
Budgeting/ Homeownership	392		PHA Main Office and Forrest Road Homes	Both

(2) Family Self Sufficiency programs **REVISIONS**

a. Participation Description:

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2012 Estimate)	Actual Number of Participants (As of: 08/31/11)
Public Housing	25	25
Section 8	25	25

C. Welfare Benefit Reductions

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

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

D. Community Service Requirement

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

Description of the Community Service Policy

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

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

The exemptions from these requirements will be an adult who:

- (1) Is 62 years or older;
- (2) (i) is a blind or disabled individual, as defined under 216(i)(1) or 1614 of the Social Security Act (42 U.S.C. 416(i); 1382c), and who certifies that because of this disability she or he is unable to comply with the service provisions of this subpart, or (ii) Is a primary caretaker of such individual;
- (3) Is engaged in work activities of twenty-five (25) hours or more;
- (4) Meets the requirement for being exempted from having to engage in a work activity under the State program funded under part A of the title IV of the Social Security Act (42 U.S.C. 601 et. seq.) or under any other welfare program of the State in which the PHA is located, including a State-administered welfare-to-work program; or

6.0

- (5) Is a member of a family receiving assistance, benefits or services under a State program funded under part A of title IV of the Social Security Act (42 U.S.C. 601 et. seq.) or under any other welfare program of the State in which the PA is located, including a State-administered welfare-to-work program, and has not been found by the State or other administering entity to be in non-compliance with such a program; or
- (6) Continuing their education;
- (7) Is enrolled in a self-sufficiency program

Property Manager will make determination of eligibility status.

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

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

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

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

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

Non-compliance residents will be given the opportunity to cure the status of non-compliant thirty (30) days before the end of their twelve (12) month lease.

6.0

They will sign a written agreement to complete the required number of hours during the second twelve (12) month term of the lease.

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

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

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

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

Community Service Implementation Report for Forrest Road Homes:

- Number of tenants required to perform community service: 46
- Number of tenants performing community service: 35
- Number of tenants granted exemptions: 110
- Number of tenants in non-compliance: 11
- Number of tenants terminated/evicted due to non-compliance: 1

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

- Number of tenants required to perform community service: 68
- Number of tenants performing community service: 43
- Number of tenants granted exemptions: 129
- Number of tenants in non-compliance: 25
- Number of tenants terminated/evicted due to non-compliance: -0-

Community Service Implementation Report for Whitfield Homes:

- Number of tenants required to perform community service: 57
- Number of tenants performing community service: 45
- Number of tenants granted exemptions: 140
- Number of tenants in non-compliance: 12
- Number of tenants terminated/evicted due to non-compliance: -0-

903.7(8) Safety and Crime Prevention ***NO REVISIONS***

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

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

1. Description of the need for measures to ensure the safety of public housing residents.

- Observed lower-level crime, vandalism and/or graffiti

6.0

2. Information or data used by the PHA to determine the need for PHA actions to improve safety of residents:
 - Analysis of crime statistics over time for crimes committed “in and around” public housing authority
 - Police reports

3. Developments that are most affected: *N/A*

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

1. List of crime prevention activities:

- Activities targeted to at-risk youth, adults, or seniors

2. Developments that are most affected:

- Forrest Road Homes AMP 1
- Whitfield Homes AMP 2
- E. B. Jordan Homes AMP 3

C. Coordination between PHA and the police.

1. Description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities:

- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services

2. Developments that are most affected: *N/A*

903.7(9) Pets ***NO REVISION***

1. A non-refundable pet fee of \$100.00 and a \$50.00 pet deposit will be required of any resident wishing to have a pet unless, it is an assistive animal. The fee and deposit may be paid in two increments of \$75.00 each. Once increment payable at the time of the pet move in and the second being payable the first month after the pet move in.
2. Only one (1) pet whose weight may not exceed 25 pounds, may be kept in any one Public Housing unit. The head of household shall be responsible for their pet. Guest may not bring pets onto the premises. Reptiles or any other animal that may endanger the health, safety, or welfare of any housing employee or any other resident will not be permitted. Dogs will not be allowed in high-rise buildings, and outside chained animals will not be allowed.

6.0

3. Signed statement assigning responsibility to no less than two persons to care for the pet in the event the pet owner dies, is incapacitated or is otherwise unable to care for the pet.
4. Owner of the pet will be responsible for all clean-up anywhere on the grounds or in the building. If pet owner is unable, or contact with the resident cannot be made, a \$25.00 fee for each cleanup performed by the Housing Authority will be assessed.
5. All pet owners must submit an up-to-date immunization record from a qualified Veterinarian and must display a current license tag for said pet. Immunization records and pet license tags are to be updated during the month of the pet owner's annual recertification of tenant eligibility or if the family is a new admission, at lease up.
6. Pets must have no communicable disease(s) and must be pest free.
7. Pet must be neutered or spayed and will be restricted to designated pet areas only. Pets will not be allowed in any designated area unless accompanied by a responsible person and is restrained on a leash or similar device.
8. A pet owner is in violation of the City ordinance or animal control when his or her animal causes objectionable noises, destroys or damages the property of others.
9. Pet owners must comply with all Housing Authority, County, State and Federal regulations on animal regulatory laws.
10. Litter boxes must be changed no less than weekly.
11. Inspections other than permitted under the lease may be made after proper notification and during reasonable hours if a complaint is received in writing and the Housing Authority has reasonable grounds to believe that a nuisance or threat to health and safety of the occupants of the dwelling or surrounding area exist.
12. In the event of a pet violation, the pet owner will be given up to ten (10) days from date of service of the notice to remedy the violation, to remove the pet or to make a written request for a meeting to discuss said violation(s). Failure to remedy the violation, to request a meeting, or to appear at a requested meeting may result in termination of tenancy. A resident who receives two written complaints, will be asked to remove their pet from Wilson Housing Authority property. Repeat violation of this policy may be grounds for lease termination.
13. If a pet is removed due to death or incapacity of the pet owner and the two responsible parties are contacted and are unwilling or unable to remove the pet; or cannot be contacted, the pet will be removed and placed in a pet facility for a period not to exceed thirty (30) days. The cost of the animal care shall be borne by the pet owner and his/her estate. If unable or unwilling to pay, the cost will be paid from the pet deposit.
14. UPCS code must be met and maintained in order to have a pet.
15. The eradication cost of flea infestation during residency will be the responsibility of the resident.
16. If the pet is a bird, it shall be housed in a birdcage at all times.
17. Pets may not be bred or used for commercial purposes.

6.0

18. All conditions must be met and the lease signed before admitting said pet to the dwelling unit.
19. All pets must be approved in advance by Wilson Housing Authority before being brought onto premises.
20. Pet owners must enter into an agreement with the Wilson Housing Authority.

903.7(10) Civil Rights Certification ***NO REVISION***

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

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

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

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

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

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

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

6.0

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

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

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

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

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

903.7(11) Fiscal Year Audit *REVISION*

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

The most recent fiscal audit has been submitted to HUD.

There were no findings as a result of the audit.

903.7(12) Asset Management *NO REVISION*

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

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

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

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

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

Implementation:

Strict confidentiality and sensitivity for victims.

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

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

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

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

Identify Wilson Housing Authority's certification period for domestic violence claims and acceptable evidence of such in all agency plans and in notification to clients. The certification period shall be 14 days. Wilson Housing Authority will exercise discretion in the types of evidence to be accepted as proof of a domestic

<p>6.0</p>	<p>violence claim. Types of evidence shall include, but not limited to, restraining or civil protection orders, medical records, police reports, record of telephone calls or abuser's visits to the victim's home, criminal court records, statement from battered women shelter, counselor for victim, social services, or other credible evidence provided by law enforcement and/or domestic violence providers.</p> <p>If the victim can not provide any of the above listed evidence as proof of domestic violence, Wilson Housing Authority may at their discretion use the victim's statement.</p> <p>The statement should include approximate date of incidents, discussion of fears and injuries and the effect that each incident had on the victim. Victim's statement should be supported statements from family members, clergy, or other reliable sources.</p> <p>Wilson Housing Authority may assist domestic violence victims in Conventional Housing by transferring the family based on their circumstances to avoid their abuser.</p> <p>Services, Programs and Activities:</p> <p>Have Agency Partners conduct on-site training for staff and clients to increase awareness of domestic violence and child abuse.</p> <p>Keep a current list of Wilson Housing Authority domestic violence victims. Upon approval by client, Manager and Housing Officer will conduct periodic visits to residents in Conventional Housing for detection of non reported domestic violence.</p> <p>Ban abuser from Wilson Housing Authority property, add abuser to ban list and ensure ban list is kept in all high visibility areas at each site.</p> <p>Make agency referrals to agency partners based on client needs.</p> <p>Strongly encourage victims to participate in counseling programs and report any incidents.</p>
<p>7.0</p>	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p>a. HOPE VI or Mixed Finance Modernization or Development <i>REVISIONS</i></p> <p>The PHA has not received a HOPE VI revitalization grant. The PHA does not plan to apply for a HOPE VI Revitalization grant in 2011.</p> <p>WHA applied for a Choice Neighborhood Initiative Planning grant in the Plan year and awaiting the funding award announcements from HUD.</p>

7.0

The PHA will be engaging in mixed-finance development activities for public housing in the Plan year.

- Forrest Road Homes
- Whitfield Homes

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

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

b. Demolition and/or Disposition *REVISIONS*

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

Demolition/Disposition Activity Description	
1a. Development name: Whitfield Homes	
1b. Development (project) number: 20-4 AMP#2	
2. Activity type: Demolition <input checked="" type="checkbox"/>	Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>	
4. Date application approved, submitted , or planned for submission: 10/04/10	
5. Number of units affected: 52	
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development	
7. Timeline for activity: a. Actual or projected start date of activity: 7/1/12 b. Projected end date of activity: 10/31/12	

Demolition/Disposition Activity Description	
1a. Development name: Forrest Road Homes	
1b. Development (project) number: 20-1 AMP#1	
2. Activity type: Demolition <input checked="" type="checkbox"/>	Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>	
4. Date application approved , submitted, or planned for submission: 09/02/10	
5. Number of units affected: 15	
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development	
7. Timeline for activity: a. Actual or projected start date of activity: 11/1/11 b. Projected end date of activity: 9/30/12	

7.0 c. Conversion of Public Housing

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

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

d. Homeownership REVISIONS

1. Public Housing

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

Public Housing Homeownership Activity Descriptio
1a. Development name: Anthony Street Townhomes
1b. Development (project) number: AMP-01, PROJ – 20 -9A
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input checked="" type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input checked="" type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved , submitted, or planned for submission: (12/10/2008)
5. Number of units affected: 26
6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Public Housing Homeownership Activity Description
1a. Development name: Scattered Sites
1b. Development (project) number: AMP 01, 20-6A2, 20-6B, 20-9B, 20-9B1, 20-9C & 20-10
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input checked="" type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (9/1/2011)
6. Number of units affected: 46
6. Coverage of action: (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

7.0

2. Section 8 Tenant Based Assistance

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

Program Description:

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

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

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

e. Project-based Vouchers

Our agency intends to operate a Section 8 Project Based Voucher Program.

Projected number of units: 54

General location(s) (eligible census tracts or areas within eligible census tracts):

Fifty four (54) units will be project-based within Wilson County, NC.

How is this action consistent with the PHA Plan? Include the reasons why project basing instead of tenant basing the same number of units is appropriate.

Project basing vouchers provides incentives to the local private developers to develop additional affordable housing units in the region and supports our strategic goal to promote and increase the supply of affordable housing.

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 <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p>Required reports are included as following attachments:</p> <ul style="list-style-type: none"> ▪ 2012 Capital Fund Program Annual Estimate - attachment nc020a03 ▪ 2011 Performance and Evaluation Report - attachment nc020c03 ▪ 2010 Performance and Evaluation Report - attachment nc020d03 ▪ 2009 Performance and Evaluation Report – attachment nc020e03 ▪ 2009 CFRC Performance and Evaluation Report – attachment nc020f03
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 <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p>Required report is included as following attachment:</p> <ul style="list-style-type: none"> ▪ FY 2012 Capital Fund Program 5 Year Action Plan - attachment nc020b03
8.3	<p>Capital Fund Financing Program (CFFP). <i>N/A</i></p> <p><input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>

9.0 Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being “no impact” and 5 being “severe impact”.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	289	3	4	3	3	3	3
Income >30% but <=50% of AMI	73	3	4	3	3	3	3
Income >50% but <80% of AMI	10	3	4	3	3	3	3
Elderly	35	3	4	3	3	3	3
Families with Disabilities	62	3	4	3	3	3	3
White	43	3	4	3	3	3	3
Black/African American	298	3	4	3	3	3	3
Native Indian/Alaskan Native	2	3	4	3	3	3	3
Asian	2	3	4	3	3	3	3
Native Hawaiian/Other Pacific Islander	2	3	4	3	3	3	3

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input checked="" type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction: Forrest Road Homes			
	# of families	% of total families	Annual Turnover
Waiting list total	190		
Extremely low income <=30% AMI	140	74%	
Very low income (>30% but <=50% AMI)	15	8%	
Low income (>50% but <80% AMI)	35	18%	
Families with children	66	35%	
Elderly families	12	6%	
Families with Disabilities	52	27%	
White	18	9%	
Black/African American	171	90%	
American Indian/Alaska Native	0	0%	
Asian	0	0%	
Native Hawaiian/Other Pacific Islander	1	1%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	79	42%	
2 BR	61	32%	
3 BR	37	19%	
4 BR	13	7%	
5 BR	0	0%	
5+ BR	0	0%	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? <i>N/A</i>			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes <i>N/A</i>			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes <i>N/A</i>			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input checked="" type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction: E. B. Jordan Homes			
	# of families	% of total families	Annual Turnover
Waiting list total	104		
Extremely low income <=30% AMI	79	76%	
Very low income (>30% but <=50% AMI)	3	3%	
Low income (>50% but <80% AMI)	22	21%	
Families with children	26	25%	
Elderly families	9	9%	
Families with Disabilities	14	13%	
White	9	9%	
Black/African American	94	90%	
American Indian/Alaska Native	0	0%	
Asian	0	0%	
Native Hawaiian/Other Pacific Islander	1	1%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	39	38%	
2 BR	46	44%	
3 BR	13	12.5%	
4 BR	5	5%	
5 BR	1	1%	
5+ BR	0	0%	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? <i>N/A</i>			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes <i>N/A</i>			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes <i>N/A</i>			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one) <input type="checkbox"/> Section 8 tenant-based assistance <input type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input checked="" type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction: Whitfield Homes			
	# of families	% of total families	Annual Turnover
Waiting list total	116		
Extremely low income <=30% AMI	66	57%	
Very low income (>30% but <=50% AMI)	41	35%	
Low income (>50% but <80% AMI)	9	8%	
Families with children	28	24%	
Elderly families	10	9%	
Families with Disabilities	28	24%	
White	3	3%	
Black/African American	113	97%	
American Indian/Alaska Native	0	0%	
Asian	0	0%	
Native Hawaiian/Other Pacific Islander	0	0%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	62	53%	
2 BR	35	30%	
3 BR	18	16%	
4 BR	1	1%	
5 BR	0	0%	
5+ BR	0	0%	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: How long has it been closed (# of months)? <i>N/A</i> Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes <i>N/A</i> Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes <i>N/A</i>			

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant-based assistance
- Public Housing
- Combined Section 8 and Public Housing
- Public Housing Site-Based or sub-jurisdictional waiting list (optional)
If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	44		17
Extremely low income <=30% AMI	34	77%	
Very low income (>30% but <=50% AMI)	6	14%	
Low income (>50% but <80% AMI)	4	9%	
Families with children	29	66%	
Elderly families	11	25%	
Families with Disabilities	8	18%	
White	1	2%	
Black/African American	43	98%	
American Indian/Alaska Native	0	0%	
Asian	0	0%	
Native Hawaiian/Other Pacific Islander	0	0%	

Characteristics by
Bedroom Size (Public
Housing Only)

1BR	N/A	N/A	
2 BR	N/A	N/A	
3 BR	N/A	N/A	
4 BR	N/A	N/A	
5 BR	N/A	N/A	
5+ BR	N/A	N/A	

Is the waiting list closed (select one)? No Yes

If yes:

How long has it been closed (# of months)? one month

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

9.1 Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.**

Strategies NO REVISIONS

Need: Shortage of affordable housing for all eligible populations

PHA shall maximize the number of affordable units available to the PHA within its current resources by:

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program

PHA shall increase the number of affordable housing units by:

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed-finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance

Need: Specific Family Types: Families at or below 30% of median

PHA shall target available assistance to families at or below 30 % of AMI

- Adopt rent policies to support and encourage work

Need: Specific Family Types: Families at or below 50% of median

PHA shall target available assistance to families at or below 50% of AMI

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work

9.1

Need: Specific Family Types: The Elderly

PHA shall target available assistance to the elderly:

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available

Need: Specific Family Types: Families with Disabilities

PHA shall target available assistance to Families with Disabilities:

- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities

PHA shall conduct activities to affirmatively further fair housing

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations

Reason for Selecting Strategies:

- Extent to which particular housing needs are met by other organizations in the community
- Influence of the housing market on PHA programs
- Results of consultation with residents and the Resident Advisory Board

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

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

The Wilson Housing Authority has made great progress in meeting some of its goals and objectives and is on target towards achieving others. Below is the progress.

PHA GOAL #1: EXPAND THE SUPPLY OF ASSISTED HOUSING

Wilson Housing Authority is embarking on numerous affordable housing ventures and as such will be pursuing various types of funding that would be available for HOPE VI as well as any other affordable housing programs the agency endeavors to pursue.

WHA established the following objectives to strive in meeting goal #1:

- Leverage private or other public funds to create additional housing opportunities:
- Seek affordable housing opportunities from available sources such as:
 - Low Income Housing Tax Credits
 - State Revenue Tax Credits
 - Tax Exempt Bonds
 - New Market Tax Credits
 - Solar Tax Credits
 - Federal Low Income Tax Credits
 - State Low Income Tax Credits
 - Conventional Debt
 - CDBG Funds

Progress Statement: WHA in partnership with their Master Developer is submitting a Low Income Housing Tax Credit application on 7/15/11 for construction of 38 elderly only accessible units. Included in the financing of this development will be the use of tax exempt bond financing. WHA submitted to HUD a Neighborhood Initiative Planning Grant application in August of 2011 hoping for approval in January 2012. This planning grant will assist WHA and its partnerships to plan revitalization for the Whitfield Homes housing complex and adjacent neighborhood.

WHA continues to search out and explore additional funding opportunities for the construction of additional assisted housing. WHA has revised Goal #1 and Objectives at the beginning of this Annual Plan to seek the possibility of leveraging private or other public funds to create additional housing opportunities via the following:

- Affordable Housing Program (AHP)
- Home Funds
- State Rural Center Grant Program

10.0

PHA GOAL #2: IMPROVE THE QUALITY OF ASSISTED HOUSING

The PHA established the following objectives to strive in meeting goal #2:

- Improve public housing management:
- Improve voucher management
- Increase customer satisfaction

Progress Statement: WHA continues to search for new opportunities to develop their PH and Voucher management staff to increase the knowledge of the staff. Customer surveys are being conducted to assist in increasing our customer satisfaction. Additionally, a news letter is being developed and sent to all housing participants to inform them of additional ways for improvement of their life (i.e. partnerships, training, education, etc.).

Wilson Housing Authority has revised its Goal #2 at the beginning of the Annual Plan to include the objective to Renovate or modernize public housing units. Wilson Housing Authority is in the stage of researching the possibility of Mixed Financed Tax Credits to substantially rehabilitate the C. Bruce Rose Plaza.

- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of “significant amendment” and “substantial deviation/modification”. (**Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.**)

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

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

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

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

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

11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) Certifications (a) – (f) above, provided as attachment nc020h03</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. <ul style="list-style-type: none"> ▪ Provided as attachment nc020g03 </p> <p>(g) Challenged Elements – NO ELEMENTS CHALLENGED</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) <ul style="list-style-type: none"> ▪ Provided as attachments nc020a03, nc020c03, nc020d03, nc020e03 and nc020f03. </p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only) <ul style="list-style-type: none"> ▪ Provided as attachment nc020b03 </p>
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Attachment: nc020a03

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

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

Part I: Summary	
PHA Name: Wilson Housing Authority	Grant Type and Number: NC19P020501-12 Capital Fund Program No: Replacement Housing Factor Grant No: Date of CFFP:
FFY of Grant: 2012 FFY of Grant Approval: 2012	

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

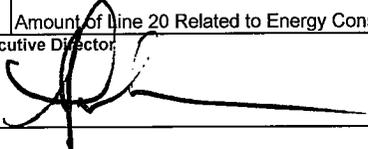
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses (may not exceed 20% of line 20) 3	75,000.00			
3	1408 Management Improvements	135,000.00			
4	1410 Administration	117,436.00			
5	1411 Audit	0.00			
6	1415 Liquidated Damages	0.00			
7	1430 Fees and Costs	100,000.00			
8	1440 Site Acquisition	0.00			
9	1450 Site Improvement	45,000.00			
10	1460 Dwelling Structures	266,398.60			
11	1465.1 Dwelling Equipment-Nonexpendable	0.00			
12	1470 Nondwelling Structures	0.00			
13	1475 Nondwelling Equipment	0.00			
14	1485 Demolition	30,000.00			
15	1492 Moving to Work Demonstration	0.00			
16	1495.1 Relocation Costs	5,000.00			
17	1499 Development Activities 4	0.00			

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

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

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

Part I: Summary

PHA Name: Wilson Housing Authority		Grant Type and Number: Capital Fund Program No: NC19P020501-12 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2012 FFY of Grant Approval: 2012	
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserved for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report			
No.		Original	Revised 2	Obligated	Expended
18a	1501 Collateralization or Debt Service Paid by the PHA	400,532.40			
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	0.00 -			
19	1502 Contingency (may not exceed 8% of Line 20)	0.00			
20	Amount of Annual Grant (sums of lines 2-19)	\$1,174,367.00			
21	Amount of Line 20 Related to LBP Activities	0.00			
22	Amount of Line 20 Related to Section 504 Compliance	250,000.00			
23	Amount of Line 20 Related to Security - Soft Costs	25,000.00			
24	Amount of Line 20 Related to Security - Hard Costs	0.00			
25	Amount of Line 20 Related to Energy Conservation Measures	0.00			
Signature of Executive Director: 		Date: 10/18/11		Signature of Public Housing Director: _____	
				Date: _____	

- 1 To be completed for the Performance and Evaluation Report
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Annual Statement /Performance and Evaluation Report
 Capital Funds Program and Capital Fund Program Replacement Housing Factor and
 Capital Funds Financing Program

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

Part II: Supporting Pages								
PHA Name: Wilson Housing Authority			Grant Type and Number: Capital Fund Program No: NC19P020501-12 Replacement Housing Factor Grant No: Date of CFFP:				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	
PHA Wide	OPERATIONS	1406		75,000.00				
PHA Wide	MANAGEMENT IMPROVEMENTS							
	Staff - Law Enforcement	1408	1	25,000.00				
	Computer Software	1408	1	10,000.00				
	Professional Services Tech. Assist.	1408	1	100,000.00				
PHA Wide	ADMINISTRATION							
	Management Fee	1410	1	117,436.00				
PHA Wide	FEES AND COSTS							
	A&E	1430	1	75,000.00				
	Homeownership Demonstration Project	1430	1	25,000.00				
NC20000001,	SITE IMPROVEMENTS							
NC20000002,	Paving, concrete, landscaping	1450	3	45,000.00				
NC20000003								
NC20000001,	DWELLING STRUCTURES							
NC20000002,	Improvements for plumbing, flooring, HVAC, electrical,	1460	25	266,398.60				
NC20000003	kitchen and bathrooms							
	Subtotal			\$738,834.60				

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

2 To be completed for the Performance and Evaluation Report

Attachment: nc020b03

Capital Fund Program Five-Year Action Plan

U. S. Department of Housing and Urban Development

Office of Public and Indian Housing

Expires: 4/30/2011

Part I: Summary						
PHA Name/Number		Locality (City/County& State)			<input checked="" type="checkbox"/> Original	<input type="checkbox"/> Revision No. _____
Wilson Housing Authority NC020		Wilson / Wilson County / North Carolina				
A.	Development Number and Name PIC# NC020000001 - 002 - 003	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	Annual Statement	381,405.00	326,405.00	396,405.00	406,405.00
	Subtotal		-	-	-	-
C.	Management Improvements		150,000.00	150,000.00	155,000.00	155,000.00
D.	PHA-Wide Non-dwelling Structures and Equipment		0.00	0.00	5,000.00	5,000.00
			-	-	-	-
E.	Administration		117,430.00	117,430.00	117,430.00	117,430.00
F.	Other		25,000.00	25,000.00	0.00	0.00
G.	Operations		75,000.00	75,000.00	100,000.00	90,000.00
H.	Demolition		25,000.00	80,000.00	0.00	0.00
I.	Development		0.00	0.00	0.00	0.00
J.	Capital Fund Financing - Debt Service		400,532.00	400,532.00	400,532.00	400,532.00
			-	-	-	-
K.	Total CFP Funds		\$1,174,367.00	\$1,174,367.00	\$1,174,367.00	\$1,174,367.00
L.	Total Non-CFP Funds		\$0.00	\$0.00	\$0.00	\$0.00
M.	Grand Total		\$1,174,367.00	\$1,174,367.00	\$1,174,367.00	\$1,174,367.00

Capital Fund Program Five-Year Action Plan

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

Part II: Supporting Pages - Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY _2011_	Work Statement for Year <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 Items	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Items	Quantity	Estimated Cost
See	SITE IMPROVEMENTS - 1450			SITE IMPROVEMENTS - 1450		
Annual Statement	NC020000001			NC020000001		
	Misc. site work including Paving, concrete, landscaping, tree trimming, erosion control		25,000.00	Misc. site work including Paving, concrete, landscaping, tree trimming, erosion control		15,000.00
	NC020000002			NC020000002		
	Misc. site work including Paving, concrete, landscaping, tree trimming, erosion control		25,000.00	Misc. site work including Paving, concrete, landscaping, tree trimming, erosion control		15,000.00
	NC020000003			NC020000003		
	Misc. site work including Paving, concrete, landscaping, tree trimming, erosion control		25,000.00	Misc. site work including Paving, concrete, landscaping, tree trimming, erosion control		20,000.00
	DWELLING STRUCTURES - 1460			DWELLING STRUCTURES - 1460		
	NC020000001			NC020000001		
	Modernization: including roofs and plumbing flooring, painting, HVAC, electrical, plumbing improvements	16	160,000.00	Modernization: including kitchen, bathrooms, flooring, painting, HVAC, electrical, plumbing storm doors, roof	40	60,000.00
	Subtotal		\$235,000.00	Subtotal		\$110,000.00

Capital Fund Program Five-Year Action Plan

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

Part II: Supporting Pages - Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY _2011_	Work Statement for Year <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 Items	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Items	Quantity	Estimated Cost
See	DWELLING STRUCTURES - 1460 (cont'd)			DWELLING STRUCTURES - 1460 (cont'd)		
Annual Statement	NC02000002			NC02000002		
	Modernization: including roofs and plumbing flooring, painting, HVAC, electrical, plumbing improvements, windows, doors	20	75,000.00	Modernization: including kitchen, bathrooms, flooring, painting, HVAC, electrical, plumbing improvements, doors	50	40,000.00
	NC02000003			NC02000003		
	Modernization: including kitchen, bathrooms, flooring, painting, HVAC, electrical, plumbing improvements, roofs Install unit air conditioners	5 units	71,405.00	Modernization: including kitchen, bathrooms, flooring, painting, HVAC, electrical, plumbing improvements, roof, electrical	68	144,405.00
	TOTAL	\$381,405.00		DWELLING STRUCTURES - 1460 (cont'd)		
	NON-DWELLING EQUIPMENT - 1475			PHA Wide		
	PHA Wide			Install unit air conditioners	50	25,000.00
				DWELLING EQUIPMENT - 1465.1		
				PHA Wide		
				Appliance replacement	12	7,000.00
				TOTAL	\$326,405.00	
				DEMOLITION - 1485		
				AMP 2		
	DEMOLITION - 1485 AMP 2	5	25,000.00		5	80,000.00
	2012 Physical Needs Estimate			2013 Physical Needs Estimate		
			\$406,405.00			\$406,405.00

Capital Fund Program Five-Year Action Plan

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

Expires: 4/30/2011

Part II: Supporting Pages - Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY _2011_	Work Statement for Year <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 Items	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Items	Quantity	Estimated Cost
See	DWELLING STRUCTURES - 1460 (cont'd)			DWELLING STRUCTURES - 1460 (cont'd)		
Annual Statement	NC020000002			NC020000002		
	Modernization: including kitchen, bathrooms, flooring, painting, HVAC, electrical, plumbing improvements	20	100,000.00	Modernization: including kitchen, bathrooms, flooring, painting, HVAC, electrical, plumbing improvements, roofs	5 units	75,000.00
	NC020000003			NC020000003		
	Modernization: including kitchen, bathrooms, flooring, painting, HVAC, electrical, plumbing improvements	20	90,000.00	Modernization: including kitchen, bathrooms, flooring, painting, HVAC, electrical, plumbing improvements	5 units	119,405.00
	Elevator upgrades-Tasman Towers	2	50,000.00	Elevator upgrades-Tasman Towers	2	50,000.00
	PHA Wide			PHA Wide		
	Install unit air conditioners	40	20,000.00	Install unit air conditioners	40	20,000.00
	DWELLING EQUIPMENT - 1465.1			DWELLING EQUIPMENT - 1465.1		
	PHA Wide			PHA Wide		
	Appliance Replacement	12	7,000.00	Appliance Replacement	12	7,000.00
	TOTAL	\$396,405.00		TOTAL	\$406,405.00	
	NON-DWELLING EQUIPMENT - 1475			NON-DWELLING EQUIPMENT - 1475		
	Community Space Furniture and Equipment		5,000.00	Community Space Furniture and Equipment		5,000.00
	2015 Physical Needs Estimate		\$401,405.00	2016 Physical Needs Estimate		\$411,405.00

Attachment: nc020c03

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

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

Part I: Summary

PHA Name: <p style="text-align: center;">Wilson Housing Authority</p>	Grant Type and Number: Capital Fund Program No: NC19P020501-11 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2011 FFY of Grant Approval: 2011
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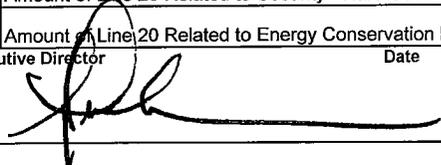
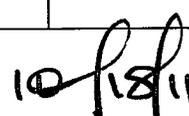
Original Annual Statement
 Reserved for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses (may not exceed 20% of line 20) 3	75,000.00			
3	1408 Management Improvements	135,000.00			
4	1410 Administration	117,436.00			
5	1411 Audit	0.00			
6	1415 Liquidated Damages	0.00			
7	1430 Fees and Costs	100,000.00			
8	1440 Site Acquisition	0.00			
9	1450 Site Improvement	20,000.00			
10	1460 Dwelling Structures	291,398.60			
11	1465.1 Dwelling Equipment-Nonexpendable	0.00			
12	1470 Nondwelling Structures	0.00			
13	1475 Nondwelling Equipment	0.00			
14	1485 Demolition	30,000.00			
15	1492 Moving to Work Demonstration	0.00			
16	1495.1 Relocation Costs	5,000.00			
17	1499 Development Activities 4	0.00			

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

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

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

Part I: Summary					
PHA Name: Wilson Housing Authority		Grant Type and Number: Capital Fund Program No: NC19P020501-11 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2011 FFY of Grant Approval: 2011	
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserved for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report			
No.		Original	Revised 2	Obligated	Expended
18a	1501 Collateralization or Debt Service Paid by the PHA	400,532.40			
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	0.00 -			
19	1502 Contingency (may not exceed 8% of Line 20)	0.00			
20	Amount of Annual Grant (sums of lines 2-19)	\$1,174,367.00			
21	Amount of Line 20 Related to LBP Activities	0.00			
22	Amount of Line 20 Related to Section 504 Compliance	250,000.00			
23	Amount of Line 20 Related to Security - Soft Costs	25,000.00			
24	Amount of Line 20 Related to Security - Hard Costs	0.00			
25	Amount of Line 20 Related to Energy Conservation Measures	0.00			
Signature of Executive Director 		Date 10/18/11		Signature of Public Housing Director 	

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

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

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

Part II: Supporting Pages								
PHA Name: Wilson Housing Authority		Grant Type and Number: Capital Fund Program No: NC19P020501-11 Replacement Housing Factor Grant No: Date of CFFP:				CFFP (Yes/No) No		Federal FFY of Grant: 2011
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
PHA Wide	OPERATIONS	1406		75,000.00				
PHA Wide	MANAGEMENT IMPROVEMENTS							
	Staff - Law Enforcement	1408	1	25,000.00				
	Computer Software	1408	1	10,000.00				
	Professional Services Tech. Assist.	1408	1	100,000.00				
PHA Wide	ADMINISTRATION							
	Management Fee	1410	1	117,436.00				
PHA Wide	FEES AND COSTS							
	A&E	1430	1	75,000.00				
	Homeownership Demonstration Project	1430	1	25,000.00				
20-2, 20-4, 20-5.	SITE IMPROVEMENTS							
20-6, 20-10	504 Compliance	1450	14	20,000.00				
20-2, 20-4, 20-5.	DWELLING STRUCTURES							
20-6, 20-10	Improvements for 504 Compliance	1460	14	230,000.00				
20-8	Repair/Replace Plumbing	1460	25	61,398.60				
	Subtotal			\$738,834.60				

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

2 To be completed for the Performance and Evaluation Report

Attachment: nc020d03

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

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

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

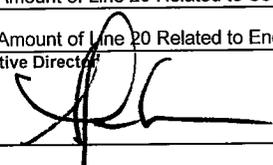
Original Annual Statement Reserved for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 6/30/11 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses (may not exceed 20% of line 20) 3	75,000.00		75,000.00	0.00
3	1408 Management Improvements	135,000.00		135,000.00	66,891.85
4	1410 Administration	137,000.00		137,000.00	0.00
5	1411 Audit	0.00		0.00	0.00
6	1415 Liquidated Damages	0.00		0.00	0.00
7	1430 Fees and Costs	80,000.00		80,000.00	54,971.05
8	1440 Site Acquisition	0.00		0.00	0.00
9	1450 Site Improvement	35,000.00		7,000.00	0.00
10	1460 Dwelling Structures	309,081.60		219,620.00	182,525.79
11	1465.1 Dwelling Equipment-Nonexpendable	0.00		0.00	0.00
12	1470 Nondwelling Structures	189,000.00		110,000.00	105,855.64
13	1475 Nondwelling Equipment	0.00		0.00	0.00
14	1485 Demolition	0.00		0.00	0.00
15	1492 Moving to Work Demonstration	0.00		0.00	0.00
16	1495.1 Relocation Costs	10,000.00		0.00	0.00
17	1499 Development Activities 4	0.00		0.00	0.00

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

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

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

Part I: Summary						
PHA Name: Wilson Housing Authority		Grant Type and Number: Capital Fund Program No: NC19P020501-10 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2010 FFY of Grant Approval: 2010	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserved for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/11 <input type="checkbox"/> Final Performance and Evaluation Report						
No.		Original	Revised 2	Obligated	Expended	
18a	1501 Collateralization or Debt Service Paid by the PHA	0.00				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	400,532.40		400,532.00	0.00	
		-		-	-	
19	1502 Contingency (may not exceed 8% of Line 20)	0.00		0.00	0.00	
20	Amount of Annual Grant (sums of lines 2-19)	\$1,370,614.00		\$1,164,152.00	\$410,244.33	
21	Amount of Line 20 Related to LBP Activities	0.00		0.00	0.00	
22	Amount of Line 20 Related to Section 504 Compliance	2,000.00		0.00	0.00	
23	Amount of Line 20 Related to Security - Soft Costs	25,000.00		25,000.00	12,500.00	
24	Amount of Line 20 Related to Security - Hard Costs	0.00		0.00	0.00	
25	Amount of Line 20 Related to Energy Conservation Measures	0.00		0.00	0.00	
Signature of Executive Director		Date		Signature of Public Housing Director		
		10/18/11				

- 1 To be completed for the Performance and Evaluation Report
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- 3 PHAs with under 250 units in management may use 100% of CFP Grants for operations.
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Attachment: nc020e03

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

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

Part I: Summary		
PHA Name: Wilson Housing Authority	Grant Type and Number: NC19P020501-09 Capital Fund Program No: Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2009 FFY of Grant Approval: 2009

Original Annual Statement
 Reserved for Disasters/Emergencies
 Revised Annual Statement (revision no: 1)
 Performance and Evaluation Report for Period Ending: 6/30/11
 Final Performance and Evaluation Report

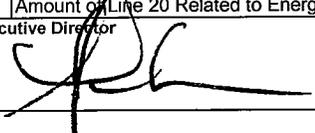
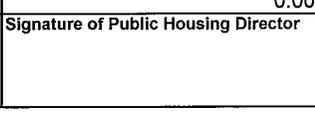
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses (may not exceed 20% of line 20) 3	75,000.00	75,000.00	75,000.00	0.00
3	1408 Management Improvements	145,000.00	145,000.00	145,000.00	145,000.00
4	1410 Administration	127,643.00	127,643.00	127,643.00	127,643.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	60,000.00	60,000.00	60,000.00	60,000.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	117,000.00	0.00	0.00	0.00
10	1460 Dwelling Structures	159,627.00	276,626.60	0.00	0.00
11	1465.1 Dwelling Equipment-Nonexpendable	0.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	288,838.00	288,838.00	288,838.00	288,838.00
13	1475 Nondwelling Equipment	0.00	0.00	0.00	0.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
16	1495.1 Relocation Costs	2,000.00	2,000.00	2,000.00	2,000.00
17	1499 Development Activities 4	0.00	0.00	0.00	0.00

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

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

Part I: Summary

PHA Name: Wilson Housing Authority		Grant Type and Number: Capital Fund Program No: NC19P020501-09 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2009 FFY of Grant Approval: 2009	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserved for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/11		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
18a	1501 Collateralization or Debt Service Paid by the PHA	0.00	0.00	0.00	0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	400,532.00	400,532.40	391,562.12	367,154.70
19	1502 Contingency (may not exceed 8% of Line 20)	0.00	0.00	0.00	0.00
20	Amount of Annual Grant (sums of lines 2-19)	\$1,375,640.00	\$1,375,640.00	\$1,090,043.12	\$990,635.70
21	Amount of Line 20 Related to LBP Activities	0.00	0.00	0.00	0.00
22	Amount of Line 20 Related to Section 504 Compliance	2,000.00	276,626.60	0.00	0.00
23	Amount of Line 20 Related to Security - Soft Costs	25,000.00	25,000.00	25,000.00	25,000.00
24	Amount of Line 20 Related to Security - Hard Costs	0.00	0.00	0.00	0.00
25	Amount of Line 20 Related to Energy Conservation Measures	0.00	0.00	0.00	0.00
Signature of Executive Director 		Date 10/18/11		Signature of Public Housing Director 	
				Date	

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

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

Part II: Supporting Pages

PHA Name: Wilson Housing Authority		Grant Type and Number: Capital Fund Program No: NC19P020501-09 Replacement Housing Factor Grant No: _____ CFFP (Yes/No) No Date of CFFP: _____						Federal FFY of Grant: 2009	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised 1	Funds Obligated 2	Funds Expended 2		
HA Wide	OPERATIONS	1406		75,000.00	75,000.00	75,000.00	0.00		
HA Wide	MANAGEMENT IMPROVEMENTS								
	Staff - Law Enforcement	1408	LS	25,000.00	25,000.00	25,000.00	25,000.00		
	Computer Software	1408	LS	20,000.00	20,000.00	20,000.00	20,000.00		
	Consultant Services	1408	LS	100,000.00	100,000.00	100,000.00	100,000.00		
HA Wide	ADMINISTRATION								
	Management Fee	1410	LS	127,643.00	127,643.00	127,643.00	127,643.00		
HA Wide	FEES AND COSTS								
	Professional Services/A/E	1430	LS	60,000.00	60,000.00	60,000.00	60,000.00		
HA Wide	SITE IMPROVEMENTS								
	Landscaping	1450	LS	17,000.00	0.00	0.00	0.00		
	Parking Lot repair, Sidewalks, Fencing	1450	LS	100,000.00	0.00	0.00	0.00		
	Subtotal			\$524,643.00	\$407,643.00	\$407,643.00	\$332,643.00		

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
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Annual Statement /Performance and Evaluation Report
 Capital Funds Program and Capital Fund Program Replacement Housing Factor and
 Capital Funds Financing Program

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

Part II: Supporting Pages

PHA Name: Wilson Housing Authority		Grant Type and Number: Capital Fund Program No: NC19P020501-09 Replacement Housing Factor Grant No: _____ CFFP (Yes/No) No Date of CFFP: _____						Federal FFY of Grant: 2009	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised 1	Funds Obligated 2	Funds Expended 2		
HA Wide	DWELLING STRUCTURES								
	504 Modifications	1460	1	2,000.00	276,626.60	0.00	0.00		
	Replace kitchen cabinets	1460	30	84,000.00	0.00	0.00	0.00		
	HVAC Replacement	1460	32	73,627.00	0.00	0.00	0.00		
HA Wide	NON-DWELLING STRUCTURES								
	New Admin Building Renovation	1470	LS	288,838.00	288,838.00	288,838.00	288,838.00		
HA Wide	RELOCATION COSTS	1495	LS	2,000.00	2,000.00	2,000.00	2,000.00		
HA Wide	COLLATERALIZATION OR DEBT SERVICE	9002		400,532.00	400,532.40	391,562.12	367,154.70		
TOTAL CAPITAL FUNDS GRANT - 2009				\$1,375,640.00	\$1,375,640.00	\$1,090,043.12	\$990,635.70		

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
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Attachment: nc020f03

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

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

Part I: Summary	
PHA Name: <p style="text-align:center;">Wilson Housing Authority</p>	Grant Type and Number: Capital Fund Program No: CFRC Replacement Housing Factor Grant No: NC0200000109G Date of CFFP:
FFY of Grant: 2009 FFY of Grant Approval: 2009	

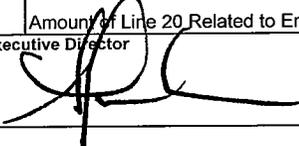
Original Annual Statement Reserved for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 6/30/11 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses (may not exceed 20% of line 20) 3	0.00		0.00	0.00
3	1408 Management Improvements	0.00		0.00	0.00
4	1410 Administration	422,804.00		422,804.00	84,762.97
5	1411 Audit	0.00		0.00	0.00
6	1415 Liquidated Damages	0.00		0.00	0.00
7	1430 Fees and Costs	3,567,751.00		3,567,751.00	1,034,231.82
8	1440 Site Acquisition	0.00		0.00	0.00
9	1450 Site Improvement	419,004.00		419,004.00	67,640.40
10	1460 Dwelling Structures	2,355,627.00		2,355,627.00	1,024,304.27
11	1465.1 Dwelling Equipment-Nonexpendable	0.00		0.00	0.00
12	1470 Nondwelling Structures	199,266.00		199,266.00	0.00
13	1475 Nondwelling Equipment	0.00		0.00	0.00
14	1485 Demolition	0.00		0.00	0.00
15	1492 Moving to Work Demonstration	0.00		0.00	0.00
16	1495.1 Relocation Costs	210,000.00		210,000.00	14,280.00
17	1499 Development Activities 4	0.00		0.00	0.00

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

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

Part I: Summary						
PHA Name: Wilson Housing Authority		Grant Type and Number: CFRC			FFY of Grant: 2009	
		Capital Fund Program No: NC02000000109G			FFY of Grant Approval: 2009	
		Replacement Housing Factor Grant No:				
		Date of CFFP:				
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserved for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)		
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/11				<input type="checkbox"/> Final Performance and Evaluation Report		
No.		Original	Revised 2	Obligated	Expended	
18a	1501 Collateralization or Debt Service Paid by the PHA	0.00		0.00		0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	0.00		0.00		0.00
		-		-		-
19	1502 Contingency (may not exceed 8% of Line 20)	0.00		0.00		0.00
20	Amount of Annual Grant (sums of lines 2-19)	\$7,174,452.00		\$7,174,452.00		\$2,225,219.46
21	Amount of Line 20 Related to LBP Activities	0.00		0.00		0.00
22	Amount of Line 20 Related to Section 504 Compliance	0.00		0.00		0.00
23	Amount of Line 20 Related to Security - Soft Costs	0.00		0.00		0.00
24	Amount of Line 20 Related to Security - Hard Costs	0.00		0.00		0.00
25	Amount of Line 20 Related to Energy Conservation Measures	0.00		0.00		0.00
Signature of Executive Director		Date		Signature of Public Housing Director		Date
		10/18/11				

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

Part II: Supporting Pages								
PHA Name: Wilson Housing Authority		Grant Type and Number: Capital Fund Program No: NC02000000109G Replacement Housing Factor Grant No: _____ CFFP (Yes/No) No Date of CFFP: _____					Federal FFY of Grant: 2009	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
HA Wide	ADMINISTRATION	1410	LS	422,804.00		422,804.00	84,762.97	
HA Wide	FEES AND COSTS							
	Planning, project management, insurance, A/E services, initial operating deficit, etc.	1430	LS	3,567,751.00		3,567,751.00	1,034,231.82	
HA Wide	SITE IMPROVEMENTS							
	Street, site, and public improvements	1450	LS	419,004.00		419,004.00	67,640.40	
HA Wide	NON-DWELLING STRUCTURES							
	Dwelling Structure Rehabilitation (comprehensive renovation, energy saving retrofits)	1460	LS	2,355,627.00		2,355,627.00	1,024,304.27	
HA Wide	Nondwelling Structures	1470	LS	199,266.00		199,266.00	0.00	
HA Wide	RELOCATION COSTS	1495	LS	210,000.00		210,000.00	14,280.00	
TOTAL CFRC CAPITAL FUNDS GRANT - 2009				\$7,174,452.00		\$7,174,452.00	\$2,225,219.46	

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

Attachment: nc020g03
Wilson Housing Authority

Resident Advisory Board Consultation Process and Comments – FYB 2012

1. Resident notification of appointment to the Advisory Board

At beginning of PHA Plan process, sent out letter to all residents/participants of opportunity to serve on Resident Advisory Board
2. Resident Advisory Board Selection

Selection made from resident/participant response
3. Meeting Organization

Schedule date to meet with Resident Advisory Board for input to PHA Plan

Notify Resident Advisory Board of scheduled meeting

Hold Resident Advisory Board meetings **March 16, 2011, April 20, 2011, May 18, 2011, and July 20, 2011**
4. Notification of Public Hearing

Schedule date for Public Hearing and place ad **July 28, 2011**

Notify Resident Advisory Board **July 20, 2011**

Hold Public Hearing meeting **September 13, 2011**
5. Documentation of resident recommendations and PHA's response to recommendations

**The Wilson Housing Authority
Resident Advisory Board Meeting**

Date: 3/16/2011 3PM

Location: C. Bruce Rose Plaza, 213 Broad St., Wilson, NC 27893

PRESENT:

Annie Hicks, President
Eddie Bynum, Vice President
Rossalyn Farmer, Vice President/Housing Management
Michelle Hargrove, Property Manager
Angel Gaskins, Property Manager
Larayshea Jackson, Property Manager
Beth Bass, Resident Activities/Public Information Officer
Myra Woodard
Elizabeth Drake
Mattie Clay
Beatrice Gay
Pocahontas Daniels
Arletha Pope
Brenda Lewis
Vanessa Jones

The meeting was opened with prayer by President Annie Hicks.

President Hicks welcomed everyone and thanked them for their attendance.

Mrs. Hicks opened up for discussion the topic of training for the Board. In the past, Board members have traveled to out-of-town conferences. Board members were asked to decide if they wanted to travel as a group or to select Board members to travel to out-of-town workshops and return to train their fellow Board members. Another suggestion was that a trainer be hired to come to do workshops on site.

Rossalyn Farmer, Vice President of Housing Management, reminded the Board that there are budget monies available for training, but it was the Board's decision as to how those funds are spent. Board members voiced both support and opposition to all three options, but ultimately the group was unable to make a definitive decision. For comparison purposes, Mrs. Farmer will research the cost of having a speaker come in to do on site training and also attempt to find an out-of-town workshop that would most benefit the majority of the members. She will update the Board at the next meeting.

Mrs. Farmer also reminded the Board of their invitation to the Ribbon Cutting ceremony for the Betty McCain Resource Center on Snowden Drive which is to be held March 17.

Further items she reiterated are the impending move of the WHA staff into the newly renovated Administration Building downtown and the anticipated announcement of HOPE VI awards which the Authority fully expects to receive this year. Also, through the Section 32 Homeownership Program, the first resident is expected to move in at Eagle Pointe in a few weeks.

Ms. Farmer opened the floor for resident comments or suggestions. She informed the board that the maintenance contract was up for renewal this year and the agency would be putting out the RFP. She updated the Board on the Forrest Green Project and future plans to expand the WHA homeownership project to other areas within the WHA.

The question was asked whether or not C Bruce Rose building was still going to be converted into an assisted living facility. The Board was advised this project was not off the table yet however, staff have

been in talk about other ventures for the building(renovation of first floor for resident training facility, health screening, unisex hair salon, country store, etc.

Beth Bass, Resident Activities/Public Information Officer, reported that plans are underway for the WHA Senior Day to be held on May 6. The plan is to have the exhibitors further their involvement with WHA by having them do monthly and quarterly visits to each site to do health screenings, including glucose, blood pressure and hearing. She also asked Board members to assist in any way they could to offer suggestions for and to help promote the activities for the residents. Some suggestions made by Board members included jewelry-making and crocheting and the possibility of looking into having more support groups for widows and single parents.

The next meeting is April 20 at 3pm in the Boardroom at C. Bruce Rose Plaza.

There being no further business to discuss, the meeting was closed by President Hicks.

**The Wilson Housing Authority
Resident Advisory Board Meeting**

Date: 4/20/2011 3PM

Location: C. Bruce Rose Plaza, 213 Broad St., Wilson, NC 27893

PRESENT:

Annie Hicks, President
Alma Ruffin, Secretary
Rossalyn Farmer, Vice President/Housing Management
Michelle Hargrove, Property Manager
Angel Gaskins, Property Manager
Beth Bass, Resident Activities/Public Information Officer
Vanessa Jones
Eva Bethea
Elizabeth Drake
Mattie C. Clay
Myra Woodard
Pocahontas Daniels

The meeting was opened with prayer by President Annie Hicks.

President Hicks welcomed everyone and thanked them for their attendance.

She opened up for discussion the topics that had been discussed at the previous month's meeting, including suggestions for types of classes and training Board members would like to participate in, suggestions for day trips for the residents and what types of programs they would like to see implemented at each site.

Suggestions for classes to be held at the sites included diabetic cooking, couponing, and healthy eating on a budget. Day trips to such attractions as The Tobacco Farm Life Museum, Country Doctor Museum, Nahunta Pork Center and The Round House at Freeman Place were also suggested.

Beth Bass, Resident Activities/Public Information Officer, reported that contact had been made with numerous exhibitors for the upcoming Senior Day on May 6. Many of these exhibitors will also be working with Ms. Bass and the Property Managers to arrange monthly and quarterly visits to each site to do health screenings, including glucose, blood pressure and hearing. Also in the works, Ms. Bass reported, is the arrangement of senior exercise classes at either a central location or at each housing site depending upon participation and interest. Ms. Bass also reiterated to the Board members how important it is that they help spread the word about the activities available to their neighbors and to also feel free to contact her with any ideas about activities, trips or other classes they would like to see at their sites.

Rossalyn Farmer, Vice President/Housing Management, added that many of these trips and classes had been offered in the past with success. She stressed that the assistance of everyone in attendance was needed in order to have successful participation by the residents. Board members, property managers, the Resident Activities coordinator, and the residents themselves are encouraged to get the word out about the classes and activities the WHA is offering. She added that there are many chances for our residents to learn, or to just have fun and the WHA wants all its residents to have those opportunities.

In regards to training opportunities for the Board members, Mrs. Farmer reported she is still searching for an appropriate seminar or conference to which the Board could travel. She said she has discovered a few classes, however, is still seeking a training that would most benefit the Board members.

Furthermore, in her report to the Board, Mrs. Farmer stated that the Authority is preparing to move into the new Administrative Building downtown. The move-in is tentatively scheduled for around May 23. Currently the Agency is awaiting the Certificate of Occupancy and the completion of the rear parking lot and of repairs to the building's elevator.

The WHA is also still awaiting news concerning HOPE VI awards with hopes that the announcement will be made in the coming weeks. She stated that the WHA is confident in its strong application and in its chances to be awarded the funds.

In the absence of President/Chief Executive Officer Edward R. Jagnandan, Mrs. Farmer will attend the April City Council meeting where the Authority will make a request to build multi-family buildings at Freeman Place in an effort to revamp and improve that area of the city.

She reported the first resident had moved in Eagle Pointe in March and six prospective buyers are awaiting the final steps of the home buying process for those townhomes. Board members were given a tour of the display units March 27.

Mrs. Farmer also told the Board that renovations have begun in the Greening of Forrest Road Homes which upon completion will be called Forrest Green. Several Board members stated they had driven through the site and had seen the steady progress that the contractors are making on the units. As for new items of business to be discussed, Mrs. Farmer explained to the Board that currently residents are allowed to pay their utility bills every three months. This practice needs to be re-evaluated as more times than not, the residents are not paying those bills. Mrs. Farmer reported that HUD penalized the Authority's PHAS scores at the end of the year because these bills were unpaid. She added that the bills are so costly for residents due to the City of Wilson's utility rates being so high and even with the WHA assisting with payment of a portion of the bill; some residents are unable or are unwilling to pay the balance. She proposed to the Board the need to find an alternate way to handle the bills.

Angel Gaskins, Property Manager at Whitfield Homes, added that the managers are seeing an increased turnover at their sites as well when the resident is unable to come up with the three months bill payment. She suggested having the utilities be billed monthly as opposed to every three months. Residents could possibly budget for one month's payment as opposed to being faced with finding a much larger amount of money all at one time.

E.B. Jordan Homes Property Manager Michelle Hargrove agreed, also stating often the Department of Social Services is not willing to help the resident with payment because the resident has already been given the additional time to pay the bill.

Various Board members voiced both their opposition and support of changing the utility payment plan, thereby, President Hicks asked for a vote among Board members as to determine if the payment of utility bills should stay as is or should be changed to a monthly due date. A vote was taken among Board members resulting in a tie vote. With this result, Mrs. Farmer said she would take the opinions and viewpoints she had heard back to the Authority for more discussion, but reiterated that finding a solution to the situation must be found to avoid the Agency being penalized in the future.

Also discussed was the issue of non-payment of security deposits by residents. Mrs. Farmer stated that new move-ins are allowed three months to pay the deposit, however, often it is left unpaid. She stated that

after much discussion and consideration, the Authority has reached the decision that a new move-in cannot move in unless the deposit is paid. She further pointed out that Section 8 residents already have to pay their landlords the full deposit at move-in without exception just as is expected in the open market.

Ms. Farmer asked that the Board still continue to solicit residents to join the Resident Advisory Board. Residents are given the information at move-in and information is sent in the mail. It is vital that residents become a part of the board in order to get more resident input. She reminded the Board to be thinking of suggestions, changes, etc for the upcoming 2012 Annual and Five Year Plan.

The next meeting is May 18 at 3pm in the Boardroom at C. Bruce Rose Plaza.

There being no further business to discuss, the meeting was closed by President Hicks.

**The Wilson Housing Authority
Resident Advisory Board Meeting**

Date: 5/18/2011 3PM

Location: C. Bruce Rose Plaza, 213 Broad St., Wilson, NC 27893

PRESENT:

Annie Hicks, President

Alma Ruffin, Secretary

Rossalyn Farmer, Vice President/Housing Management

Michelle Hargrove, Property Manager

Beth Bass, Resident Activities/Public Information Officer

Mattie C. Clay

Myra Woodard

Linda Dunn

Brenda Lewis

Arletha Pope

Beatrice Gay

Mary Anderson

Eddie Bynum

The meeting was opened with prayer by Brenda Lewis.

President Hicks welcomed everyone and thanked them for their attendance.

The minutes from the March 16, 2011 were read by Beth Bass, Resident Services/Public Information Officer. A motion to approve the minutes as read was made by Brenda Lewis and seconded by Arletha Pope.

The minutes from the April 20, 2011 were read by Beth Bass, Resident Services/Public Information Officer. A motion to approve the minutes as read was made by Brenda Lewis and seconded by Arletha Pope.

Rossalyn Farmer, Vice President/Housing Management, distributed informational flyers to those in attendance announcing the Authority was to physically move into the new Administrative Building downtown on May 23. These flyers will also be placed in the monthly rent statements that would be mailed to the residents. She

reported that the phone system would be shut down on May 20 with plans to have it reinstated by May 27. She also stated that the administrative offices would be closed throughout that time period and will re-open on May 31. She also said that an open house will be planned for the new building.

Mrs. Farmer also reported that Mrs. Annie Hicks, the current president of the Resident Advisory Board would be resigning her position on the RAB. She has expressed interest in becoming a board member for the Housing Authority Board of Commissioners. A member of the RAB for the past ten years, if chosen Mrs. Hicks would replace past WHA Board member Larry Thigpen who resigned from the Board due to health reasons. Furthermore, Mrs. Farmer expressed sincere thanks to Mrs. Hicks on her own behalf and on that of the RAB for her loyal and steadfast support of the group throughout the years.

With the appointment of Mrs. Hicks, Eddie Bynum, the current Vice President, will succeed Mrs. Hicks if there are no nominations from the group. None were presented; thereby Mr. Bynum will succeed Mrs. Hicks.

The floor was then opened for nominations for a replacement to fill the office vacated by Mr. Bynum. Board member Beatrice Gay nominated Brenda Lewis. With no other nominations from the floor, the members voted unanimously to appoint Bynum as President and Mrs. Lewis as Vice President.

In other business, Mrs. Farmer revisited an issue that was brought before the Board in April concerning the fact that currently residents are allowed to pay their utility bills every three months. This practice needs to be re-evaluated as more times than not, the residents are not paying those bills. Mrs. Farmer reported that HUD penalized the Authority's PHAS scores at the end of the year because these bills were unpaid. She added that the bills are so costly for residents due to the City of Wilson's utility rates being so high and even with the WHA assisting with payment of a portion of the bill; some residents are unable or are unwilling to pay the balance. As was discussed at the April meeting, Mrs. Farmer again reminded the Board of the need to find an alternate way to handle the bills.

E.B. Jordan Homes Property Manager Michelle Hargrove agreed, also stating often the Department of Social Services is not willing to help the resident with payment because the resident has already been given the additional time to pay the bill. She also stated that from her experience often times it seems some tenants are not even making an effort to get the bills paid. She also stated that she believed going to monthly billings would result in less evictions.

So, as stated by Mrs. Farmer, the end result remains that the Housing Authority is still left with an "astronomical amount of write-offs" resulting in lower PHAS scores which in turn the funds allotted to the WHA are lowered.

Mrs. Farmer stated that, after much discussion, it seems to be in the best interest of the Housing Authority to bill the utilities on a monthly basis versus the current "every three month" billing. Utilities would be due and payable with rent by the 8th of each month.

A final decision will be made at the May 19, 2011 Executive Staff meeting. She reiterated to the Board that comes a point and time when residents "have to be responsible."

For example, the Housing Authority has a "3x late policy" which means rent can be paid late three times in one year. On the fourth occurrence, eviction proceedings begin. Those times that rent is paid late by a tenant figures into the PHAS scores as well, but is the late rent policy being inflicted? Mrs. Farmer stressed that one group cannot be allowed to not pay when another group is penalized.

Ms. Farmer stated flyers have been sent out to recruit residents for the RAB. She asked that all Board members, please continue to encourage their neighbors to join.

Beth Bass, Resident Activities/Public Information Officer, reported that computer classes are now underway and will continue to be offered on a six-week schedule as long as participation is evident. Several Board members remarked they were about to start classes at the Forrest Road and E.B. Jordan sites. Plans were made for a day trip to the Carolina Premium Outlets in Smithfield for June 10. Requests to schedule trips to Nahunta Pork Center and Hill's were also made. Ms. Bass also reiterated to the Board members how important it is that they help spread the word about the activities available to their neighbors and to also feel free to contact her with any ideas about activities, trips or other classes they would like to see at their sites.

The next meeting is June 15 at 3pm in the Boardroom at the new Administration Building located at 301 E. Nash St.

There being no further business to discuss, the meeting was closed by President Hicks.

**The Wilson Housing Authority
Resident Advisory Board Meeting**

Date: 7/20/2011 3:00PM

Location: Edward R. Jagnandan Administration Building, 301 E. Nash St., Wilson, NC 27893

PRESENT:

Eddie Bynum, President
Brenda Lewis, Vice President
Rossalyn Farmer, Vice President/Housing Management
Michelle Hargrove, Property Manager
Cathy Kent, Property Manager
Angel Gaskins, Property Manager
Beth Bass, Resident Activities/Public Information Officer
Myra Woodard
Mattie C. Clay
Elizabeth Drake
Valerie Harper
Linda Dunn

Due to anticipated late arrival of Resident Advisory Board President Eddie Bynum, Rossalyn Farmer, Vice President/Housing Management, welcomed everyone and thanked them for their attendance.

Mrs. Farmer introduced the guest speaker, Edward R. Jagnandan, President and CEO of The Wilson Housing Authority.

Mr. Jagnandan opened his remarks with his thanks to the group for their continued support and willingness to help "make things happen" for the Housing Authority. He expressed his gratitude for the time and efforts they as individuals and as a group put forth for the betterment of the agency. He spoke on his continued vision for the WHA including the homeownership programs and the agency's East Wilson revitalization efforts both of which the Authority is very proud and excited. He stated that while WHA was not awarded the Hope VI funds, the Authority will move forward as a strong agency striving to earn that recognition and stressed to the group that the WHA will continue its diligence in that endeavor.

Jagnandan also reported that the WHA, in partnership with the City of Wilson, has applied for a planning grant in excess of \$250,000.00, funds whose use will encompass not only the Whitfield Homes neighborhood, but also the city's East Wilson area, an area that has seen no rehabilitation or revamping in years. Jagnandan said he believes the WHA has the "best shot at making things happen" in that area. Once those funds are received, the Authority can then apply for an additional \$31 million grant that when awarded will enable the Whitfield area to be demolished in its entirety and be rebuilt in as a more modern, energy-efficient site. He asked for the support of the Board as the WHA endeavors to reach these goals.

In regards to the Cherry Hotel, the site is "sitting idle," Jagnandan said, and further expressed that the WHA is in the housing business and sits in the best position to make that historical site viable as housing units for its residents. He explained that the former hotel currently consists of 107 units that would be converted into 51 larger units under the Agency's aspirations for the site. He stated that the WHA has the steadfast support of the city and that the Cherry Hotel project remains a priority on the Authority's forefront.

As for the Forrest Road Homes site rehabilitation, which upon completion will be named Forrest Green, the construction and renovation processes are well underway. The WHA was the only housing authority in North Carolina to receive this competitive grant competition funding from HUD, Jagnandan said, adding 31 agencies across the country received funds thereby making this awarding of monies even more prestigious.

With the Forrest Green project, the 68 units at the site will be larger, and as importantly, more energy-efficient resulting in much lower utility expenses per month, Jagnandan said. A submission has also already been done to have the site receive an Elderly/Disabled designation. He stated that the residents who previously lived at the Forrest Road site will have the first opportunity to move back to that site once work is complete. A plan is also in the works to build a three-story building off Starmount Circle to house an additional 38 units. This site would be named Pinnacle Pointe. With these additional units would come an opportunity to serve even more residents through the Authority and provide decent, safe homes for our clients, Jagnandan said.

The Housing Authority also maintains scattered site units across Wilson, Jagnandan said, and the agency is working with HUD to help turn those houses into homeownership possibilities as well. Currently, the Authority has the Eagle Pointe condominiums on Anthony Street available for residents to purchase. The WHA, along with consultant Linda Brockway, is assisting with residents who wish to become homeowners by helping them pre-qualify for the mortgages. Additional mortgage subsidizing is also available to qualified homebuyers, Jagnandan said.

He further said it is very evident to him that many people are involved in the Authority's achievements and knows that everyone believes that the people the agency serves are just as important as those who live in other areas of the city.

"Everyone deserves the chance to do well no matter where they live," he said, "and the Wilson Housing Authority strives to give everyone the opportunity to gain a piece of the American dream." He further stated that the Authority's homeownership programs intention are to hopefully help many more people have that chance to achieve that very dream.

In other business, Mrs. Farmer informed those present of the Public Hearing for the Annual Plan that is scheduled for 3pm on August 16 at the Authority's administration building located at 301 E. Nash St. Topics included in the hearing will be the change concerning the residents paying utility bills monthly as opposed to the current practice of having residents pay their utility bills every three months.

The need for this change had been addressed at previous Resident Advisory Board due to the situation of the utility bills not being paid by residents. As had been explained on several occasions before, Mrs. Farmer reported that HUD penalized the Authority's PHAS scores at the end of the year because these bills were unpaid. She reminded the group that the bills are so costly for residents due to the City of Wilson's utility rates being so high and even with the WHA assisting with payment of a portion of the bill; some residents are unable or are unwilling to pay the balance.

Mrs. Farmer stated that, after much discussion, it was decided that it was in the best interest of the Housing Authority to bill the utilities on a monthly basis versus the current "every three month" billing. Utilities are due and payable with rent by the 8th of each month.

Another issue to be addressed is the non-payment of security deposits. Mrs. Farmer stated, in the past, new move-ins are allowed three months to pay the deposit, however, often it is left unpaid. She stated that after much discussion and consideration, the Authority has reached the decision that a new move-in cannot move in unless the deposit is paid. She further pointed out that Section 8 residents already have to pay their landlords the full deposit at move-in without exception just as is expected in the open market.

Ms. Farmer reminded the Board of the upcoming Public Hearing for the 2012 Annual and Five Year Plan. The meeting will be held on September 13, 2011.

Beth Bass, Resident Activities/Public Information Officer, reported that she will be meeting on July 25 with Dee Bowens who would like to partner with the WHA to hold sessions for the seniors entitled "Living Longer and Loving It!" Vice President Lewis indicated she knew Ms. Bowens so at Mrs. Farmer's suggestion, Ms. Lewis will join the meeting with Miss Bass to "tag team" the efforts.

The floor was then opened for other points of discussion.

Vice President Lewis spoke of her excitement at being a part of the Board and expressed her willingness to assist the Authority and her fellow Board members and neighbors in all avenues, stressing that her belief is that "if a group works together, then much can be done."

Herself a resident at E. B. Jordan Homes, Ms. Lewis also addressed individual maintenance issues, including outside faucets, trash receptacles, etc., all of which were acknowledged by and will be addressed by Michelle Hargrove, E. B. Jordan Property Manager. Ms. Lewis said she had not been aware she could approach Mrs. Hargrove directly with her concerns and was grateful she now had that opportunity.

In an effort to help remind and educate the senior residents on how to be safe, Mrs. Hargrove also stated she will schedule a meeting between the residents and the WHA police officer in to discuss Elderly Safety.

Mrs. Hargrove also announced that the Willing Workers group will hold a brainstorming meeting on July 26 at 2:30 at the Jordan site office. Plans are underway to try to use the E. B. Jordan area as a pilot site with hopes of establishing this "Adopt a Grandparent-type" organization at each of the WHA neighborhoods.

The next meeting is August 17 at 3pm in the Boardroom at the Edward R. Jagnandan Administration Building located at 301 E. Nash St.

There being no further business to discuss, a motion to adjourn was entertained by President Bynum; a second was given by Vice President Lewis.

The meeting was closed by President Bynum.

Public Notice

The Wilson Housing Authority will hold a public hearing to receive comments pertaining to their 2012 Annual and Five-Year Plan. The hearing will be held SEPTEMBER 13, 2011 at 3:00pm at the Central office for Wilson Housing Authority located at 301 East Nash Street, Wilson, North Carolina.

**WILSON HOUSING AUTHORITY
WHA 2012 ANNUAL AND FIVE YEAR PLAN
PUBLIC HEARING AGENDA
E R JAGNANDAN ADMINISTRATIVE BUILDING
SEPTEMBER 13, 2011
3:00PM**

Welcome

Meeting Called To Order

Budget

CNI Update

Mixed Finance Update

Section 32 Homeownership Update

Greening Project

Future Plans for CB Rose Building

Changes For ACOP

Changes For Admin Plan

Public Comments

Wilson Housing Authority Public Hearing for
2012 Annual and 5 Year Plan
Wednesday September 13, 2011
301 East Nash Street Wilson NC 27893

3:00 p.m.

Sign In Sheet

1. Alma Ruffa
2. Eddie L. Byrum
3. Elizabeth Drake
4. Linda Dunn
5. Calli Kest
6. Chiara Hankerson
7. Angel Haskins
8. Michelle Hargrove
9. Beth Bass
10. Lisa Brewell
11. Baselyn M. D
12. Trish Lodenzak
13. Pam Huff
14. John Herman
15. Brenda Lewis
16. Edward L. Jagnarda
17. _____
18. _____

**Wilson Housing Authority
2012 Annual and Five Year Plan
Public Comments
September 13, 2011**

Welcome - Rossalyn W. Farmer

Meeting called to order at 3:00pm by Rossalyn W. Farmer.

Capital Fund Program Budget: Edward R. Jagnandan, President/CEO of Wilson Housing Authority advised the residents that Congress had cut the CFP budgets across the country by 18% which meant PHAs had to become innovative and create ways to get much needed work done to public housing properties. He advised the WHA received \$1,174,367.00 in the last CFP grant. This grant will be used for the ADA/504 upgrades to WHA property, tree removal across the property for old excessively large trees that had roots above ground and/or were dead and over grown. Floor opened for comments.

Public Comment: None

CNI Budget: WHA applied for Community Neighborhood Initiative Grant in the amount of \$250-300 hundred thousand dollars to plan the revitalization of Whitfield Homes and the surrounding communities extending to 301 Highway. If the grant is received, after one year the agency will apply to be funded for the actual revitalization grant. This grant will revitalize East Wilson. The HOPE VI Grant Revitalization no longer exist, the CNI Grant is now the HUD funded grant for community revitalization.

Public Comment: All present were very receptive of this grant and supported the WHA.

Mixed Finance: HUD approved 68 units for the Forrest Green Energy Project at Forrest Road Homes designated for elderly disabled. The agency applied for additional funding from NCHFA for a three story midrise building that will have 38 units. The building will be named Pinnacle Place. WHA expects the bond to close early 2012. The Communities Group is the developer for this project.

Public Comment: Will the families that moved be given the first choice to return to the units at Forrest Green? ERJ advised the families that were elderly/disabled will be given the first choice to return at no expense to them. The WHA will pay all expenses incurred by our residents.

Section 32 Homeownership: The 26 units on Anthony Street have been completed. The landscaping is scheduled to be started in a few weeks. The next homeownership project will be at the scattered sites. As each unit is sold and the money is received it will be used to fund the next home. The scattered sites are single family detached and duplexes. The family residing in the units will have the first right of refusal as did the families on Anthony Street, the next will be other public housing families, Section 8 clients and then the general public.

Public Comment: Those present gave comments of approval and stated this will help others achieve the American Dream.

Greening Project: The Forrest Green Project work is at least 85% completed. It is going very well. The units will be attractive and moreover energy efficient. As required by HUD, the agency will meet the 64% funding expenditure deadline.

Public Comment: Residents from the area commented on how well the project appeared to be going.

C Bruce Rose Plaza: The entire building is in need of much repair especially the plumbing. It needs new HVAC units, windows, etc. WHA does not have the money to complete the necessary repairs to the building. Therefore, the agency will be applying for a 9% tax credit to rehab the entire building instead of doing one thing at a time. Residents will have to relocate when the time comes however, the expense will be paid by the WHA. The building will be virtually new when it is complete.

Public Comment: Will anyone be homeless because of this project? ERJ replied no resident will be homeless. The agency will relocate these families in phases at the WHA expense as has been done in the past with other projects.

Trees: the contractor has started cutting down the overgrown and diseased trees across the agency as well as the ones with large roots above ground.

Public Comment: Will all the large trees come down? Lisa Braswell, Facilities Director for WHA responded on the overgrown diseased trees and the ones with large roots on top of the ground.

ACOP Changes For 2012: Security Deposits must be paid in full at time of admission, resident utilities will be billed monthly, homeless preference will be added to WHA local preferences and all public housing rents will be due and payable on the 5th of the month instead of the 8th of the month; this will not change the alternate rent payment days for those receiving social security.

Public Comment: All present agreed security deposits should be paid in full at admission. As previously discussed at other RAB meetings those present understood the reason WHA would begin billing residents monthly for utilities but hoped everyone would be able to pay on time. All agreed adding the homeless preference was a good thing to do since so many families had lost their jobs and homes during the economy crisis. There was no comment regarding the rent being due and payable on the 5th of the month instead of the 8th.

Section 8 Changes For 2012: Homeless preference added to local preferences, public housing residents with 16 hours or less of delinquent community service hours will be given the opportunity to complete the delinquency within 30 days of being selected from the waiting list. If they do not they will be found ineligible for Section 8.

If a family owes the WHA monies, they will have 10 days from the date of selection from the waiting list to remit the balance in full or the application will be denied.

Self-Employment will be verified in the Section 8 Program by the WHA verifying tax returns, payment logs and receipts.

Public Comment: None

The President/CEO thanked all the attendees for their support.

The hearing was adjourned.

Attachment: nc020h03
Wilson Housing Authority
Certifications for FYB 2012 Annual PHA Plan

Form HUD-50077 - PHA Certifications of Compliance with PHA Plans and
Related Regulations

Form SF-LLL - Disclosure of Lobbying Activities

Form HUD-50077-CR: Civil Rights Certification

Form HUD-50070 - Certification for a Drug-Free Workplace

Form HUD-50071 - Certification of Payments to Influence Federal Transactions

Form HUD 5077-SL - Certification by State or Local Office of PHA Consistency
with the Consolidated Plan

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

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning 1/1/12 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.

Wilson Housing Authority
 PHA Name

NC020
 PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 20__ - 20__

X Annual PHA Plan for Fiscal Years 20¹² - 20¹²

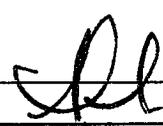
I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C.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

Name of Authorized Official Thomas Eatmon	Title Chairman of the Board, WHA
Signature 	Date 10/17/11

DISCLOSURE OF LOBBYING ACTIVITIES

Approved by OMB
0348-0046

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352
(See reverse for public burden disclosure.)

1. Type of Federal Action: <input checked="" type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	2. Status of Federal Action: <input checked="" type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input checked="" type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Congressional District, if known: 4c 01	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:	
6. Federal Department/Agency:	7. Federal Program Name/Description: CFDA Number, if applicable: _____	
8. Federal Action Number, if known:	9. Award Amount, if known: \$ _____	
10. a. Name and Address of Lobbying Registrant <i>(if individual, last name, first name, MI):</i>	b. Individuals Performing Services <i>(including address if different from No. 10a)</i> <i>(last name, first name, MI):</i> <div style="text-align: center;">  Signature: _____ Print Name: Edward K. Jagnandan Title: President/CEO Telephone No.: 252-291-2245 Date: 10/17/2011 </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.		
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

Civil Rights Certification

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

Civil Rights Certification

Annual Certification and Board Resolution

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

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

Wilson Housing Authority

NC020

PHA Name

PHA Number/HA Code

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

Name of Authorized Official	Thomas Eatmon	Title	Chairman of the Board for Wilson Housing Authority
Signature		Date	10/17/2011

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Wilson Housing Authority

Program/Activity Receiving Federal Grant Funding

US Department of HUD/Capital Fund Program FFY 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 Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

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

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

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

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

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

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

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

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

Name of Authorized Official

Edward R. Jagnandan

Title

President/CEO

Signature

Date

10/17/2011

X

THE HOUSING AUTHORITY OF THE CITY OF WILSON
DRUG FREE WORKPLACE SITES
FOR PERFORMANCE CONTINUATION

NC 20-1

Parkview Street, Wilson, Wilson County 27893
Starmount Circle, Wilson, Wilson County 27893
Forrest Road, Wilson, Wilson County 27893

NC 20-3

Forrest Road, Wilson, Wilson County 27893

NC 20-4

Banks Street, Wilson, Wilson County 27893
Dew Street, Wilson, Wilson County 27893
Hines Street, Wilson, Wilson County 27893
Norfolk Street, Wilson, Wilson County 27893
Sims Street, Wilson, Wilson County 27893
Suggs Street, Wilson, Wilson County 27893
Walnut Street, Wilson, Wilson County 27893

NC 20-6

Elizabeth Road Wilson, Wilson County 27893
Hyatt Drive, Wilson, Wilson County 27893
Norris Blvd, Wilson, Wilson County 27893
Jefferson Street, Wilson, Wilson County 27893
Warren Street, Wilson, Wilson County 27893
Benton Street, Wilson, Wilson County 27893
Best Street, Wilson, Wilson County 27893
Gold Street, Wilson, Wilson County 27893
Harper Street, Wilson, Wilson County 27893
Blount Street, Wilson, Wilson County 27893
Elvie Street, Wilson, Wilson County 27893
Railroad Street, Wilson, Wilson County 27893

NC 20-10

El Ramey Circle, Wilson, Wilson County 27893
Snowden Drive, Wilson, Wilson County 27893

NC 20-2

East Walnut Street, Wilson, Wilson County 27893
Edwards Street, Wilson, Wilson County 27893
Hooks Street, Wilson, Wilson County 27893
Maury Street, Wilson, Wilson County 27893
Spruce Street, Wilson, Wilson County 27893
Stephenson Street, Wilson, Wilson County 27893
Suggs Street, Wilson, Wilson County 27893

NC 20-5

Birch Street, Wilson, Wilson County 27893
Lodge Street, Wilson, Wilson County 27893
Phillips Street, Wilson, Wilson County 27893
Poplar Street, Wilson, Wilson County 27893
Spruce Street, Wilson, Wilson County 27893
Walnut Street, Wilson, Wilson County 27893

NC 20-7

Fountain Drive, Wilson, Wilson County 27893
Chalk Drive, Wilson, Wilson County 27893
London Drive, Wilson, Wilson County 27893

NC 20-8

213 Broad Street, Wilson, Wilson County 27893

NC 20-9

Anthony Street, Wilson, Wilson County 27893
Hackney Street, Wilson, Wilson County 27893
Queen Street, Wilson, Wilson County 27893
Vance Street, Wilson, Wilson County 27893
Black Creek Road, Wilson, Wilson County 27893

Certification of Payments to Influence Federal Transactions

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

Applicant Name

Wilson Housing Authority

Program/Activity Receiving Federal Grant Funding

US Department of HUD Capital Fund FY 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)

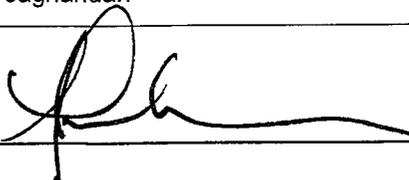
Name of Authorized Official

Edward R. Jagnandan

Title

President/CEO

Signature



Date (mm/dd/yyyy)

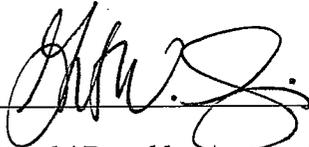
10/17/2011

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan**

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

**Certification by State or Local Official of PHA Plans Consistency with the
Consolidated Plan**

I, Grant Goings the City Manager, Wilson NC certify that the Five Year and
Annual PHA Plan of the Wilson Housing Authority is consistent with the Consolidated Plan of
State of North Carolina prepared pursuant to 24 CFR Part 91.

 OCT 17, 2011
Signed / Dated by Appropriate State or Local Official