

U.S.DepartmentofHousingandUrbanDevelopment  
OfficeofPublicandIndianHousing

---

# PHAPlans

5YearPlanforFiscalYears2000 -2004  
AnnualPlanforFiscalYear2004

**NOTE:THISPHAPLANSTEMPLATE(HUD50075)ISTOBE COMPLETEDIN  
ACCORDANCEWITHINSTRUCTIONSLOCATEDINAPPLICABLEPIHNOTICES**

**PHA Plan  
Agency Identification**

**PHAName:** Lincolnnton Housing Authority

**PHANumber:** NC070

**PHAFiscalYearBeginning:(mm/yyyy)** 09/2004

**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
- PHA local 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
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the 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)

**5YEARPLANUNCHANGEDFROMPRIORYEAR.**

**AnnualPHAPlan**  
**PHAFiscalYear2004**  
 [24CFRPart903.7]

**i. AnnualPlanType:**

SelectwhichtypeofAnnualPlanthePHAwillsubmit.

**StandardPlan**

**StreamlinedPlan:**

- HighPerformingPHA**
- SmallAgency(<250PublicHousingUnits)**
- AdministeringSection8Only**

**TroubledAgencyPlan**

**ii. ExecutiveSummaryoftheAnnualPHAPlan**

[24CFRPart903.79(r)]

ProvideabriefoverviewoftheinformationintheAnnualPlan,includinghighlightsofmajorinitiatives anddiscretionarypolicies,thePHAhasincludedintheAnnualPlan.

**HighPerformingExempt**

**iii. AnnualPlanTable ofContents**

[24CFRPart903.79(r)]

ProvideatableofcontentsfortheAnnualPlan ,includingattachments,andalistofsupporting documentsavailableforpublicinspection .

**TableofContents**

	<u>Page#</u>
<b>AnnualPlan</b>	
i. ExecutiveSummary	n/a
ii. TableofContents	
1. HousingNeeds	4
2. FinancialResources	11
3. PoliciesonEligibility,SelectionandAdmissions	12
4. RentDeterminationPolicies	21
5. OperationsandManagementPolicies	25
6. GrievanceProcedures	27
7. CapitalImprovementNeeds	27
8. DemolitionandDisposition	29
9. DesignationofHousing	30
10. ConversionsofPublicHousing	31
11. Homeownership	33
12. CommunityServicePrograms	

35

13. CrimeandSafety	37
14. Pets(InactiveforJanuary1PHAs)	39
15. CivilRightsCertifications(includedwithPHAPlanCertifications)	39
16. Audit	40
17. AssetManagement	40
18. Otherinformation:	41

### 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. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the filename in parentheses in the space to the right of the title.

#### Required Attachments:

- Admissions Policy for Deconcentration (Attachment B included in this document page 44)
- FY2003 Capital Fund Program Annual Statement (Attachment E included in separated document) nc070e03
- Most recent board -approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- Members of Resident Advisory Board (Attachment A included in this document page 43)
- Progress in Meeting Mission Goals: (Attachment C included in this document page 45)

#### Optional Attachments:

- PHA Management Organizational Chart
- FY2000 Capital Fund Program 5 Year Action Plan (Attachment F included in separated document) nc070f03
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment)  
Attachment D: Analysis of Voluntary Conversion page 47 this document
- Community Service Policy: separated document nc070g03
- Capital Fund Annual Statement of Progress for Open Grant (2002): separate -  
nc070h03

### Supporting Documents Available for Review

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>Applicable Plan Component</b>
x	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
x	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
x	Fair Housing Documentation: 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 jurisdiction to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
x	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
x	Most recent board -approved operating budget for the public housing program	Annual Plan: Financial Resources;
x	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
x	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
x	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
x	Public housing rent determination policies, including the methodology 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
x	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
x	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
x	Public housing management and maintenance policy	Annual Plan: Operations

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	and Maintenance
x	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
x	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
x	The HUD - approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
x	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPEVI applications or, if more recent, approved or submitted HOPEVI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	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	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing home ownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
x	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self - Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self - Sufficiency
	Most recent self - sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self - Sufficiency
x	The most recent Public Housing Drug Elimination Program (PHDEP) semi - annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
x	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
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

## 1. Statement of Housing Needs

[24CFR Part 903.79(a)]

### **A. Housing Needs of Families in the Jurisdiction/s Served by the PHA**

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, 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." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

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	963	5	5	5	3	5	5
Income > 30% but ≤ 50% of AMI	769	3	3	2	3	2	2
Income > 50% but < 80% of AMI	967	3	2	2	3	2	2
Elderly	686	3	3	3	3	3	3
Families with Disabilities	130	5	5	2	5	3	2
White	3220	3	2	2	2	3	2
Black	561	4	2	2	2	3	2
Hispanic	114	3	2	2	2	3	2

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s  
Indicate year:
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset 1990 (latest available)
- American Housing Survey data  
Indicate year:



- Otherhousingmarketstudy  
Indicateyear:
- Othersources:(listandindicateyearofinformation):HAWaitinglists:  
Current2003.(Theseweretheonlysourceswecouldfindforinformationconcerning  
housingneedsfordisabledandaccessibility).

## B. HousingNeedsofFamiliesonthePublicHousingandSection8 Tenant-BasedAssistanceWaitingLists

StatethehousingneedsofthefamiliesonthePHA'swaitinglist/s .Completeonetableforeachtype  
ofPHA -widewaitinglistadministeredbythePHA. PHAsmayprovideseperatetablesforsite -  
basedorsub -jurisdictionalpublichousingwaitinglistsattheiroption.

HousingNeedsofFamiliesontheWaitingList			
Waitinglisttype:(selectone)			
<input type="checkbox"/> Section8tenant -basedassistanc e			
<input checked="" type="checkbox"/> PublicHousing			
<input type="checkbox"/> CombinedSection8andPublicHousing			
<input type="checkbox"/> PublicHousingSite -Basedorsub -jurisdictionalwaitinglist(optional)			
Ifused,identifywhichdevelopment/subjurisdiction:			
	#offamilies	%oftotalfamilies	AnnualTurnover
Waitinglisttotal	158		65
Extremelylow income<=30%AMI	142	90	
Verylowincome (>30%but<=50% AMI)	16	10	
Lowincome (>50%but<80% AMI)	0	0	
Familieswith children	102	65	
Elderlyfamilies	13	8	
Familieswith Disabilities	18	11	

Housing Needs of Families on the Waiting List			
White	127	80	
Black	31	20	
Hispanic	1	<1	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	53	34	5
2BR	66	42	30
3BR	37	23	28
4BR	2	1	2
5BR			
5+BR			
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)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant -based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> 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	282		25
Extremely low income <= 30% AMI	251	89	
Very low income (> 30% but <= 50% AMI)	29	11	
Low income (> 50% but < 80% AMI)	2	<1	
Families with children	225	80	

Housing Needs of Families on the Waiting List			
Elderly families	15	5	
Families with Disabilities	35	12	
White	183	65	
Black	96	34	
Hispanic	3	1	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2BR			
3BR			
4BR			
5BR			
5+BR			
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)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

### C. Strategy for Addressing 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**, and the Agency's reasons for choosing this strategy.

#### (1) Strategies

##### **Need: Shortage of affordable housing for all eligible populations**

##### **Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:**

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off -line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed financed development

- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease -uprates 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 -uprates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease -uprates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

**Strategy 2: Increase the number of affordable housing units by:**

Select all that apply

- 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.
- Other: ( list below)

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

**Strategy 1: Target available assistance to families at or below 30% of AMI**

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant -based section 8 assistance
- Employ admissions preferences aimed at families with the economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

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

**Strategy 1: Target available assistance to families at or below 50% of AMI**

Select all that apply

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

Other:(listbelow)

**Need:SpecificFamilyTypes:TheElderly**

**Strategy1: Targetavailableassistancetotheelderly:**

Selectallthatapply

- Seekdesignationofpublichousingfortheelderly
- Applyforspecial -purposevoucherstargetedtotheelderly,shouldtheybecome available
- Other:(listbelow)

**Need:SpecificFamilyTypes:FamilieswithDisabilities**

**Strategy1: TargetavailableassistancetoFamilieswithDisabilities:**

Selectallthatapply

- Seekdesignationofpublichousingforfamilieswithdisabilities
- Carryoutthomodificationsneededinpublichousingbasedonthesection504 NeedsAssessmentforPublicHousing
- Applyforspecial -purposevoucherstargetedtofamilieswithdisabilities, shouldtheybecomeavailable
- Affirmativelymarkettolocalnon -profitagenciesthatassistfamilieswith disabilities
- Other:(listbelow)

**Need:SpecificFamilyTypes:Racesorethnicitieswithdisproportionatehousing needs**

**Strategy1:IncreaseawarenessofPHAresourcesamongfamiliesofracesand ethnicitieswithdisproportionateneeds:**

Selectifapplicable

- Affirmativelymarkettoraces/ethnicitiesshowntohavedisproportionate housingneeds
- Other:(listbelow)

**Strategy2:Conductactivitiestoaffirmativelyfurtherfairhousing**

Selectallthatapply

- Counselection8tenantsastolocationofunitsoutsideofareasofpovertyor minorityconcentrationandassist themtolocatethoseunits
- Marketthesection8programtoownersoutsideofareasofpoverty/minority concentrations

Other:(listbelow)

**OtherHousingNeeds&Strategies:(listneedsandstrategiesbelow)**

**(2)ReasonsforSelectingStrategies**

Ofthefactorslistedbelow,selectallthatinfluencedthePHA'sselectionofthe strategiesitwillpursue:

- Fundingconstraints
- Staffingconstraints
- Limitedavailabilityofsitesforassistedhousing
- Extenttowhichparticularhousingneedsaremetbyotherorganizationsinthe community
- EvidenceofhousingneedsasdemonstratedintheConsolidatedPlanandother informationavailabletothePHA
- InfluenceofthehousingmarketonPHAprograms
- Communityprioritiesregardinghousingassistance
- Resultsofconsultationwithlocalorstategovernment
- ResultsofconsultationwithresidentsandtheResidentAdvisoryBoard
- Resultsofconsultationwithadvocacygroups
- Other:(listbelow)

**2. StatementofFinancialResources**

[24CFRPart903.79(b)]

ListthefinancialresourcesthatareanticipatedtobeavailabletothePHAforthesupportofFederal publichousingandtenant-basedSection8assistanceprogramsadministeredbythePHAduringthePlan year.Note:thetableassumes thatFederalpublichousingortenantbasedSection8assistance grant fundsareexpendedoneligiblepurposes;therefore,usesofthesefundsneednotbestated.Forother funds,indicatetheuseforthosefundsasoneofthefollowingcategories:publichousingoperations, publichousingcapitalimprovements,publichousingsafety/security,publichousingsupportiveservices, Section8tenant-basedassistance,Section8supportiveservicesorother.

<b>FinancialResources: PlannedSourcesandUses</b>		
<b>Sources</b>	<b>Planned\$</b>	<b>PlannedUses</b>
<b>1. FederalGrants(FY2004grants)</b>		
a) PublicHousingOperatingFund	448,331	
b) PublicHousingCapitalFund	430,500	
c) HOPEVIRevitalization		
d) HOPEVIDemolition		
e) AnnualContributionsforSection 8Tenant-BasedAssistance	1,609,387	

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	0	
g) Resident Opportunity and Self-Sufficiency Grants	0	
h) Community Development Block Grant	0	
i) HOME	0	
Other Federal Grants (list below)	0	
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>	0	
<b>3. Public Housing Dwelling Rental Income</b>	504,580	operations
<b>4. Other income (list below)</b>	34,280	operations
Late fees, utility fees, non-dwelling rent, interest, fraud recovery		
<b>4. Non-federal sources (list below)</b>		
<b>Total resources</b>	3,027,078	

### **3. PHA Policies Governing Eligibility, Selection, and Admissions**

[24CFR Part 903.79(c)]

#### **A. Public Housing**

Exemptions: PHA that do not administer public housing are not required to complete subcomponent 3A.

**(1) Eligibility**

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe)

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity
- Rental history (especially with this or other PHAs)
- Housekeeping
- Other (describe)

c.  Yes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d.  Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e.  Yes  No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC - authorized source) When indicated by information from local PD.

**(2) Waiting List Organization**

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

b. Where may interested persons apply for admission to public housing?

- PHA main administrative office
- PHA development site management office
- Other (list below)

c. If the PHA plan to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?



2.  Yes  No: Are any or all of the PHA's site -based waiting lists new for the upcoming year (that is, they are not part of a previously -HUD-approved site based waiting list plan)?  
If yes, how many lists?

3.  Yes  No: May families be on more than one lists simultaneously?  
If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site -based waiting lists (select all that apply)?

- 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
- Other (list below)

### **(3) Assignment**

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One
- Two
- Three or More

b.  Yes  No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

### **(4) Admissions Preferences**

a. Income targeting:

- Yes  No: Does the PHA 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 median area income?

b. Transfer policies:

In what circumstances will transfer take precedence over new admissions? (list below)

- Emergencies
- Overhoused

- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)

c. Preferences

1.  Yes  No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection **(5) Occupancy**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Household that contribute to meeting income goals (broad range of incomes)
- Household that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

1 Date and Time

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 2  Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Household that contributes to meeting income goals (broad range of incomes)
- Household that contributes to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences with income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

**(5) Occupancy**

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA - resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list): Newsletter

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- At an annual reexamination and lease renewal
- Anytime family composition changes
- At family request for revision
- Other (list)

**(6) Deconcentration and Income Mixing**

a.  Yes  No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b.  Yes  No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

Adoption of site-based waiting lists  
If selected, list targeted developments below:

Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments  
If selected, list targeted developments below:

Employing new admission preferences at targeted developments  
If selected, list targeted developments below:

Other (list policies and developments targeted below)

d.  Yes  No: Did the PHA adopt any changes to **other policies** based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

Not applicable: results of analysis did not indicate a need for such efforts

List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower -income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts  
 List (any applicable) developments below:

## B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub -component 3B. Unless otherwise specified, all questions in this section apply only to the tenant -based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

### (1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- Criminal or drug -related activity only to the extent required by law or regulation  
 Criminal and drug -related activity, more extensively than required by law or regulation  
 More general screening than criminal and drug -related activity (list factors below)  
 Other (list below): Prior experience with housing programs.

b.  Yes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c.  Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

d.  Yes  No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC - authorized source)

e. Indicate what kinds of information you share with prospective tenants and landlords? (select all that apply)

- Criminal or drug -related activity  
 Other (describe below): Names and addresses of prior landlords if available.

**(2)WaitingListOrganization**

a. With which of the following program waiting lists is the section 8 tenant -based assistance waiting list merged? (select all that apply)

- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project -based certificate program
- Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant -based assistance? (select all that apply)

- PHA main administrative office
- Other (list below)

**(3)SearchTime**

a.  Yes  No: Does the PHA give extensions on standard 60 -day period to search for a unit?

If yes, state circumstances below: Medical reasons, family reasons such as death or birth, and if verifiable reasonable effort to locate housing has been unsuccessful.

**(4)AdmissionsPreferences**

a. Income targeting

Yes  No: Does the PHA 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 median area income?

b. Preferences

1.  Yes  No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5)Special purpose section 8 assistance programs** )

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Date and Time

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)

- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Among applicants on the waiting list with the equal preference status, how are applicants selected? (select one)

- Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one)

- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

### **(5) Special Purpose Section 8 Assistance Programs**

**(Not applicable at this time at the Lincoln HA.)**

a. In which documents or other reference materials are the policies governing eligibility, selection, and admission to any special -purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below)

b. How does the PHA announce the availability of any special -purpose section 8 program to the public?

- Through published notices
- Other (list below)



## **4.PHARentDeterminationPolicies**

[24CFRPart903.79(d)]

### **A.PublicHousing**

Exemptions:PHAsthatdonotadministerpublichousingarenotrequiredto completesub -component  
4A.

#### **(1)IncomeBasedRentPolicies**

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

The PHA will not employ any discretionary rent -setting policies for income based rent in public housing. Income -based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub -component (2))

---or---

The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0  
 \$1-\$25  
 \$26-\$50

2.  Yes  No: Has the PHA adopted any discretionary minimum rent thardship exemption policies?

3. If yes to question 2, list these policies below :

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

1.  Yes  No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent -setting policy)  
If yes, state amount/s and circumstances below:
  
- Fixed percentage (other than general rent -setting policy)  
If yes, state percentage/s and circumstances below:
  
- For household heads
- For other family members
- For transportation expenses
- For the non -reimbursed medical expenses of non -disabled or non -elderly families
- Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

- Yes for all developments
- Yes but only for some developments
- No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high -rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95<sup>th</sup> percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Anytime the family experiences an income increase
- Anytime a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) \_\_\_\_\_
- Other (list below)

g.  Yes  No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

## (2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)

## **B. Section 8 Tenant -Based Assistance**

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

**(1) Payment Standards**

Describe the voucher payment standards and policies .

a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually
- Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)

**(2) Minimum Rent**

a. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

b.  Yes  No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

**5. Operations and Management**

[24CFR Part 903.79(e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

**Exempt (High Performing)**

**A. PHA Management Structure**

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached.
- A brief description of the management structure and organization of the PHA follows:

**B. HUD Programs Under PHA Management**

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing		
Section 8 Vouchers		
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		

Other Federal Programs (list individually)		

**C. Management and Maintenance Policies**

List the PHA's public housing using management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

(2) Section 8 Management: (list below)

**6. PHA Grievance Procedures**

[24CFR Part 903.79(f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8 - Only PHAs are exempt from sub -component 6A.

**(Exempt—High Performing)**

**A. Public Housing**

1.  Yes  No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA offices should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- PHA main administrative office
- PHA development management offices
- Other (list below)

**B. Section 8 Tenant -Based Assistance**

1.  Yes  No: Has the PHA 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 24CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA offices should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- PHA main administrative office  
 Other (list below)

## **7. Capital Improvement Needs**

[24CFR Part 903.79(g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

### **A. Capital Fund Activities**

Exemptions from sub -component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

### **(1) Capital Fund Program Annual Statement**

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long -term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD -52837.

Select one:

- The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name): nc070d04

-or-

- The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert there)

### **(2) Optional 5 -Year Action Plan**

Agencies are encouraged to include a 5 -Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD -52834.

a.  Yes  No: Is the PHA providing an optional 5 -Year Action Plan for the Capital Fund? (if no, skip to sub -component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5 -Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name): nc070e04

-or-

The Capital Fund Program 5 -Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

## **B. HOPEVI and Public Housing Development and Replacement Activities (Non -Capital Fund)**

Applicability of sub -component 7B: All PHAs administering public housing. Identify any approved HOPEVI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

Yes  No: a) Has the PHA received a HOPEVI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)  
b) Status of HOPEVI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
- Revitalization Plans submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway

Yes  No: c) Does the PHA plan to apply for a HOPEVI Revitalization grant in the Plan year?

If yes, list development name/s below:



Yes  No:d) Will the PHA be engaging in any mixed -financed development activities for public housing in the Plan year? If yes, list developments or activities below:

Yes  No:e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:

### **8. Demolition and Disposition**

[24CFR Part 903.79(h)]

Applicability of component 8: 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 component 9; if "yes", complete one activity description for each development.)

#### 2. Activity Description

Yes  No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 9. If "No", complete the Activity Description table below.)

<b>Demolition/Disposition Activity Description</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. Timeline for activity:	
a. Actual or projected start date of activity:	
b. Projected end date of activity:	

**9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities**

[24CFR Part 903.79(i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1.  Yes  No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or 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? (If "No", skip to component 10. If "yes", complete one activity description for each development, unless the PHA is eligible to complete as streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

Yes  No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 10. If "No", complete the Activity Description table below.

<b>Designation of Public Housing Activity Description</b>	
1a. Development name:	
1b. Development (project) number:	
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 type="checkbox"/>
3. Application status (select one)	
Approved; included in the PHA's Designation Plan	<input type="checkbox"/>
Submitted, pending approval	<input type="checkbox"/>
Planned application	<input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <span style="float: right;">(DD/MM/YY)</span>	
5. If approved, will this designation constitute a (select one)	
<input type="checkbox"/> New Designation Plan	
<input type="checkbox"/> Revision of a previously approved Designation Plan?	

6. Number of units affected:  
 7. Coverage of action (select one)  
 Part of the development  
 Total development

**10. Conversion of Public Housing to Tenant -Based Assistance**

[24CFR Part 903.79(j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

**A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY1996 HUD Appropriations Act**

1.  Yes  No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

- Yes  No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

<b>Conversion of Public Housing Activity Description</b>	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)	
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY)	

<input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD - approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: ) <input type="checkbox"/> Units addressed in a pending or approved HOPEVI demolition application (date submitted or approved: ) <input type="checkbox"/> Units addressed in a pending or approved HOPEVI Revitalization Plan (date submitted or approved: ) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

**B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937**

**C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937**

**11. Homeownership Programs Administered by the PHA**  
[24CFR Part 903.79(k)]

**A. Public Housing**

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1.  Yes  No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z -4). (If "No", skip to component 11B; if "yes", complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing**

PHA status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

Yes  No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 12. If "No", complete the Activity Description table below.)

<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPEI <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input 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 type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected: 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

**B. Section 8 Tenant Based Assistance**

1.  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 component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

Yes  No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants
- 26- 50 participants
- 51 to 100 participants
- more than 100 participants

b. PHA - established eligibility criteria

Yes  No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

**12. PHA Community Service and Self -sufficiency Programs**

[24CFR Part 903.79(l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8 - Only PHAs are not required to complete sub -component C.

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

1. Cooperative agreements:

Yes  No: Has the PHA 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)?

If yes, what was the date that agreement was signed? 03/18/2000

2. Other coordination efforts between the PHA and TANF Agency (select all that apply)

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self -sufficiency services and program to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare -to-Work voucher program
- Joint administration of other demonstration program
- Other (describe): On Site Social Services offices in one of four neighborhoods.

**B. Services and programs offered to residents and participants**

**(1) General**

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

Yes  No: Does the PHA coordinate, promote or provide any program to enhance the economic and social self-sufficiency of residents? (If "yes", complete the following table; if "no" skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

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)
<i>Family Resource Center - Deaton Ave., Lincoln, NC (interview skills, GED classes, ESL classes, family counseling, single mother groups, housekeeping and parenting classes)</i>	<i>10-50</i>	<i>Open to all</i>	<i>Apartment set aside from inventory</i>	<i>both</i>

OnSiteHeadStartProgram	20	Sign-upthen waitinglist.	GastonCommunity Actionisprovider.	Both.
YouthPrograms(daycamps, incentiveprograms,4 -h camps, YMCAmembership,ABCDE Leadershiptraining)	75-80	Allwhodesider	Eachsite.Alsosome activitiesheldatthe youths'schools.	PublicHousing

**(2)FamilySelfSufficiencyprogram/s**

a.ParticipationDescription

FamilySelfSufficiency(FSS)Participation		
Program	RequiredNumberofParticipants (startofFY2000Estimate)	ActualNumberofParticipants (Asof:DD/MM/YY)
PublicHousing		
Section8		

- b.  Yes  No: IfthePHAisnotmaintainingtheminimumprogramsizerequiredbyHUD,doesthemostrecentFSSActionPlanaddressthestepsthePHAplantotaketoachieveatleasttheminimum programsiz?  
Ifno,liststepsthePHAwilltakebelow:

**C.WelfareBenefitReductions**

1.ThePHAiscomplyingwiththestatutoryrequirementssection12(d)oftheU.S.HousingActof1937(relatingtothetreatmentofincomechangesresultingfromwelfareprogramrequirements)by:(selectallthatapply)

- AdoptingappropriatechangestothePHA'spublichousingrentdetermination policiesandtrainstafftocarryoutthosepolicies
- Informingresidentsofnewpolicyonadmissionandreexamination
- Activelynotifyingresidentsofnewpolicyattimesinadditiontoadmissionand reexamination.
- EstablishingorpursuingacooperativeagreementwithallappropriateTANF agenciesregardingtheexchangeofinformationandcoordinationofservices



- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

**D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937**

**13. PHA Safety and Crime Prevention Measures**

[24CFR Part 903.79(m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub component D.

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

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- High incidence of violent and/or drug -related crime in some or all of the PHA's developments
- High incidence of violent and/or drug -related crime in the area surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower -level crime.
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug -related crime
- Other (describe below)

2. What information or data did the PHA use to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents (from the HUD Resident Survey results).
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anti crime/anti drug programs
- Other (describe below)

3. Which developments are most affected? (list below): All equally affected but problems have improved drastically in past 4 -6 years.

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

1. List the crime prevention activities the PHA has undertaken or plan to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime-and/or drug -prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at -risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

2. Which developments are most affected? (list below): All are about equal.

**C. Coordination between PHA and the police**

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug -elimination plan
- 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 testify in and otherwise support eviction cases (when needed).
- 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
- Other activities (list below): At least weekly visits to police dept. by E.D. and Resident coordinator.

2. Which developments are most affected? (list below): All equally.

**D. Additional information as required by PHDEP/PHDEP Plan**

PHA eligible for FY2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes  No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes  No: Has the PHA included the PHDEP Plan for FY2000 in this PHA Plan?
- Yes  No: This PHDEP Plan is an Attachment. (Attachment Filename: \_\_\_\_\_)

#### **14. RESERVED FOR PET POLICY**

[24CFR Part 903.79(n)]

The Lincoln Township Housing Authority has adopted a Pet Policy for Public Housing as part of the Public Housing ACOP. In summary, the policy states that the resident may have only 1 pet per household limited to a cat, dog, or small caged mammal or fish, must pay a \$300 pet deposit, must provide certification of health and inoculations from a veterinarian. The pet must be less than 20 pounds. The tenant agrees to clean up any defecation, to be responsible for any necessary pest control or fumigation caused by the pet. The tenant must not be unattended for more than 1 hour and must provide emergency contacts for pet care.

#### **15. Civil Rights Certifications**

[24CFR Part 903.79(o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

#### **16. Fiscal Audit**

[24CFR Part 903.79(p)]

1.  Yes  No: Is the PHA 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) )? (If no, skip to component 17.)
2.  Yes  No: Was the most recent fiscal audit submitted to HUD?
3.  Yes  No: Were there any findings as the result of that audit?
4.  Yes  No: If there were any findings, do any remain unresolved? If yes, how many unresolved findings remain? \_\_\_\_\_
5.  Yes  No: Have responses to any unresolved findings been submitted to HUD? If not, when are they due (state below)?

#### **17. PHA Asset Management**

[24CFR Part 903.79(q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component.  
**High performing** and small PHAs are not required to complete this component.

**(N/A-High Performing)**

1.  Yes  No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
  
2. What types of asset management activities will the PHA undertake? (select all that apply)  
 Not applicable  
 Private management  
 Development-based accounting  
 Comprehensive stock assessment  
 Other: (list below)
  
3.  Yes  No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

## **18. Other Information**

[24 CFR Part 903.79(r)]

### **A. Resident Advisory Board Recommendations**

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: (if comments were received, the PHA **MUST** select one)  
 Attached at Attachment (Filename)  
 Provided below:
  
3. In what manner did the PHA address those comments? (select all that apply)  
 Considered comments, but determined that no changes to the PHA Plan were necessary.  
 The PHA changed portions of the PHA Plan in response to comments  
List changes below:  
 Other: (list below)

## B. Description of Election process for Residents on the PHA Board

1.  Yes  No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2.  Yes  No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

### 3. Description of Resident Election Process

#### a. Nomination of candidates for place on the ballot: (select all that apply)

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)

#### b. Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)

#### c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

## C. 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: (provide name here)
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)

- ThePHAhasbaseditsstatementofneedsoffamiliesinthejurisdictiononthe needsexpressedintheConsolidatedPlan/s.
- ThePHAhasparticipatedinanyconsultationprocessorganizedandofferedby theConsolidatedPlanagencyinthedevelopmentoftheConsolidatedPlan.
- ThePHAhasconsultedwiththeConsolidatedPlanagencyduringthe developmentofthisPHAPlan.
- ActivitiestobeundertakenbythePHAinthecomingyearareconsistentwith theinitiativescontainedintheConsolidatedPlan.(listbelow)
  
- Other:(listbelow)

4.TheConsolidatedPlanofthejurisdictionssupportsthePHAPlanwiththefollowing actionsandcommitments:(describebelow):Needtoprovidewideselectionof availablehousingtothosewithlimitedresources.Needtoimproveexisting housingstocktoreplaceorimprovesubstandardhousing.Needtoapplyfor additionalhousingopportunitieswhenavailable.Needtoprovidedecent,safe, andsanitaryhousing.

#### **D.OtherInformationRequiredbyHUD**

Use this section to provide any additional information requested by HUD.

## **Significant Amendment or Modification/Deviation**

The Lincoln Housing Authority offers the following in relation to any significant deviation or substantial modification from its Five Year Plan and Annual Plan: Any changes shall be considered as significant amendment, significant deviation, or substantial modification to the annual and/or 5 year plan when it meets the following criteria:

- 1) It changes the rent and/or admissions policies to any program to the extent that it changes the eligibility of an applicant or participant.
- 2) It affects the organization of the waiting list for any program.
- 3) Addition of non-emergency work items not included in the current annual plan, past annual plans not completed due to funding shortfall, or the five year action plan.
- 4) Any change to demolition or disposition plans, homeownership programs, or conversion activities.

Any substantial deviation from the mission statement or goals and objectives presented in our 5 year action plan that causes change in the services provided to residents or significant changes in the agency's financial situation will be documented in subsequent agency plans.

An exception to any of the above to reflect changes as a consequence in HUD regulatory requirements.

## **Attachments**

Use this section to provide any additional attachments referenced in the Plans.

### **Required Attachment A**

Members of the Resident Advisory Board

Lincoln Housing Authority

Barbara Jefferies, Ruben Rosa, Stanley Edwards,  
Donna Graham, Sandra Kiser, Jack Kiser, Manya Heard (Section 8),  
Courtney Thompson, Hoover Banks.

## Required Attachment B. Admissions Policy for Deconcentration

**Note: Although our analysis did not require any changes in our Admissions and Continued Occupancy Policy for Public Housing, we include the following that is an excerpt from our ACOP plan for the contingency that a future analysis leads to implementation:**

### **L. DECONCENTRATION OF POVERTY AND INCOME - MIXING**

The PHA's admission policy is designed to provide for deconcentration of poverty and income -mixing by bringing higher income tenants into lower income projects and lower income tenants into higher income projects.

Nothing in the deconcentration policy relieves the PHA of the obligation to meet the income targeting requirement.

Gross annual income is used for income limits at admission and for income -mixing purposes.

### **Deconcentration and Income -Mixing Goals**

The PHA's deconcentration and income -mixing goal, in conjunction with the requirement to target at least 40 percent of new admission to public housing in each fiscal year to "extremely low -income families", will be to admit families above the PHA's Established Income Range (EIR) to developments below the EIR, and families below the PHA's EIR to developments above the EIR.

### **Deconcentration Applicability**

**The PHA has covered developments (general occupancy, family developments) subject to the deconcentration requirement. These covered developments are described in the PHA Plan.**

### **Project Designation Methodology**

Annually, the PHA will determine on an annual basis the average income of all families residing in general occupancy developments

The PHA will then determine the average income of all families residing in each general occupancy development.

The PHA will then determine whether each general occupancy development falls above, within or below the Established Income Range (EIR).

The EIR is 85 percent to 115 percent (inclusive of 85 percent and 115 percent) of the PHA wide average income for general occupancy developments.

The PHA will then determine whether or not developments outside the EIR are consistent with local goals and strategies in the PHA Plan.

The PHA may explain or justify the income profile for these developments as being consistent with and furthering two sets of goals:

1. Goals of deconcentration of poverty and income mixing (bringing higher income families into lower income developments and vice versa); and



2. Local goals and strategies contained in the PHA Plan.

**Deconcentration Policy**

If, at an annual review, there are found to be development(s) with average income above or below the EIR, and where the income profile for general occupancy development above or below the EIR is not explained or justified in the PHA Plan, the PHA shall list these covered developments in the PHA Annual Plan.

The PHA shall adhere to the following policies for deconcentration of poverty and income mixing in applicable developments:

**The PHA shall offer the following incentives to families with incomes above the EIR willing to move into a development with average income below the EIR and/or to families with incomes below the EIR willing to move into a development with average income above the EIR:**

**The PHA will allow occupancy standards of one child per bedroom.**

**Deconcentration Compliance**

If, at an annual review, the average incomes at all general occupancy developments are within the Established Income Range, the PHA will be considered to be in compliance with the deconcentration requirement.

**Required Attachment C: Progress in Meeting Mission Goals:**

The Lincoln Housing Authority has been successful in meeting the objectives and goals in our mission to promote adequate and affordable housing, economic opportunities and suitable living environment free from discrimination as outlined in annual and 5 year plan put into effect Sept. 1, 2000.

1. Reduce vacancies in Public Housing: Our average vacancies per month for the year ending 9-30-2002 were 4.75. This is less than a 2% vacancy rate. Although vacancies have moved higher in the first 1/2 of calendar year 2003, we continue to maximize utilization of four units.

2. Reduce turnover time for vacant apartments: Average turnover time for maintenance is still too high at over 25 days. However, we have reduced it from years past.

3. Apply for additional vouchers: We applied for vouchers in Aug 2002 but were not awarded. We will continue to apply. Working against us in the application process is the relatively low housing needs factor for the Charlotte, NC MSA of which we are a part.

4. Improve lease up in voucher program: We maintained full lease up dollar wise for all of 2002. We have recently moved to full lease up of all 275 units for the months of April, May, and June 2003.

5. Increase customer satisfaction: We were not required to respond to any part of the most recent residents survey. All areas of the survey showed at least slight improvement from the prior year. Our own PHDEP survey conducted in Dec. 2002 was also satisfactory.

6. Increase Voucher Payment Standards: Have maintained Payment Standard equal to 100% of Fair Market Rent —beginning in Sept. 2000.

7. Conduct outreach to Voucher potential property owners: Glut of private rental properties in our jurisdiction have led to very many new landlords and properties being available to our participants. Where in the past we sought them, they are now seeking us. Our Section 8 properties includes some of the most desirable in the jurisdiction. Landlords that at one time scoffed at our program are now participating and praising our operation.

8. Improve PHMAP or PHASS score: We have maintained High Performer on most recent assessments scoring the highest we have ever scored at 96. Our physical inspections scored drastically improved from mid 70's to over 90 on the lowest scoring development.

9. Scores satisfactorily on the SEMA Pratings system: For these second consecutive year we are rated High Performing. In 2002 we scored 100% on the factors rated.

10. Increase the number of employed persons to assisted housing: Ceiling rents continue to attract and retain working families. Instituted an on site GED program in Spring 2002. Increase average dwelling rental income per unit has increase by over 5% in past 12 months.

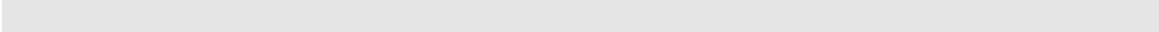
11. Provide an improved living environment: New cabinets have been installed in a relatively large area of single bedroom apartments. New sink and shower faucets have been installed on about 1/3 of the apartments. New double pane windows sashes and new security screens were installed on the 99 apartments that make up our largest site. The residents have expressed that they are very pleased with these improvements.

12. The financial audit revealed a very successful financial performance in all programs and grants.

## **REQUIRED ATTACHMENT D**

### **Analysis of Voluntary Conversion of Public Housing to Tenant Based Assistance.**

The Lincoln Housing Authority conducted an initial assessment of the need or lack thereof, to convert Public Housing to tenant based assistance in 2001. It is our conclusion that this assessment has little changed and continues to hold true for our particular situation and area. Conversion is not required or needed.



**CAPITAL FUND PROGRAM TABLES START HERE**

**Annual Statement/Performance and Evaluation Report  
Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHAName: <b>Lincoln Housing Authority</b>	Grant Type and Number: Capital Fund Program No: <b>NC19P07050103</b> Replacement Housing Factor Grant No:	Federal FY of Grant: <b>2003</b>
--	---	-------------------------------------

Original Annual Statement     
  Reserved for Disasters/Emergencies     
  Revised Annual Statement/Revision Number \_\_\_\_\_  
 Performance and Evaluation Report for Program Year Ending \_\_\_\_\_     
  Final Performance and Evaluation Report for Program Year Ending \_\_\_\_\_

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses	25,000.00			
3	1408 Management Improvements	52,000.00			
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	35,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	3,000.00			
10	1460 Dwelling Structures	296,402.00			
11	1465.1 Dwelling Equipment-Nonexpendable	10,000.00			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	10,000.00			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant (sums of lines 2-20)	<b>\$431,402.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
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				

**AnnualStatement/PerformanceandEvaluationReportandEvaluationReport**  
**CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)**  
**PartII: SupportingPages**

PHAName: <b>LincolntonHousingAuthority</b>		GrantTypeandNumber: CapitalFundProgramNo: <b>NC19P07050103</b> ReplacementHousingFactorGrantNo:				FederalFYofGrant: <b>2003</b>		
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost		StatusofWork
				Original	Revised	Funds Obligated	Funds Expended	
<b>HA-Wide</b>	<b>Operations:</b>	1406		<b>\$25,000.00</b>				
<b>HA-Wide</b>	<b>ManagementImprovements:</b>							
	SoftwareUpgrade	1408		2,000.00				
	PoliceSecurity	1408		25,000.00				
	ResidentCoordinatorSalary	1408		25,000.00				
	<b>Total1408</b>			<b>52,000.00</b>				
<b>HA-Wide</b>	<b>Fees&amp;Costs:</b>							
	HireConsultantforNeedsAssessment	1430		1,500.00				
	A/E	1430		31,000.00				
	HireConsultantforEnergyAudit	1430		2,500.00				
	<b>Total1430</b>			<b>35,000.00</b>				
<b>HA-Wide</b>	<b>SiteImprovements:</b>	1450						
	Landscaping/ErosionControl			2,000.00				
	SiteHandrails			1,000.00				
	<b>Total1450</b>			<b>3,000.00</b>				
	<b>DwellingStructures:</b>	1460						
<b>NC70-2</b>	FloorTileReplacement		5units	10,000.00				
	Siding-2stories		LS	10,000.00				
	KitchenCabinetReplacement		33units	100,000.00				
	ClosetBi-FoldDoors		LS	4,000.00				
	SecurityScreens		LS	65,456.00				
<b>NC70-3</b>	RoofReplacement-24Buildings		48units	92,400.00				
<b>HA-Wide</b>	AnnualPainting		LS	14,546.00				
	<b>Total1460</b>			<b>296,402.00</b>				

**AnnualStatement/PerformanceandEvaluationReportandEvaluationReport**  
**CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)**

**PartII: SupportingPages**

PHAName: <b>LincolnHousingAuthority</b>		GrantTypeandNumber: CapitalFundProgramNo: <b>NC19P07050103</b> ReplacementHousingFactorGrantNo:				FederalFYofGrant: <b>2003</b>		
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost		StatusofWork
				Original	Revised	Funds Obligated	Funds Expended	
	<b>DwellingEquipment:</b>	1465						
<b>HA-Wide</b>	Ranges&Refrigerators		LS	10,000.00				
	<b>Total1465</b>			<b>10,000.00</b>				
<b>HA-Wide</b>	<b>Non-DwellingEquipment:</b>	1475						
	Mowers			5,000.00				
	OfficeEquipment,Furniture			2,000.00				
	Mics.MaintenanceEquipment			3,000.00				
	<b>Total1475</b>			<b>10,000.00</b>				

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

PHAName: <b>Lincoln Housing Authority</b>			Grant Type and Number: <b>NC19P07050103</b>			Federal FY of Grant: <b>2003</b>	
Capital Fund Program No:			Replacement Housing Factor Grant No:				
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-Wide	9/30/2005			9/30/2007			
NC70-2	9/30/2005			9/30/2007			
NC70-3	9/30/2005			9/30/2007			



# CapitalFundProgramFive-YearActionPlan

## PartI:Summary

HAName:LincolntonHousingAuthority		Original				RevisionNo. _____
Development Number/Name/HA- Wide	Year1 2003	WorkStatementforYear2 FFYGrant:2004 PHAFY:2004	WorkStatementforYear3 FFYGrant:2005 PHAFY:2005	WorkStatementforYear4 FFYGrant:2006 PHAFY:2006	WorkStatementforYear5 FFYGrant:2007 PHAFY:2007	
HA-Wide	Annual	142,546.00	166,546.00	166,546.00	147,546.00	
NC70-2	Statement	266,856.00	254,856.00	254,856.00	273,856.00	
NC70-3		22,000.00	10,000.00	10,000.00	10,000.00	
PhysicalImprovements		315,402.00	291,402.00	290,402.00	310,402.00	
ManagementImprovements		51,000.00	55,000.00	56,000.00	56,000.00	
HA-WideNon-DwellingStructures&Equipment		5,000.00	25,000.00	25,000.00	5,000.00	
Administration		0.00	0.00	0.00	0.00	
Other		35,000.00	35,000.00	35,000.00	35,000.00	
Operations		25,000.00	25,000.00	25,000.00	25,000.00	
CFPFundsListedfor 5-Yearplanning		<b>\$431,402.00</b>	<b>\$431,402.00</b>	<b>\$431,402.00</b>	<b>\$431,402.00</b>	
ReplacementHousing FactorFunds						

**CapitalFundsProgramFiveYearActionPlan**  
**PartII:SupportingPages--WorkActivities**

Activities for Year1	ActivitiesforYear:2 FFYGrant:2004 PHAFY:2004			ActivitiesforYear: FFYGrant:2004 PHAFY:2004	
2003	Development Name/Number	MajorWork Categories	EstimatedCost	Development Name/Number	MajorWork Categories
See	HA-Wide	<b>Operations:</b>		HA-Wide	<b>DwellingEquipment:</b>
		<b>Total1406</b>	<b>\$25,000.00</b>		Ranges&Refrigerators
	HA-Wide	<b>ManagementImprovements:</b>			
		PoliceSecurity	25,000.00		
Annual		ResidentCoordinatorSalary	26,000.00	HA-Wide	<b>Non-DwellingEquipment:</b>
					OfficeEquipment,Furniture
		<b>Total1408</b>	<b>\$51,000.00</b>		Misc.MaintenanceEquipment
	HA-Wide	<b>Fees&amp;Costs:</b>			
		ConsultantforNeedsAssessment	1,500.00		
		A/E	33,500.00		
		<b>Total1430</b>	<b>\$35,000.00</b>		
	HA-Wide	<b>SiteImprovements:</b>			
		Landscaping/ErosionControl	2,000.00		
		<b>Total1450</b>	<b>\$2,000.00</b>		
		<b>DwellingStructures:</b>			
	NC70-2	FloorTileReplacement-4units	7,000.00		
		Siding-2stories-LS	10,000.00		
		KitchenCabinetReplacement-54units	162,000.00		
		ClosetBi-FoldDoors-LS	4,000.00		
		SecurityScreens-LS	\$83,856.00		
	NC70-3	FloorTileReplacement-2units	\$3,000.00		
		KitchenCabinetReplacement-3units	\$9,000.00		
		ReplaceFasica&FasciaSiding	\$10,000.00		
	HA-Wide	AnnualPainting	14,546.00		
		<b>Total1460</b>	<b>303,402.00</b>		
					<b>TOTALESTIMATEDCFPCC</b>

# CapitalFundsProgramFiveYearActionPlan

## PartII:SupportingPages--WorkActivities

Activities for Year1	ActivitiesforYear:3 FFYGrant:2005 PHAFY:2005			ActivitiesforYear: FFYGrant:2005 PHAFY:2005	
2003	Development Name/Number	MajorWork Categories	EstimatedCost	Development Name/Number	MajorWork Categories
See	HA-Wide	<b>Operations:</b>		HA-Wide	<b>DwellingEquipment:</b>
		Total1406	\$25,000.00		Ranges&Refrigerators
	HA-Wide	<b>ManagementImprovements:</b>			
		SoftwareUpgrade	3,000.00		
		PoliceSecurity	26,000.00		
Annual		ResidentCoordinatorSalary	26,000.00		
		Total1408	\$55,000.00		
Statement					
	HA-Wide	<b>Fees&amp;Costs:</b>			
		ConsultantforNeedsAssessment	1,500.00		
		A/E	33,500.00		
		Total1430	\$35,000.00		
	HA-Wide	<b>SiteImprovements:</b>		HA-Wide	<b>NonDwellingEquipment:</b>
		Landscaping/ErosionControl	2,000.00		Truck
		Total1450	2,000.00		OfficeEquipment,Furniture
					Misc.MaintenanceEquipment
	NC70-2	<b>DwellingEquipment:</b>			
		FloorTileReplacement-3units	\$6,000.00		
		Siding-2stories-LS	\$10,000.00		
		KitchenCabinetReplacement-73units	220,624.00		
		ClosetBi-FoldDoors-LS	4,000.00		
		SecurityScreens	14,232.00		
	NC70-3	FloorTileReplacement-2units	4,000.00		
		KitchenCabinetReplacement-2units	6,000.00		
	HA-Wide	AnnualPainting	\$14,546.00		
		Total1460	279,402.00		
					<b>TOTALESTIMATEDCFPCC</b>

# CapitalFundsProgramFiveYearActionPlan

## PartII:SupportingPages--WorkActivities

Activities	ActivitiesforYear:4	ActivitiesforYear:
------------	---------------------	--------------------

Year1	PHAFY:2006			PHAFY:2006	
2003	Development Name/Number	MajorWork Categories	EstimatedCost	Development Name/Number	MajorWork Categories
See	HA-Wide	<b>Operations:</b>			
		Total1406	\$25,000.00		
	HA-Wide	<b>ManagementImprovements:</b>			
		SoftwareUpgrade	4,000.00		
		PoliceSecurity	26,000.00		
Annual		ResidentCoordinatorSalary	26,000.00		
		Total1408	\$56,000.00	HA-Wide	<b>DwellingEquipment:</b>
					Ranges&Refrigerators
	HA-Wide	<b>Fees&amp;Costs:</b>			
Statement		ConsultantforNeedsAssessment	1,500.00		
		A/E	33,500.00	HA-Wide	<b>Non-DwellingEquipment:</b>
					PurchaseCar
		Total1430	\$35,000.00		OfficeEquipment,Furniture
					Misc.MaintenanceEquipment
	HA-Wide	<b>SiteImprovements:</b>			
		Landscaping/ErosionControl	2,000.00		
		Total1450	\$2,000.00		
	NC70-2	<b>DwellingStructures:</b>			
		FloorTileReplacement-5units	10,000.00		
		BeginFullBathRework-LS	\$224,773.00		
		ChangeOutSmokeDetectors	19,083.00		
	NC70-3	FloorTileReplacement-2units	4,000.00		
		KitchenCabinetReplacement-2units	6,000.00		
	HA-Wide	AnnualPainting	14,546.00		
		Total1460	\$278,402.00		
					<b>TOTALESTIMATEDCFPCC</b>

## CapitalFundsProgramFiveYearActionPlan PartII:SupportingPages--WorkActivities

Activities for Year1	ActivitiesforYear:5 FFYGrant:2007 PHAFY:2007 CapitalFundProgramTables			ActivitiesforYear: FFYGrant:2007 PHAFY:2007	
2003	Development Name/Number	MajorWork Categories	EstimatedCost	Development Name/Number	MajorWork Categories

		<b>Total1406</b>	<b>\$25,000.00</b>		
	HA-Wide	<b>ManagementImprovements:</b>		HA-Wide	<b>DwellingEquipment:</b>
		SoftwareUpgrade	4,000.00		Ranges&Refrigerators
		PoliceSecurity	26,000.00		
Annual		ResidentCoordinatorSalary	26,000.00		
		<b>Total1408</b>	<b>\$56,000.00</b>		
				HA-Wide	<b>Non-DwellingEquipment:</b>
	HA-Wide	<b>Fees&amp;Costs:</b>			OfficeEquipment,Furniture
Statement		ConsultantforNeedsAssessment	1,500.00		MiscMaintenanceEquipment
		A/E	33,500.00		
		<b>Total1430</b>	<b>\$35,000.00</b>		
	HA-Wide	<b>SiteImprovements:</b>			
		Landscaping/ErosionControl	2,000.00		
		<b>Total1450</b>	<b>2,000.00</b>		
	NC70-2	<b>DwellingStructures:</b>			
		FloorTileReplacement-5units	10,000.00		
		ContinueFullBathRework	263,856.00		
	NC70-3	FloorTileReplacement-2units	4,000.00		
		KitchenCabinetReplacement-2units	6,000.00		
	HA-Wide	AnnualPainting	14,546.00		
		<b>Total1460</b>	<b>\$298,402.00</b>		
					<b>TOTALESTIMATEDCFPCC</b>



















# LINCOLN TON HOUSING AUTHORITY

## POLICY FOR THE IMPLEMENTATION OF COMMUNITY SERVICE

LINCOLN TON HOUSING AUTHORITY is committed to Executing Community Service Regulations created from 24 CFR, Subpart F. Part 960.

These Regulations establish the requirement of each Adult resident of Public Housing to be required to participate in 8 hours of community service per month.

All Adult residents qualify, age 18 years and older unless certain exemption criteria is met. Lincoln Housing Authority will use the policy set in 24 CRR, Subpart F, Part 960, and implement the system as follows.

### A. DEFINITIONS OF COMMUNITY SERVICE:

The performance of voluntary work or duties that are a public benefit, and that service to improve the quality of life, enhance residents' self-sufficiency, or increase residents self-responsibility in the community. Community service is not employment and may not include political activities.

### B. EXEMPT INDIVIDUAL:

1. Is 62 years or older.
2. A). 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) (1); 1382c), and who certifies that because of this disability she or he is unable to comply with the service provisions of this subpart or  
(B). Is a primary caretaker of such individual or
3. Is engaged in work activities (Assuch term is defined in section 407(d) of the Social Security Act (42 u.s.c. 607(D) as in effect on and after 07 -01-1997.
4. Meets the requirements for being exempted from having to engage in a work activity under the state program fund 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 PHA is located, including a state administered welfare to work program or
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 (41 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, and has not been found by the state or other administering entity to be in non-compliance with such a program.

### C. SERVICE REQUIREMENT

Except for any family member who is an exempt individual, each adult resident of public housing must:

- 1). Contribute 8 hours per month of community service (not including political activities); or
- 2). Participate in an economic self-sufficiency program for 8 hours per month; or
- 3). Perform 8 hours per month of combined activities as described in paragraph (c)(1) and (c)(2) of this section.

### D. ANNUAL DETERMINATIONS

For each public housing resident, the Lincoln Housing Authority shall, 30 days before the expiration of each lease term of the resident, review and determine the compliance of the resident with the requirement. Such determinations shall be made in accordance with the principles of due process and on a non-discriminatory basis.

### E. PROOF OF COMPLIANCE

Each head of household must present to the Lincoln Housing Authority documentation that he/she and all other persons 18 years of age or older living in the household, who are not exempt, have complied with this policy. Documentation shall be in the form prescribed by the Lincoln Housing Authority.

### F. NONCOMPLIANCE

If the Lincoln Housing Authority determines that a resident subject to the requirement is non-compliant, the Lincoln Housing Authority shall notify the resident in writing of such non-compliance. The written notification shall state that the determination of non-compliance is subject to the Administrative Grievance procedure and that failure by the resident to enter into an agreement, before the expiration of the lease term, to cure any non-compliance by participating in an economic self-sufficiency program, for, or contributing to community service, as many additional hours as the resident needs to comply in the aggregate with such requirement over the 12-month term of the lease, or removing from the household the individual who is non-compliant may be cause for lease termination.

The Lincoln Housing Authority shall not renew or extend any lease, or provide any new lease, for a dwelling unit for any household that includes an adult member subject to the requirement who has been determined to be non-compliant with the requirement and has failed to attempt to cure the non-compliance.

### G. IMPLEMENTATION

This policy shall go into effect on 10-1-03 (the first day of the Lincoln Housing Authority fiscal year). All residents will be notified in writing of the requirement and their current exempt/non-exempt status. Residents shall be required to sign a new lease or lease addendum at the time of their next re-examination (interim or annual). Residents will be briefed on the community service requirement, exempt/non-exempt status and procedure of complying with the requirement. Residents will be required to sign an agreement that they understand that compliance with this policy is a condition of continued occupancy and that if there is a change in their exempt status they must notify the Lincoln Housing Authority immediately.

All new applicants will be informed of the requirement, exempt/non-exempt status and procedure for complying with the requirement. Applicants will be required to sign an agreement as described in the above paragraph.

In order to determine the initial status of individual residents, the Lincoln Housing Authority will review the most current documentation in the resident's file concerning age, disability, employment status, and compliance with welfare requirements.

The Lincoln Housing Authority will provide the welfare department with a list of all welfare recipients and ask that the agency certify to the fact that all residents on the list are in compliance with welfare requirements.

**H. ELIGIBLE ACTIVITIES**

Community Service is the performance of voluntary work or duties that are a public benefit, and that serve to improve the quality of life, enhance resident self-sufficiency, or increase resident self-responsibility in the community. Community Service does not include political activities.

The Lincoln Housing Authority has pre-approved the following programs/activities: Christian Ministries, Any public or private school, Gaston Community Action and GCA Headstart, and generally recognized church or religious organization, LHA Resource Center, LHA, Helping Hands Health Clinic, Good Neighbor Shop, Goodwill, Adopt a Highway, any local generally acknowledged civic organization, and city or county government programs.

Programs/Activities other than the above must be pre-approved by the Lincoln Housing Authority.

I have read and fully understand the above community service policy and the consequences of failing to abide by this policy.

Date: \_\_\_\_\_  
\_\_\_\_\_ Residents signature

\_\_\_\_\_  
Other Adult Resident

\_\_\_\_\_  
Other Adult Resident

\_\_\_\_\_  
Housing Authority Representative

**CAPITAL FUND PROGRAM TABLES START HERE**

**Annual Statement/Performance and Evaluation Report  
Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHAName: <b>Lincolnton Housing Authority</b>	Grant Type and Number: Capital Fund Program No: <b>NC19P07050102</b> Replacement Housing Factor Grant No:	Federal FY of Grant: <b>2002</b>
---	---	-------------------------------------

Original Annual Statement    
  Reserved for Disasters/Emergencies    
  Revised Annual Statement/Revision Number **\_\_\_\_\_** #1  
 Performance and Evaluation Report for Period Ending **3/31/2003**    
  Final Performance and Evaluation Report for Program Year Ending **\_\_\_\_\_**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses	25,000.00	86,280.00	86,280.00	86,280.00
3	1408 Management Improvements	53,000.00	41,855.97	41,855.97	13,722.89
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	30,000.00	18,928.00	18,928.00	2,000.00
8	1440 Site Acquisition				
9	1450 Site Improvement	18,000.00	2,850.00	2,850.00	2,850.00
10	1460 Dwelling Structures	279,402.00	253,391.18	207,814.85	168,063.99
11	1465.1 Dwelling Equipment-Nonexpendable	10,000.00	12,680.30	12,680.30	12,680.30
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	16,000.00	15,416.55	15,416.55	14,469.06
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant (sums of lines 2-20)	<b>\$431,402.00</b>	<b>431,402.00</b>	<b>385,825.67</b>	<b>300,066.24</b>
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				



**AnnualStatement/PerformanceandEvaluationReportandEvaluationReport**  
**CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)**  
**PartII: SupportingPages**

PHAName: <b>LincolnHousingAuthority</b>		GrantTypeandNumber: CapitalFundProgramNo: <b>NC19P07050102</b> ReplacementHousingFactorGrantNo:						FederalFYofGrant: <b>2002</b>
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost		StatusofWork
				Original	Revised	Funds Obligated	Funds Expended	
<b>HA-Wide</b>								
	<b>Operations:</b>	1406		<b>25,000.00</b>	<b>86,280.00</b>	<b>86,280.00</b>	<b>86,280.00</b>	Completed
<b>HA-Wide</b>	<b>ManagementImprovements:</b>							
	SoftwareUpgrades	1408		3,000.00	1,610.46	1,610.46	1,610.46	Obligated
	PoliceSecurity	1408		25,000.00	12,556.27	12,556.27	0.00	Obligated
	ResidentCoordinatorSalary	1408		25,000.00	27,689.24	27,689.24	12,112.43	Obligated
	<b>Total1408</b>			<b>53,000.00</b>	<b>41,855.97</b>	<b>41,855.97</b>	<b>13,722.89</b>	
<b>HA-Wide</b>	<b>Fees&amp;Costs:</b>							
	EmployArchitect	1430		28,500.00	18,261.00	18,261.00	2,000.00	Obligated
	HireConsultantupdateBudget	1430		1,500.00	667.00	667.00		Obligated
				<b>30,000.00</b>	<b>18,928.00</b>	<b>18,928.00</b>	<b>2,000.00</b>	
	<b>SiteImprovements</b>	1450						
HA-Wide	Landscaping&ErosionControl TreeRemoval			15,000.00	2,850.00	2,850.00	2,850.00	Complete
	InstallationofsiteHandrails			3,000.00	0.00	0.00	0.00	
	<b>Total1460</b>			<b>18,000.00</b>	<b>2,850.00</b>	<b>2,850.00</b>	<b>2,850.00</b>	

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

PHAName: <b>Lincoln Housing Authority</b>		Grant Type and Number: <b>NC19P07050102</b>				Federal FY of Grant: <b>2002</b>		
		Capital Fund Program No:						
		Replacement Housing Factor Grant No:						
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>Dwelling Structures:</b>	1460						
NC70-2	Floor Tile Replacement		10 units	10,000.00	0.00			
	Siding Replacement-2 story units		LS	10,000.00	0.00			
	Kitchen Cabinet Replacement		16 units	\$192,400.00	51,710.00	6,133.67		
	Replace Closet Doors with Bi-fold Door		LS	4,000.00	1,988.19	1,988.19		Completed
HA-Wide	Annual Painting		LS	14,546.00	0.00			
NC70-2	Begin Installation of security screens		LS	48,456.00	199,692.99	199,692.99	168,063.99	Completed
	Priority 2 story windows-Site 5							
	<b>Total 1460</b>				<b>253,391.18</b>	<b>207,814.85</b>	<b>168,063.99</b>	
HA-Wide	<b>Dwelling Equipment:</b>	1465						
	Purchase Ranges & Refrigerators		LS	10,000.00	12,680.30	12,680.30	12,680.30	Completed
	<b>Total 1465</b>			<b>10,000.00</b>	<b>12,680.30</b>	<b>12,680.30</b>	<b>12,680.30</b>	
HA Wide	<b>Non-Dwelling Equipment:</b>	1475						
	Mowers			8,000.00	0.00	0.00		
	Replace computer workstations /printer			5,000.00	15,416.55	15,416.55	14,469.06	Obligated
	Misc. Maintenance Equipment			3,000.00	0.00	0.00		
	<b>Total 1475</b>			<b>16,000.00</b>	<b>15,416.55</b>	<b>15,416.55</b>	<b>14,469.06</b>	

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

<b>PHAName:</b> Lincolnton Housing Authority	<b>Grant Type and Number:</b> Capital Fund Program No: NC19P050102 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2002
---	---	-------------------------------------

Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NC70-2	6/30/2004			6/30/2006			
HA Wide	6/30/2004			6/30/2006			