

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

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Small PHA Plan Update  
Annual Plan for Fiscal Year: 2003

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN  
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

## PHA Plan Agency Identification

**PHA Name:** Southern Pines Housing Authority

**PHA Number:** NC052

**PHA Fiscal Year Beginning: (mm/yyyy)** 1/2003

### PHA Plan Contact Information:

Name: Nancy Walker

Phone: 910-276-2582

TDD:

Email (if available): spha@carolina.net

### Public Access to Information

**Information regarding any activities outlined in this plan can be obtained by contacting:**  
(select all that apply)

- Main administrative office of the PHA
- PHA development management offices

### Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- Main administrative office of the local, county or State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)

### PHA Programs Administered:

- Public Housing and Section 8       Section 8 Only       Public Housing Only

**Annual PHA Plan  
Fiscal Year 2001  
[24 CFR Part 903.7]**

**i. Table of Contents**

Provide a table of contents for the Plan, including attachments, and a list of supporting documents available for public inspection. For Attachments, indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

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## **ii. Executive Summary**

[24 CFR Part 903.7 9 (r)]

At PHA option, provide a brief overview of the information in the Annual Plan

### **INTRODUCTION**

The Southern Pines Housing Authority is a small housing authority located in Moore County, North Carolina. The Southern Pines area is known for its golf resorts and has a very large population of retired persons in upscale developments. For the most part, the lower-income persons of the community are employed in service industry jobs. There is little industry or employment opportunities for upward mobility. The low-income persons of the community are faced with high-cost housing and are dependent on subsidized housing as the only source of affordable housing.

### **PLANNING PROCESS**

The Board of Commissioners held its Annual Planning Retreat before beginning the planning process. During the planning process, the Board participated in a review of the Quality Housing and Work Responsibility Act of 1998 (QHWRA) and the prior agency plans. The Board then reviewed the Agency's current Mission Statement that reads as follows:

*To be the focal point for affordable housing by:*

- 1. Maintaining quality public housing units that are attractive and comfortable as well as decent, safe and sanitary*
- 2. Promoting improved quality of community life by encouraging families through education, training, employment and asset development*
- 3. Promoting self-sufficiency for movement to private rental or homeownership*
- 4. Promoting the cooperation of private entities and governmental agencies to address the affordable housing needs of the community and expand affordable housing opportunities*

The Board agreed to retain the mission statement with no revision.

The Board has evaluated the needs of the agency and the surrounding community. After lengthy discussion of needs, resources and variables, the Board of Commissioners has developed and prioritized goals for the Southern Pines Housing Authority.

### **FIVE-YEAR GOALS**

The long-term (five-year) goals established by the Board are as follows:

- To determine the need for affordable housing in Moore County and pursue the construction or acquisition of that housing, if needed.
- To develop partnerships with other service providers to bring more access to public housing residents
- To continue to develop the partnership between the Southern Pines Housing Authority and the Laurinburg Housing Authority in accordance with the new HUD Regulation for Consortia.
- To continue to improve management through:
  - Scoring 90 or more on PHAS
  - Turning all units in less than fifteen (15) workdays
  - Complete all work orders in an average of three (3) workdays
  - Improve curb appeal
  - Continue computerization
- To continue to modernize our units for marketability as funds allow to include:
  - Renovation of Bathrooms
  - Repair brick mortar in foundations
  - Caulking windows and weather stripping doors
  - Landscaping
  - Replacing floor tile
  - Replacing appliances (as needed)
  - Replace roofing

## **1. Summary of Policy or Program Changes for the Upcoming Year**

In this section, briefly describe changes in policies or programs discussed in last year's PHA Plan that are not covered in other sections of this Update.

See Attachment 06 (nc052a06)

## **2. Capital Improvement Needs**

[24 CFR Part 903.7 9 (g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A.  Yes  No: Is the PHA eligible to participate in the CFP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? \$ 198,190 (Estimated amount)

C.  Yes  No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete the rest of Component 7. If no, skip to next component.

D. Capital Fund Program Grant Submissions

**(1) Capital Fund Program 5-Year Action Plan**

The Capital Fund Program 5-Year Action Plan is provided as Attachment C

**(2) Capital Fund Program Annual Statement**

The Capital Fund Program Annual Statement is provided as Attachment B

### 3. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability: Section 8 only PHAs are not required to complete this section.

1.  Yes  No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to next component ; if “yes”, complete one activity description for each development.)

#### 2. Activity Description

<b>Demolition/Disposition Activity Description (Not including Activities Associated with HOPE VI or Conversion Activities)</b>
1a. Development name:
1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)
5. Number of units affected:
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Relocation resources (select all that apply) <input type="checkbox"/> Section 8 for units <input type="checkbox"/> Public housing for units <input type="checkbox"/> Preference for admission to other public housing or section 8 <input type="checkbox"/> Other housing for units (describe below)
8. Timeline for activity: a. Actual or projected start date of activity: b. Actual or projected start date of relocation activities: c. Projected end date of activity:

### 4. Voucher Homeownership Program

[24 CFR Part 903.7 9 (k)]

- A.  Yes  No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to next component; if “yes”, describe each program using the table below (copy and complete questions for each program identified.)

**B. Capacity of the PHA to Administer a Section 8 Homeownership Program**

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- Establishing a minimum homeowner downpayment requirement of at least 3 percent and requiring that at least 1 percent of the downpayment comes from the family's resources
- Requiring that financing for purchase of a home under its section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards
- Demonstrating that it has or will acquire other relevant experience (list PHA experience, or any other organization to be involved and its experience, below):

**5. Safety and Crime Prevention: PHDEP Plan**

[24 CFR Part 903.7 (m)]

Exemptions Section 8 Only PHAs may skip to the next component PHAs eligible for PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

A.  Yes  No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) PHDEP grant for the upcoming year? \$ Not Applicable

C.  Yes  No Does the PHA plan to participate in the PHDEP in the upcoming year? If yes, answer question D. If no, skip to next component.

D.  Yes  No: The PHDEP Plan is attached at Attachment D

**6. Other Information**

[24 CFR Part 903.7 9 (r)]

**A. Resident Advisory Board (RAB) Recommendations and PHA Response**

1.  Yes  No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are Attached at Attachment (File name)

3. In what manner did the PHA address those comments? (select all that apply)

- The PHA changed portions of the PHA Plan in response to comments  
A list of these changes is included  
 Yes  No: below or



- Yes  No: at the end of the RAB Comments in Attachment \_\_\_\_.
- Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA's consideration is included at the at the end of the RAB Comments in Attachment \_\_\_\_.
- Other: (list below)  
No comments received

### B. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: State of North Carolina
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
  - The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
  - The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
  - The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
  - Activities to be undertaken by the PHA in the coming year are consistent with specific initiatives contained in the Consolidated Plan. (list such initiatives below)
  - Other: (list below)
3. PHA Requests for support from the Consolidated Plan Agency  
 Yes  No: Does the PHA request financial or other support from the State or local government agency in order to meet the needs of its public housing residents or inventory? If yes, please list the 5 most important requests below:
4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments:  
State agency has confirmed compliance

### C. Criteria for Substantial Deviation and Significant Amendments

#### 1. Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

**A. Substantial Deviation from the 5-year Plan:**

Unless there is a substantial modification or change in the general five (5) year goals of the Authority, the Plan will not be considered to have a **substantial deviation**.

**B. Significant Amendment or Modification to the Annual Plan:**

The Plan is a general document designed to outline the operational intent of the Southern Pines Housing Authority with general goals for five (5) years and more specific goals for the next twelve (12) months. The Plan will not be considered **substantially modified** unless the operational intent of the Authority is changed. Changes in policy as a result of regulatory changes or decisions to exercise options and budgetary changes in response to changing circumstances will not be considered substantial and will be addressed by the Board of Commissioners as routine matters.

**Attachment A**  
**Supporting Documents Available for Review**

PHAs are to indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
✓	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
✓	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update)	5 Year and Annual Plans
✓	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
✓	Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
✓	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
✓	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
N/A	Any policy governing occupancy of Police Officers in Public Housing <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
N/A	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
✓	Public housing rent determination policies, including the method for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
✓	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
N/A	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
✓	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
✓	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
✓	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
N/A	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
N/A	Any required policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
✓	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
N/A	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
✓	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for any active grant year	Annual Plan: Capital Needs
✓	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing	Annual Plan: Capital Needs
✓	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 99-52 (HA).	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
N/A	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies	Annual Plan: Community Service & Self-Sufficiency
✓	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
✓	Section 3 documentation required by 24 CFR Part 135, Subpart E	Annual Plan: Community Service & Self-Sufficiency
N/A	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
✓	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
✓	<p>PHDEP-related documentation:</p> <ul style="list-style-type: none"> <li>· Baseline law enforcement services for public housing developments assisted under the PHDEP plan;</li> <li>· Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15);</li> <li>· Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities;</li> <li>· Coordination with other law enforcement efforts;</li> <li>· Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and</li> <li>· All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan.</li> </ul>	Annual Plan: Safety and Crime Prevention
✓	<p>Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G)</p> <p><input checked="" type="checkbox"/> check here if included in the public housing A &amp; O Policy</p>	Pet Policy
✓	The results of the most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
✓	Income Analysis of Public Housing Covered Developments	Annual Plan: Deconcentration and Income Mixing

**Required Attachment E: Resident Member on the PHA Governing Board**

1.  Yes  No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board: Martina Person

B. How was the resident board member selected: (select one)?

Elected

Appointed

C. The term of appointment is (include the date term expires): **5 Years**  
Term Expires 05/12/2003

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis

the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.

Other (explain):

B. Date of next term expiration of a governing board member:

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position):

**Required Attachment F: Membership of the Resident Advisory Board or Boards**

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.)

Diane Waddell  
Resident, Southern Pines Housing Authority

Vanessa Covington  
Resident, Southern Pines Housing Authority

John Terry Sr.  
Resident, Southern Pines Housing Authority

Martina Person  
Resident, Southern Pines Housing Authority



**Required Attachment G: Brief Statement of Progress in Meeting the 5-Year Plan Mission and Goals**

We have made satisfactory progress and are on the time line for achievement of our plan. Please see the Executive Summary for further details.

**Required Attachment H: Voluntary Conversion of Developments from Public Housing Stock; Required Initial Assessments**

**Component 10 (B) Voluntary Conversion Initial Assessments**

**a. How many of the PHA’s developments are subject to the Required Initial Assessments?** One

**b. How many of the PHA’s developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)?** None

**c. How many Assessments were conducted for the PHA’s covered developments?** One

**d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:**

<b>Development Name</b>	<b>Number of Units</b>
<b>See Attached Certification of</b>	
<b>Voluntary Conversion</b>	

**d. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments:**

**Required Attachment I: Component 3, (6) Revised Deconcentration Questions**

**Component 3, (6) Deconcentration and Income Mixing**

- a.  Yes  No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.
  
- b.  Yes  No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

<b>Deconcentration Policy for Covered Developments</b>			
<b>Development Name:</b>	<b>Number of Units</b>	<b>Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]</b>	<b>Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]</b>

## **Attachment 6: Summary of Policy or Program Changes for the Upcoming Year**

The Plan submission indicated that our plan is to follow mandated procedures. We currently have no plans for any changes other than those described in our Plan submission.

Should regulatory requirements change, we will modify our operations for compliance.

**CAPITAL FUND PROGRAM TABLES START HERE**

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
PHA Name: Southern Pines Housing Authority		Grant Type and Number Capital Fund Program Grant No: NC19P05290998 Replacement Housing Factor Grant No:			Federal FY of Grant: 1998
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:    )					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2002 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration	5,000.00	5,000.00	5,000.00	5,000.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	17,500.00	17,500.00	17,500.00	17,500.00
8	1440 Site Acquisition				
9	1450 Site Improvement	128,000.00	213,500.00	213,500.00	213,500.00
10	1460 Dwelling Structures	90,500.00	5,000.00	5,000.00	5000.00
11	1465.1 Dwelling Equipment— Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				

**Annual Statement/Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

PHA Name: Southern Pines Housing Authority	Grant Type and Number Capital Fund Program Grant No: NC19P05290998 Replacement Housing Factor Grant No:	Federal FY of Grant: 1998
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Original Annual Statement  
 Reserve for Disasters/ Emergencies  
 Revised Annual Statement (revision no:    )  
 Performance and Evaluation Report for Period Ending: 6/30/2002  
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	241,000.00	241,000.00	241,000.00	241,000.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: Southern Pines Housing Authority		Grant Type and Number Capital Fund Program Grant No: NC19P05290998 Replacement Housing Factor Grant No:				Federal FY of Grant: 1998		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NC 52-1	Replace Water and Sewer Lines Including Meters and Cut Off Valves at each Apartment	1410		5,000.00	5,000.00	5,000.00	5,000.00	
		1430		17,500.00	17,500.00	17,500.00	17,500.00	
		1460		90,500.00	5,000.00	5,000.00	5,000.00	
		1450		115,000.00	213,500.00	213,500.00	213,500.00	
				0	0	0	0	
NC 52-1	Install Handrails	1450		3,000.00	0	0	0	
	Landscape and Gutter/ Down Spouts	1450		10,000.00	0	0	0	
	TOTAL			241,000.00	241,000.00	241,000.00	241,000.00	
				0	0	0	0	

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: Southern Pines Housing Authority		Grant Type and Number Capital Fund Program Grant No: NC19P05290998 Replacement Housing Factor Grant No:			Federal FY of Grant: 1998			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

PHA Name: Southern Pines Housing Authority	Grant Type and Number Capital Fund Program No: NC19P05290998 Replacement Housing Factor No:	Federal FY of Grant: 1998
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NC52-1 Sewer Line Replacement	6/30/99	12/31/00	9/30/00	12/31/99	9/30/01	8/31/01	Contractor Delays – Work required funding from multiple years allocations
NC52-1 Install Handrails	6/30/99	Deleted	Deleted	12/31/99	Deleted	Deleted	
NC52-1 Downspouts	6/30/99	Deleted	Deleted	12/31/99	Deleted	Deleted	



**CAPITAL FUND PROGRAM TABLES START HERE**

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
PHA Name: Southern Pines Housing Authority		Grant Type and Number Capital Fund Program Grant No: NC19P05291099 Replacement Housing Factor Grant No:			Federal FY of Grant: 1999
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:    )					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/02 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	3,500.00	3,500.00	3,500.00	3,500.00
4	1410 Administration	12,827.00	12,827.00	12,827.00	12,827.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	16,493.00	16,493.00	16,493.00	16,493.00
8	1440 Site Acquisition				
9	1450 Site Improvement	15,000.00	134,636.00	134,636.00	134,636.00
10	1460 Dwelling Structures	120,636.00	1,000.00	1,000.00	1,000.00
11	1465.1 Dwelling Equipment— Nonexpendable	14,800.00	14,800.00	14,800.00	10,408.12
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				

**Annual Statement/Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

PHA Name: Southern Pines Housing Authority	Grant Type and Number Capital Fund Program Grant No: NC19P05291099 Replacement Housing Factor Grant No:	Federal FY of Grant: 1999
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Original Annual Statement  
 Reserve for Disasters/ Emergencies  
 Revised Annual Statement (revision no:    )  
 Performance and Evaluation Report for Period Ending: 6/30/02  
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	183,256.00	183,256.00	183,256.00	178,864.12
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				



**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: Southern Pines Housing Authority		Grant Type and Number Capital Fund Program Grant No: NC19P05291099 Replacement Housing Factor Grant No:			Federal FY of Grant: 1999			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	Computer & Software Cost	1408		3,500.00	3,500.00	3,500.00	3,500.00	
PHA Wide	Administration	1410		12,827.00	12,827.00	12,827.00	12,827.00	
PHA Wide	Architect Fees and Engineering Costs	1430		16,493.00	16,493.00	16,493.00	16,493.00	
52-001	Compete Sewer Line Replacement	1450		15,000.00	134,636.0 0	15,000.00	15,000.00	
52-001	Begin Bath Renovations (It may be necessary to delay until 2001 funds are available to proceed with the work	1460		120,636.0 0	1,000.00	120,636.00	120,636.0 0	

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: Southern Pines Housing Authority		Grant Type and Number Capital Fund Program Grant No: NC19P05291099 Replacement Housing Factor Grant No:				Federal FY of Grant: 1999		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
52-001	Ranges (20 x 290.00)	1465-1		5,800.00	5,800.00	5,800.00	5,800.00	
	Refrigerators (20 x 450)	1465-1		9,000.00	9,000.00	9,000.00	4,608.12	
	TOTAL			183,256.00	183,256.00	183,256.00	178,864.12	

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

PHA Name: Southern Pines Housing Authority		Grant Type and Number Capital Fund Program No: NC19P05291099 Replacement Housing Factor No:					Federal FY of Grant: 1999	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
PHA Wide – Management Imp.	9/30/01			9/30/02		6/30/02		
PHA Wide – Administration	9/30/01			9/30/02		6/30/02		
PHA Wide- Architect	9/30/01			9/30/02		6/30/02		
52-001 Sewer Line Replacement	9/30/01			9/30/02		6/30/02		
52-001 Bath Renovations	9/30/01			9/30/02		6/30/02		
52-001 Replace 20 Ranges & 20 Refrig.	09/30/01			9/30/02				



**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

PHA Name: Southern Pines Housing Authority		Grant Type and Number Capital Fund Program No: NC19P05291099 Replacement Housing Factor No:				Federal FY of Grant: 1999	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	



**CAPITAL FUND PROGRAM TABLES START HERE**

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
PHA Name: Southern Pines Housing Authority		Grant Type and Number Capital Fund Program Grant No : NC19P05250100 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:    )					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/02 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	18,000.00	18,000.00	18,000.00	10,515.670
3	1408 Management Improvements				
4	1410 Administration	18,000.00	18,000.00	18,000.00	18,000.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	16,000.00	16,000.00	16,000.00	16,000.00
8	1440 Site Acquisition				
9	1450 Site Improvement	141,190.00	100,000.00	100,000.00	66,390.31
10	1460 Dwelling Structures	0.00	46,190.00	46,190.00	0.00
11	1465.1 Dwelling Equipment— Nonexpendable	5,000.00	0.00	0.00	0.00
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				

**Annual Statement/Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

PHA Name: Southern Pines Housing Authority	Grant Type and Number Capital Fund Program Grant No : NC19P05250100 Replacement Housing Factor Grant No:	Federal FY of Grant: 2000
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Original Annual Statement  
  Reserve for Disasters/ Emergencies  
  Revised Annual Statement (revision no:    )  
  Performance and Evaluation Report for Period Ending: 6/30/02  
  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	198,190.00		178,190.00	110,905.98
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: Southern Pines Housing Authority		Grant Type and Number Capital Fund Program Grant No: NC19P05250100 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	Operations 10%	1406		18,000.00	18,000.00	18,000.00	18,000.00	
PHA Wide	Administration	1410		18,000.00	18,000.00	18,000.00	18,000.00	
PHA Wide	Architect Fees and Costs	1430		16,000.00	16,000.00	16,000.00	16,000.00	
PHA Wide	Compete Sewer Line Replacement	1450		141,190.00	100,000.00	100,000.00	66,390.31	
PHA Wide	Begin Roofing	1460		0.00	46,190.00	46,190.00	0.00	
PHA Wide	Ranges (\$250.00 x 20)	1465		5,000.00	0.00	0.00	0.00	
	<b>TOTALS</b>			<b>198,190.00</b>	<b>198,190.00</b>	<b>198,190.00</b>	<b>110,905.98</b>	

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: Southern Pines Housing Authority		Grant Type and Number Capital Fund Program Grant No: NC19P05250100 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

PHA Name: Southern Pines Housing Authority	Grant Type and Number Capital Fund Program No: NC19P05250100 Replacement Housing Factor No:	Federal FY of Grant: 2000
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA Wide - Operations	12/31/01	9/30/02	9/30/02	3/31/02	9/30/03	9/30/02	
PHA Wide - Administration	12/31/01	9/30/02	9/30/02	3/31/02	9/30/03	6/30/02	
PHA Wide- Architect	12/31/01	9/30/02	9/30/02	3/31/02	9/30/03	6/30/02	
PHA Wide Sewer Line Replacement	12/31/01	9/30/02	9/30/02	3/31/02	9/30/03		
PHA Wide Ranges	Deleted			Deleted			
Begin Roofing		12/31/02			6/30/03		

**CAPITAL FUND PROGRAM TABLES START HERE**

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
PHA Name: Southern Pines Housing Authority		Grant Type and Number Capital Fund Program Grant No: NC19P05250101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:    )					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/02 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	18,000.00	18,000.00	5,000.00	0.00
3	1408 Management Improvements				
4	1410 Administration	20,221.00	20,221.00	20,221.00	10,112.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	16,000.00	16,000.00	16,000.00	10,021.00
8	1440 Site Acquisition				
9	1450 Site Improvement	142,994.00	0.00	0.00	0.00
10	1460 Dwelling Structures	0.00	142,994.00	20,000.00	0.00
11	1465.1 Dwelling Equipment— Nonexpendable	5,000.00	5,000.00	5,000.00	0.00
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				



**Annual Statement/Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

PHA Name: Southern Pines Housing Authority	Grant Type and Number Capital Fund Program Grant No: NC19P05250101 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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Original Annual Statement  
 Reserve for Disasters/ Emergencies  
 Revised Annual Statement (revision no:    )  
 Performance and Evaluation Report for Period Ending: 6/30/02  
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	202,215.00	202,215.00	66,221.00	20,133.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: Southern Pines Housing Authority		Grant Type and Number Capital Fund Program Grant No: NC19P05250101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
52-001	Complete Water Line Repair and Sewer Line Replacement	1450		142,994.00	0.00	0.00	0.00	
52-001	Roofing- Continue from 2000 Grant	1460		0.00	142,994.00	20,000.00	0	
	Funds (changed bath renovations to							

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: Southern Pines Housing Authority		Grant Type and Number Capital Fund Program Grant No: NC19P05250101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Roofing in 2000 grant) Combine with Future							
PHA Wide	10% Set Aside for Operations	1406		18,000.00	18,000.00	5,000.00	0	
PHA Wide	Administration of Capital Fund (10% Annually)	1410		20,221.00	20,221.00	20,221.00	10,112.00	
52-001	Appliance Replacement	1465-1		5,000.00	5,000.00	5,000.00	0	
PHA Wide	Fees & Costs	1430		16,000.00	16,000.00	16,000.00	10,021.00	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Southern Pines Housing Authority			Grant Type and Number Capital Fund Program Grant No: NC19P05250101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Southern Pines Housing Authority		Grant Type and Number Capital Fund Program No: NC19P05250101 Replacement Housing Factor No:				Federal FY of Grant: 2001	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
52-001 Sewer/Water Line Replacement	Deleted			Deleted			

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

PHA Name: Southern Pines Housing Authority		Grant Type and Number Capital Fund Program No: NC19P05250101 Replacement Housing Factor No:					Federal FY of Grant: 2001	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
PHA Wide 10% Set Aside for Operations	9/30/03			9/30/05				
PHA Wide Administration	9/30/03			9/30/05				
52-001 Appliance Replacement	9/30/03			9/30/05				
PHA Wide Fees & Cost	9/30/03			9/30/05				

CAPITAL FUND PROGRAM TABLES START HERE

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
PHA Name: Southern Pines Housing Authority		Grant Type and Number Capital Fund Program Grant: NC19P05250102 Replacement Housing Factor Grant No:			Federal FY of Grant: FFY 2002
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:    ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/02 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	19,233.00			
3	1408 Management Improvements				
4	1410 Administration	19,233.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	50,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	98,869.00			
11	1465.1 Dwelling Equipment— Nonexpendable	5,000.00			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				

**Annual Statement/Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

PHA Name: Southern Pines Housing Authority	Grant Type and Number Capital Fund Program Grant: NC19P05250102 Replacement Housing Factor Grant No:	Federal FY of Grant: FFY 2002
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 6/30/02  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	192,335.00			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: Southern Pines Housing Authority		Grant Type and Number Capital Fund Program Grant No: NC19P05250102 Replacement Housing Factor Grant No:			Federal FY of Grant: FFY 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
52-001	Operations	1406		19,233.00				
PHA Wide	Administration	1410		19,233.00				
PHA Wide	Architect Fees and Costs	1430		50,000.00				
52-001	Begin Foundation Repair and Stabilization in 50 Units Including Concrete Pads at Back of Units	1460		98,869.00				
PHA Wide	Dwelling Equipment	1465		5,000				
	Total			192,335.00				



**Annual Statement/Performance and Evaluation Report  
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)  
 Part II: Supporting Pages**

PHA Name: Southern Pines Housing Authority		Grant Type and Number Capital Fund Program Grant No: NC19P05250102 Replacement Housing Factor Grant No:			Federal FY of Grant: FFY 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	

**Annual Statement/Performance and Evaluation Report  
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)  
 Part III: Implementation Schedule**

PHA Name: Southern Pines Housing Authority	Grant Type and Number Capital Fund Program No:NC19P05250102 Replacement Housing Factor No:	Federal FY of Grant: FFY 2002
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NC052-001 Bathroom Renovations (Will combine two years funding)	5/31/04			5/31/06			
PHA Wide 10% Set Aside for Operations	5/31/04			5/31/06			
PHA Wide Administration of Capital Fund (10% Annually)	5/31/04			5/31/06			
NC052-001 Appliance Replacement	5/31/04			5/31/06			
PHA Wide Fees and Costs	5/31/04			5/31/06			

**CAPITAL FUND PROGRAM TABLES START HERE**

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

<b>PHA Name:</b> Southern Pines Housing Authority	<b>Grant Type and Number</b> Capital Fund Program Grant: Not Yet Known Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> FFY 2003
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**Original Annual Statement**  **Reserve 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	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	10,000.00			
3	1408 Management Improvements				
4	1410 Administration	20,050.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	10,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	150,450.00			
11	1465.1 Dwelling Equipment— Nonexpendable	10,000.00			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				

**Annual Statement/Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

PHA Name: Southern Pines Housing Authority	Grant Type and Number Capital Fund Program Grant: Not Yet Known Replacement Housing Factor Grant No:	Federal FY of Grant: FFY 2003
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Original Annual Statement  Reserve 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	
		Original	Revised	Obligated	Expended
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	200,500.00			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: Southern Pines Housing Authority		Grant Type and Number Capital Fund Program Grant No: Not Yet Known Replacement Housing Factor Grant No:			Federal FY of Grant: FFY 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
52-001	Operations	1406		10,000.00				
PHA Wide	Administration	1410		20,050.00				
PHA Wide	Architect Fees and Costs	1430		10,000.00				
52-001	Begin Bathroom Renovations	1460		150,450.00				
PHA Wide	Dwelling Equipment	1465		10,000.00				

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part II: Supporting Pages</b>								
PHA Name: Southern Pines Housing Authority			<b>Grant Type and Number</b> Capital Fund Program Grant No: Not Yet Known Replacement Housing Factor Grant No:			Federal FY of Grant: FFY 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part III: Implementation Schedule</b>					
PHA Name: Southern Pines Housing Authority		<b>Grant Type and Number</b> Capital Fund Program No: Not Yet Known Replacement Housing Factor No:		Federal FY of Grant: FFY 2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)	Reasons for Revised Target Dates		

	Original	Revised	Actual	Original	Revised	Actual	
PHA Wide Set Aside for Operations	6/30/06			9/30/07			
PHA Wide Administration of Capital Fund (10% Annually)	6/30/06			9/30/07			
NC052-001 Appliance Replacement	6/30/06			9/30/07			
PHA Wide Fees and Costs	6/30/06			9/30/07			
Begin Bathroom Renovations	6/30/06			9/30/07			

**Capital Fund Program Five-Year Action Plan  
Part I: Summary**

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IA Name Southern Pines using Authority		<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>			
Development umber/Name/H A-Wide	Year 1	Work Statement for Year 2 FFY Grant: PHA FY: FY2004	Work Statement for Year 3 FFY Grant: PHA FY:FY 2005	Work Statement for Year 4 FFY Grant: PHA FY: FY 2005	Work Statement for Year 5 FFY Grant: PHA FY: FY 2007
	Annual State ment				
IA Wide		47,000	43,000	41,000	50,000
2052-001		210,000	147,000	175,000	200,000
IP Funds Listed 5-year inning		257,000	190,000	216,000	250,000
placement using Factor nds					



**Capital Fund Program Five-Year Action Plan  
Part II: Supporting Pages—Work Activities**

Activities for Year 1	Activities for Year : <u>2004</u> FFY Grant: PHA FY:			Activities for Year: <u>2005</u> FFY Grant: PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	PHA Wide	1. Administration and	24,000	PHA Wide	1. Administration and	19,000
		cost for CF Program	18,000		cost for CF Program	19,000
		2. Reserve for operations and mgmt. Improvements.	5,000		2. Reserve 10% for operations and management improvement	
		3. Dwelling Equipment	47,000		3. Dwelling Equipment	5,000
		<i>Subtotal</i>			<i>Subtotal</i>	43,000
Annual	NC052-001	1. Complete Bathroom Renovations.	200,000	NC052-001	1. Floor Tile Replacement	147,000
		2. Architect Fees and Costs	10,000			
		<i>Subtotal</i>	210,000		<i>Subtotal</i>	147,000
Statement						



**Capital Fund Program Five-Year Action Plan  
Part II: Supporting Pages—Work Activities**

Activities for Year : <u>2006</u> FFY Grant: PHA FY:			Activities for Year: <u>2007</u> FFY Grant: PHA FY:		
<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>
PHA Wide	1. Administration and cost for CF Program	21,600	PHA Wide	1. Administration and cost for CF Program	25,000
	2. Reserve 10% for operations and management improvement	12,000		2. Reserve for operations and management improvement	20,000
	3. Dwelling Equipment	7,400		3. Dwelling Equipment	5,000
	<i>Subtotal</i>	<i>41,000</i>		<i>Subtotal</i>	<i>50,000</i>
NC052-001	1. Landscaping	80,000	NC052-001	1. Combine with 2008 funds to complete entry doors & security screens	200,000
	2. Parking	20,000			
	3. Painting	35,000			
	4. Begin Entry Doors and Security Screens	30,000			
	<i>Subtotal</i>	<i>175,000</i>		<i>Subtotal</i>	<i>200,000</i>

