

# PHA Plans

## Streamlined 5-Year/Annual Version

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

OMB No. 2577-0226  
(exp 05/31/2006)

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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief to certain PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Privacy Act Notice.** The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Information in PHA plans is publicly available.

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# Streamlined 5-Year Plan for Fiscal Years 2005 - 2009

## Streamlined Annual Plan for Fiscal Year 2005

**NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue. Full reporting for each component listed in the streamlined Annual Plan submitted with the 5-year plan is required.**

## Streamlined Five-Year PHA Plan Agency Identification

**PHA Name:** Asheboro Housing Authority

**PHA Number:** NC081

**PHA Fiscal Year Beginning: (mm/yyyy)** 04/2005

**PHA Programs Administered:**

- Public Housing and Section 8**       **Section 8 Only**       **Public Housing Only**  
Number of public housing units: 200      Number of S8 units:      Number of public housing units:  
Number of S8 units: 783

**PHA Consortia: (check box if submitting a joint PHA Plan and complete table) (NA)**

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

### 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 and attachments (if any) 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)

## Streamlined Five-Year PHA Plan PHA FISCAL YEARS 2005 - 2009

[24 CFR Part 903.12]

### A. Mission

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

The PHA's mission is: (state mission here)

Provide safe, decent and affordable housing; create opportunities for residents' self-sufficiency and economic independence; and assure fiscal integrity by all program participants, free from discrimination.

### B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAs ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

#### **HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.**

PHA Goal: Expand the supply of assisted housing

Objectives:

Apply for additional rental vouchers:

Reduce public housing vacancies:

Leverage private or other public funds to create additional housing opportunities:

Acquire or build units or developments

Other (list below)

PHA Goal: Improve the quality of assisted housing

Objectives:

Improve public housing management: (PHAS score) AHA will retain a high performer designation each year through 2009.

Improve voucher management: (SEMAP score) AHA will retain a high performer designation each year through 2009.

Increase customer satisfaction: AHA will lose no Section 8 landlords due to dissatisfaction with discretionary policies or management of the program that can

- be controlled by AHA.
  - Concentrate on efforts to improve specific management functions:  
(list; e.g., public housing finance; voucher unit inspections)
  - Renovate or modernize public housing units: Obligate all Capital Funds within  
24 months of receipt.
  - Demolish or dispose of obsolete public housing:
  - Provide replacement public housing:
  - Provide replacement vouchers:
  - Other: (list below)
- PHA Goal: Increase assisted housing choices**  
Objectives:
- Provide voucher mobility counseling:
  - Conduct outreach efforts to potential voucher landlords: AHA will continue to  
sponsor landlord recruitment/information briefings annually.
  - Increase voucher payment standards: Retain payment standards at 100% of FMR  
as long as funding permits.
  - Implement voucher homeownership program:
  - Implement public housing or other homeownership programs:
  - Implement public housing site-based waiting lists:
  - Convert public housing to vouchers:
  - Other: (list below)

**HUD Strategic Goal: Improve community quality of life and economic vitality**

- PHA Goal: Provide an improved living environment**  
Objectives:
- Implement measures to deconcentrate poverty by bringing higher income public  
housing households into lower income developments:
  - Implement measures to promote income mixing in public housing by assuring  
access for lower income families into higher income developments:
  - Implement public housing security improvements:
  - Designate developments or buildings for particular resident groups (elderly,  
persons with disabilities): Site 1 has been designated for elderly families.  
Continue to maintain this site for elderly families only through 2009.
  - Other: (list below)

**HUD Strategic Goal: Promote self-sufficiency and asset development of families and  
individuals**

- PHA Goal: Promote self-sufficiency and asset development of assisted households**  
Objectives:
- Increase the number and percentage of employed persons in assisted families:

- Provide or attract supportive services to improve assistance recipients' employability: Continue partnership with Regional Consolidated Services by providing offices, classroom facilities and administrative services for training youth.
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.  
AHA will continue to conduct monthly health screenings for elderly/disabled public housing residents.  
AHA will continue as a volunteer agency to deliver meals-on-wheels to needy residents.
- Other: (list below)

**HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans**

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing  
Objectives:
  - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
    1. AHA will prominently post and make available Fair Housing literature.
    2. AHA will comply with all fair housing laws.
  - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability: AHA will comply with all fair housing laws.
  - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
    1. AHA will reply to all requests for reasonable accommodation within 5 days.
    2. AHA will maintain 5 public housing units that are fully compliant with Section 504 of the Rehabilitation Act of 1973 and Title II of the Americans with Disabilities Act.
  - Other: (list below)

**Other PHA Goals and Objectives: (list below)**

## Streamlined Annual PHA Plan PHA Fiscal Year 2005

[24 CFR Part 903.12(b)]

### Table of Contents

Provide the following table of contents for the streamlined Annual Plan submitted with the Five-Year Plan, including all streamlined plan components, and additional requirements, together with the list of supporting documents available for public inspection.

#### **A. ANNUAL STREAMLINED PHA PLAN COMPONENTS**

- 1. Housing Needs
- 2. Financial Resources
- 3. Policies on Eligibility, Selection and Admissions
- 4. Rent Determination Policies
- 5. Capital Improvements Needs
- 6. Demolition and Disposition
- 7. Homeownership
- 8. Civil Rights Certifications (included with PHA Certifications of Compliance)
- 9. Additional Information
  - a. PHA Progress on Meeting 5-Year Mission and Goals
  - b. Criteria for Substantial Deviations and Significant Amendments
  - c. Other Information Requested by HUD
    - i. Resident Advisory Board Membership and Consultation Process
    - ii. Resident Membership on the PHA Governing Board
    - iii. PHA Statement of Consistency with Consolidated Plan
    - iv. (Reserved)
- 10. Project-Based Voucher Program
- 11. Supporting Documents Available for Review
- 12. FY 2005 Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report
- 13. Capital Fund Program 5-Year Action Plan
- 14. Other (List below, providing name for each item)

#### **B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE**

**Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;**

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

For PHAs APPLYING FOR CAPITAL FUND PROGRAM (CFP) GRANTS:

**Form HUD-50070, Certification for a Drug-Free Workplace;**

**Form HUD-50071, Certification of Payments to Influence Federal Transactions;**

**Form SF-LLL & SF-LLLa, Disclosure of Lobbying Activities**

**Executive Summary (optional)**

[903.7(r)]. If desired, provide a brief overview of the contents of the streamlined 5-Year/Annual Plan.

**1. Statement of Housing Needs** [24 CFR Part 903.12 (b), 903.7(a)]

**A. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists**

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

<b>Public Housing Housing Needs of Families on the PHA's Waiting Lists</b>			
Waiting list type: (select one)			
<input type="checkbox"/>	Section 8 tenant-based assistance		
<input checked="" 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	383		116
Extremely low income <=30% AMI	357	93.21	
Very low income (>30% but <=50% AMI)	19	4.96	
Low income (>50% but <80% AMI)	7	1.83	
Families with children	175	45.69	
Elderly families	19	4.96	
Families with Disabilities	51	13.32	
White/non-Hispanic	246	64.23	
White/Hispanic	11	2.87	
Black/non-Hispanic	119	31.07	
Indian/non-Hispanic	2	0.52	
Asian/non-Hispanic	5	1.31	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	208	54.31	25
2 BR	148	38.64	36
3 BR	20	5.22	39
4 BR	6	1.57	13
5 BR	1	0.26	3
5+ BR	0	0	0



<b>Public Housing</b>	
<b>Housing Needs of Families on the PHA's Waiting Lists</b>	
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	

<b>Section 8</b>			
<b>Housing Needs of Families on the PHA's Waiting Lists</b>			
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	1420		214
Extremely low income <=30% AMI	1239	87.25	
Very low income (>30% but <=50% AMI)	161	11.34	
Low income (>50% but <80% AMI)	20	1.41	
Families with children	1010	71.13	
Elderly families	86	6.06	
Families with Disabilities	250	17.61	
White/non-Hispanic	942	66.34	
White/Hispanic	37	2.61	
Black/non-Hispanic	429	30.21	
Indian/non-Hispanic	7	0.49	
Asian/non-Hispanic	5	0.35	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	NA		
2 BR	NA		
3 BR	NA		
4 BR	NA		
5 BR	NA		
5+ BR	NA		
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			

## B. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families on the PHA's public housing and Section 8 waiting lists **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 finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- 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 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 (See Executive Summary)

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

**Need: Specific Family Types: The Elderly**

**Strategy 1: Target available assistance to the elderly:**

Select all that apply

- Seek designation of public housing for the elderly (Seek extension of existing designation)
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)

**Need: Specific Family Types: Families with Disabilities**

**Strategy 1: Target available assistance to Families with Disabilities:**

Select all that apply

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

**Need: Specific Family Types: Races or ethnicities with disproportionate housing needs**

**Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:**

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

**Strategy 2: Conduct activities to affirmatively further fair housing**

Select all that apply

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

**Other Housing Needs & Strategies: (list needs and strategies below)**

**(2) Reasons for Selecting Strategies**

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

## 2. Statement of Financial Resources

[24 CFR Part 903.12 (b), 903.7 (c)]

List on the following table the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2005 grants)</b>		
a) Public Housing Operating Fund	653,590	
b) Public Housing Capital Fund	334,298	
c) HOPE VI Revitalization	0	
d) HOPE VI Demolition	0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	3,833,854	
f) Resident Opportunity and Self-Sufficiency Grants	0	
g) Community Development Block Grant	0	
h) HOME	0	
Other Federal Grants (list below)		
a) HOPWA (Section 8)	35,000	Targeted Rental Assistance
b) FSS Program Coordinator (Section 8)	33,881	Section 8 Self Sufficiency
c) Resident Participation Grant (LIPH)	5,000	Resident Activities
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
a) Capital Fund #1 (FFY 2003) as of 9/30/04	78,500	Capital & Management Improvements, Safety & Security
b) Capital Fund #2 (FFY 2003) as of 9/30/04	57,529	Same as above
c) Capital Fund (FFY 2004)	332,740	Same as above
<b>3. Public Housing Dwelling Rental Income</b>		
	152,583	PH Operations, Safety & Security, PH Supportive Services
<b>4. Other income (list below)</b>		
a) Non-dwelling Rent	25,500	PH Operations
b) Interest Income	15,199	PH Operations
c) Revenue-producing Business (Laundry, Telephone)	250	PH Operations
<b>d) Maintenance &amp; Charges</b>	13,408	PH Operations
<b>5. Non-federal sources (list below)</b>		
<b>Total resources</b>	<b>5,571,332</b>	

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

[24 CFR Part 903.12 (b), 903.7 (b)]

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

Exemptions: PHAs 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) As soon as it is known that a vacancy will occur.
- 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
- Housekeeping
- Other (describe) Credit Report

c.  Yes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes? NOTE: Criminal history is obtained by requesting information from an internet-based reporting service.

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)

##### **(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)  
By mail or Fax, upon request.

c. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to d. (NA)

Site-Based Waiting Lists				
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics

2. What is the number of site based waiting list developments to which families may apply at one time? \_\_\_

3. How many unit offers may an applicant turn down before being removed from the site-based waiting list? \_\_\_

4.  Yes  No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

d. Site-Based Waiting Lists – Coming Year

If the PHA plans 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** (NA)

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 list 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 transfers take precedence over new admissions? (list below)

- Emergencies
- Over-housed
- Under-housed
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)  
If request is deemed a "reasonable accommodation" under the Americans with Disabilities Act.

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
- 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 point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

- (2) 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)

- (1) 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
- 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. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within 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)  
As required, by Board resolution when added to the ACOP by reference

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

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

**(6) Deconcentration and Income Mixing**

a.  Yes  No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.

b.  Yes  No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete. If yes, list these developments on the following table:

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

**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):
- Other (list below)

b.  Yes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes? NOTE: Criminal history is obtained by requesting information from an internet-based reporting service.

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 landlords? (select all that apply)

- Criminal or drug-related activity
- Other (describe below)  
For tenants transferring from the public housing program: Damages to unit, monies owed, and housekeeping habits (if requested).

## **(2) Waiting List Organization**

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)  
By mail or Fax, on request.

## **(3) Search Time**

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

If yes, state circumstances below: Difficulty in locating affordable housing and/or awaiting HQS

repairs.

**(4) Admissions Preferences**

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)  
All other families with children, elderly families, disabled families, and displaced singles will have admission preference over "other singles."

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 point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

(3) 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)
- (2) Households that contribute to meeting income requirements (targeting) (When necessary)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- (1) Other preference(s) (list below)  
All other families with children, elderly families, disabled families, and displaced singles will have admission preference over "other singles."

4. Among applicants on the waiting list with 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**

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions 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 programs to the public?

Through published notices (if necessary)

Other (list below)

#### **4. PHA Rent Determination Policies**

[24 CFR Part 903.12(b), 903.7(d)]

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

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

##### **(1) Income Based Rent Policies**

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 of the following two)

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))

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 hardship exemption policies?

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

c. Rents set at less than 30% of 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
- Any time the family experiences an income increase
- Any time 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**

a. 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)  
2002 survey of selected local realtors.

## **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)
- When HUD funding shortfalls threaten to curb number of families that can be assisted.
- 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)
- Whether the actual average rent payment is at or below the 100% FMR level. If actual average rent payments are 85% to 95% of the current payment standard, it is felt that lowering the FMR will not have a significant impact on cost savings or the ability of families to find housing.

## **(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)
1. The family has lost eligibility for and is awaiting eligibility determination for a Federal, State or local assistance program
  2. The family would be evicted as a result of the imposition of the minimum rent requirement
  3. The income of the family has decreased because of changed circumstance, including loss of employment
  4. A death in the family has occurred
  5. Other situations as may be determined by the Authority

## 5. Capital Improvement Needs

[24 CFR Part 903.12(b), 903.7 (g)]

Exemptions from Component 5: Section 8 only PHAs are not required to complete this component and may skip to Component 6.

### A. Capital Fund Activities

Exemptions from sub-component 5A: PHAs that will not participate in the Capital Fund Program may skip to component 5B. All other PHAs must complete 5A as instructed.

#### (1) Capital Fund Program

- a.  Yes  No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 12 and 13 of this template (Capital Fund Program tables). If no, skip to B.
- b.  Yes  No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

### B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 5B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

#### (1) Hope VI Revitalization

- a.  Yes  No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to next component; if yes, provide responses to questions on chart below for each grant, copying and completing as many times as necessary)
- b. Status of HOPE VI revitalization grant (complete one set of questions for each grant)  
Development name:  
Development (project) number:  
Status of grant: (select the statement that best describes the current status)  
 Revitalization Plan under development  
 Revitalization Plan submitted, pending approval

- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway

- c.  Yes  No: Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year? If yes, list development name/s below:
- d.  Yes  No: Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below:
- e.  Yes  No: 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:

**6. Demolition and Disposition**

[24 CFR Part 903.12(b), 903.7 (h)]

Applicability of component 6: Section 8 only PHAs are not required to complete this section.

- a.  Yes  No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 or 24 (Hope VI) of the U.S. Housing Act of 1937 (42 U.S.C. 1437p) or Section 202/Section 33 (Mandatory Conversion) in the plan Fiscal Year? (If “No”, skip to component 7; if “yes”, complete one activity description for each development on the following chart.)

<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:

**7. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program**

[24 CFR Part 903.12(b), 903.7(k)(1)(i)]

- (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 the next component; if “yes”, complete each program description below (copy and complete questions for each program identified.)

## (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, what is the maximum number of participants this fiscal year? \_\_\_

### 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:

### c. What actions will the PHA undertake to implement the program this year (list)?

## (3) Capacity of the PHA to Administer a Section 8 Homeownership Program

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

- a.  Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family’s resources.
- b.  Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
- c.  Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below).
- d.  Demonstrating that it has other relevant experience (list experience below).

## 8. Civil Rights Certifications

[24 CFR Part 903.12 (b), 903.7 (o)]

Civil rights certifications are included in the *PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans*, which is submitted to the Field Office in hard copy—see Table of Contents.

## 9. Additional Information

[24 CFR Part 903.12 (b), 903.7 (r)]

## **A. PHA Progress in Meeting the Mission and Goals Described in the 5-Year Plan**

*(Provide a statement of the PHA's progress against the goals and objectives established in the previous 5-Year Plan for the period FY 2000 - 2004.*

Asheboro Housing Authority has made progress in meeting the goals it established in the first 5-year plan that was developed and put in effect on April 1, 2000. Over the past 5 years, the following achievements have been realized in response to goals established in the plan.

1. Reduce PH Vacancies: The vacancy rate at AHA continues remain at a relatively low rate of approximately 2% - 3%.
2. Designate Public Housing for Occupancy by Elderly Families: HUD approved the Elderly Designation Plan on December 8, 2000 for 5 years.
3. Renovate or modernize public housing units.
  - All public housing units had received new HVAC units by the summer of 2002; this was one year ahead of the schedule established in the 5-year plan; however, experience has shown that an additional HVAC will be needed for some 2-story apartments. These units will be installed this year using CF 2003 funds.
  - Serious water ponding problems at over 70 family units were eliminated by installation of new drainage pipes and landscaping.
  - Elderly families have received new kitchen cabinets and countertops.
  - Older bathrooms are completely refurbished on turnover of tenants.
  - Capital Fund Grant monies are timely expended on approved projects.
4. Increase Customer Satisfaction.
  - No Section 8 landlords were lost in the first 5 years of the Annual Planning process because of dissatisfaction with the program or AHA's management of the program.
  - Meetings were held with landlords to explain the Section 8 program and upcoming changes. Active support was provided in 2003 and 2004 to the Southeast Regional Section 8 Association to sponsor a Housing Choice Voucher Program Workshop for Owners and Managers.
  - Voucher issuance meetings have been enhanced by the use of video to explain the program.
  - RASS score has improved in every sub-indicator since the initial assessment, reflecting increased resident satisfaction. Because of high scores, no Follow-Up plan was required in 2003 or 2004.
  - With a PHAS score of 96 in 2003, and no assessment required in 2004, AHA remained a High Performer for the 5<sup>th</sup> consecutive year.
  - The Physical Assessment Sub-System (PASS) advisory score has improved from 72c in 2000 to 90a in 2001 and 2002, and 91b in 2003. Because of the high PASS score in 2003, Asheboro Housing Authority was exempted from the evaluation in 2004.

6. Increase Assisted Housing Choices

- AHA requested, and was allocated, an additional 72 vouchers in 2000, 12 of which were reserved for disabled families. Additional vouchers were requested in 2001 and 2002, but not awarded. The 2003 Housing Choice voucher lease up rate was at 100% of its baseline level. The 2004 lease up rate is expected to be somewhat less because of funding constraints; however, 100% of budget authority will be used.
- Asheboro Housing Authority is exempted from the requirement to monitor family admissions to “high income” or “low income” developments due to the redefinition of “Deconcentration” by HUD. However, AHA will continue to ensure equal housing opportunity for all families, without discrimination, in accordance with its mission statement.
- New landlords with multiple units have been recruited to support the Section 8 Program. As a result we have seen an expansion of housing opportunities and choice for a growing number of applicants in a consistently tight market; however, recent funding constraints have forced a freezing of rents that may be manifested in the future by increasing owner dissatisfaction with the Section 8 program.
- To avoid losing Section 8 units that would be caused by reduced funding methodologies, Asheboro Housing Authority appealed to HUD for additional monies. As a result of the successful appeal, 22 families (264 unit months) that would have been held back from program participation were spared.
- Housing choices for elderly and disabled families will be increased by the designation of 30 units under the Section 8 project-based housing program.

7. Provide Safe Housing

- Review of emergency 9-1-1 calls made by residents show a decrease of 29.69 percent over the same period in 2001; however, loss of PHDEP funds and competition for scarce funds among different activities contributed to cancellation of the Authority’s private police contract in 2004. Preliminary indications point to an increase in reported crime and resident dissatisfaction caused by the reduced police presence.

## **B. Criteria for Substantial Deviations and Significant Amendments**

### **(1) Amendment and Deviation Definitions**

24 CFR Part 903.7(r)

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

a. Substantial Deviation from the 5-Year Plan:

Substantial deviations from the 5-year plan are defined as discretionary changes in the plan or policies that have a long-term effect and fundamentally change the PHA’s mission and require formal approval of the Board of Commissioners.

b. Significant Amendment or Modification to the Annual Plan:

Significant amendments or modifications to the Annual Plan are defined as discretionary changes in plans or policies that fundamentally change the PHA’s mission as stated in the Annual Plan, and require formal approval from HUD or the Board of Commissioners.

### **C. Other Information**

[24 CFR Part 903.13, 903.15]

#### **(1) Resident Advisory Board Recommendations**

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

If yes, provide the comments below:

- 1) Additional lighting should be made available at the elderly site.
- 2) Bathroom tile needs to be repaired or replaced at the elderly site.
- 3) Buildings and exterior stairwells should be pressure-washed as needed.
- 4) Parking is inadequate for residents because on the number of visitors and others who use the spaces, including those who have cars but do not drive.
- 5) Clotheslines need to be upgraded with better wire that does not sag in the middle.

- b. 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:

- 1) AHA Response to Comment 1: A lighting survey will be made to determine the best way to resolve the lighting issue. This issue was also a concern during last year's Resident Advisory Board meeting. The Capital Fund proposal for FFY 2005 has been changed to include a line item for Exterior Lighting.
- 2) AHA Response to Comment 3: The Capital Fund proposal for FFY 2005 has been changed to include a line item for Pressure Washing Exterior Walls & Stairwells.

Other: (list below)

- 1) AHA Response to Comment 2: Bathroom tile will be repaired with funds already designated for Bathroom Repairs and Floors & Baseboards in the FFY 2004 Capital Fund.
- 2) AHA Response to Comment 4: Certain parking spaces will be

repainted and designated for "Residents Only." The lease will be enforced against residents using designated spaces to store inoperable or unregistered vehicles.

- 3) AHA Response to Comment 5: Clotheslines will be upgraded as necessary and as time and funds permit by using regular Operating Funds.
- 4) Several good comments were made by Section 8 Advisory Board members; however, their recommendations were directed primarily toward units where they lived; i.e. not Public Housing. Therefore, a separate resident meeting will be scheduled to address those concerns.
- 4) Resident Advisory Board Membership:

**Public Housing Members**

Betty Hurley  
Betty Jones  
Elizabeth Baldwin

**Section 8 Members**

Margie Sink  
Carl Barfield

**(2) Resident Membership on PHA Governing Board**

The governing board of each PHA is required to have at least one member who is directly assisted by the PHA, unless the PHA meets certain exemption criteria. Regulations governing the resident board member are found at 24 CFR Part 964, Subpart E.

a. Does the PHA governing board include at least one member who is directly assisted by the PHA this year?

Yes  No:

If yes, complete the following:

Name of Resident Member of the PHA Governing Board: Betty Hurley

Method of Selection:

Appointment

The term of appointment is (include the date term expires): Normally, 5 years; however, Ms. Hurley's term runs October 27, 2004 to April 30, 2005 because she is serving the remaining term of Clara Leake, former Resident Commissioner who resigned when she moved out of public housing.

Election by Residents (if checked, complete next section--Description of Resident Election Process)

**Description of Resident Election Process**

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)

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)

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)

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

- The PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis
- The PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
- Other (explain):

Date of next term expiration of a governing board member: April 30, 2005

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

David Jarrell, Mayor, City of Asheboro

### **(3) PHA Statement of Consistency with the Consolidated Plan**

[24 CFR Part 903.15]

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

#### **Consolidated Plan jurisdiction: State of North Carolina**

a. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply):

- The PHA has based its statement of needs of families on its waiting list on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
  - Provide housing assistance for homeless families and individuals
  - Provide housing assistance for low and moderate-income persons and families with special needs
  - Provide housing assistance for low-income renters
  - Increase housing choices for elderly renters by project-basing Section 8 assistance to projects restricting admittance to elderly and disabled families
- Other: (list below)
  - Provide decent affordable housing for families.

b. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

The Consolidated Plan supports housing plans by providing information on housing needs and priorities, identifying sources of funding, and as a source document for other information useful to PHAs in achieving their goals.

**(4) (Reserved)**

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

**10. Project-Based Voucher Program**

- a.  Yes  No: Does the PHA plan to “project-base” any tenant-based Section 8 vouchers in the coming year? If yes, answer the following questions.
- b.  Yes  No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option?

If yes, check which circumstances apply:

- Low utilization rate for vouchers due to lack of suitable rental units
- Access to neighborhoods outside of high poverty areas
- Other (describe below :)  
Affordable housing choices for seniors and the disabled will be increased with the addition of units designated and supported by project-based Section 8 vouchers.

c. Indicate the number of units and general location of units (e.g. eligible census tracts or

smaller areas within eligible census tracts):

Number of units: 30  
 Eligibility: Elderly and disabled families  
 Location: Randleman City located in Randolph County  
 Census Tract 314 does not have a high concentration of Poverty.

### 11. List of Supporting Documents Available for Review for Streamlined Five-Year/ Annual PHA Plans

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans.</i>	Standard 5 Year and Annual Plans; streamlined 5 Year Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan.	5 Year Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement. (2000 MR7)	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA’s public housing and Section 8 tenant-based waiting lists.	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/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
NA	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy. (Attached to Resolution 03-32)	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. (Resolution 03-32, by reference)	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan. (Resolution 00-18, by reference)	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach	Annual Plan: Operations and Maintenance

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
	infestation).	
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
NA	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
X	Any policies governing any Section 8 special housing types <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan (Resolution 01-20, by reference)	Annual Plan: Operations and Maintenance
NA	Consortium agreement(s).	Annual Plan: Agency Identification and Operations/ Management
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 Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
NA	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
NA	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
NA	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
NA	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans). (Elderly)	Annual Plan: Designation of Public Housing
NA	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
X	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion. (Resolution 02-17)	Annual Plan: Voluntary Conversion of Public Housing
NA	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
NA	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input type="checkbox"/> Check here if included in Public Housing A & O Policy (Separate policy approved by Board, March 5, 2001)	Annual Plan: Community Service & Self-Sufficiency
X	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies. (MR 4-05)	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
NA	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input type="checkbox"/> Check here if included in the public housing A & O Policy. (Separate policy approved by Board Resolution 01-31, February 5, 2001)	Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
NA	Consortium agreement(s), if a consortium administers PHA programs.	Joint PHA Plan for Consortia
NA	Consortia Joint PHA Plans ONLY: Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection	Joint PHA Plan for Consortia
	Other supporting documents (optional). List individually.	(Specify as needed)

**12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report**

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name:</b> Asheboro Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: NC19P08150102 Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b> 2002
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2 ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	65,966.96		65,966.96	65,966.96
3	1408 Management Improvements	75.00		75.00	75.00
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	44,501.58		44,501.58	44,501.58
10	1460 Dwelling Structures	167,252.59		167,252.59	167,252.59
11	1465.1 Dwelling Equipment—Nonexpendable	3,406.05		3,406.05	3,406.05
12	1470 Nondwelling Structures	25,000.00		25,000.00	25,000.00
13	1475 Nondwelling Equipment	44,631.82		44,631.82	44,631.82
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: (sum of lines 2 – 20)	350,834.00		350,834.00	350,834.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs	110,200.00		110,200.00	110,200.00
26	Amount of line 21 Related to Energy Conservation Measures	171,000.00		171,000.00	171,000.00

**12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report**

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: <b>Asheboro Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: <b>NC19P08150102</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2002</b>			
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>Operations (Total)</b>	<b>1406</b>		<b>65,966.96</b>		<b>65,966.96</b>	<b>65,966.96</b>	<b>Completed</b>
	<b>Management Improvements – Soft Costs (Total)</b>	<b>1408</b>		<b>75.00</b>		<b>75.00</b>	<b>75.00</b>	
NC081 HA-Wide	a. Salary Study (CL)			75.00		75.00	75.00	
NC081 HA-Wide	<b>Site Improvement (Total)</b>	<b>1450</b>		<b>44,501.58</b>		<b>44,501.58</b>	<b>44,501.58</b>	<b>Completed</b>
NC081 HA-Wide	a. Grounds & Landscaping (FAL or CL)			40,650.00		42,164.61	42,164.61	
NC081 HA-Wide	b. Fencing (CL)			465.00		465.00	465.00	
NC081 HA-Wide	c. Walks & Parking (FAL or CL)			3,386.58		1,871.97	1,871.97	
	<b>Dwelling Structures (Total)</b>	<b>1460</b>		<b>167,252.59</b>		<b>167,252.59</b>	<b>167,252.59</b>	<b>Completed</b>
NC081 HA-Wide	a. Replace Windows & Security Screens (CL)			92,220.00		92,220.00	92,220.00	
Site 1	b. Install Vinyl Siding (FAL or CL)			23,950.00		23,950.00	23,950.00	
NC081 HA-Wide	c. Replace Interior Lighting (FAL or CL)			8,025.00		8,025.00	8,025.00	
NC081 HA-Wide	d. Replace Water Heaters (FAL or CL)			14,974.55		14,974.55	14,974.55	

**12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report**

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: <b>Asheboro Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: <b>NC19P08150102</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2002</b>			
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	
NC081 HA-Wide	e. Replace Interior Doors (FAL)			11,500.00		11,500.00	11,500.00	
NC081 HA-Wide	f. Replace Exterior Door Weather-stripping and sweeps (FAL)			243.36		243.36	243.36	
NC081 HA-Wide	g. Replace Range Hood Extinguishers and filters (FAL)			882.81		882.81	882.81	
NC081 HA-Wide	h. Install Porch Railings and Stair Risers (FAL or CL)			850.66		850.66	850.66	
NC081 HA-Wide	i. Replace Copper Water Lines and Valves (FAL or CL)			1,476.66		1,476.66	1,476.66	
NC081 HA-Wide	j. Replace Floor Covering and Baseboard (FAL or CL)			8,000.58		8,000.58	8,000.58	
NC081 HA-Wide	k. Electric S/E Replacements (FAL or CL)			834.34		834.34	834.34	
NC081 HA-Wide	l. Interior Walls and Ceiling (FAL or CL)			4,294.63		4,294.63	4,294.63	
NC081 HA-Wide	m. Window A/C (FAL)			0.00		0.00	0.00	
	<b>Dwelling Equipment (Total)</b>	<b>1465.1</b>		<b>3,406.05</b>		<b>3,406.05</b>	<b>3,406.05</b>	<b>Completed</b>
NC081 HA-Wide	a. Replace Refrigerators (FAL)	33Units		3,406.05		3,406.05	3,406.05	
NC081 HA-Wide	b. Replace Ranges (FAL)	4Units		0.00		0.00	0.00	
	<b>Nondwelling Structures (Total)</b>	<b>1470</b>		<b>25,000.00</b>		<b>25,000.00</b>	<b>25,000.00</b>	<b>Completed</b>
NC081 HA-Wide	a. Build Storage Building (FAL)			25,000.00		25,000.00	25,000.00	



**12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report**

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: <b>Asheboro Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: <b>NC19P08150102</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2002</b>			
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>Nondwelling Equipment (Total)</b>	<b>1475</b>		<b>44,631.82</b>		<b>44,631.82</b>	<b>44,631.82</b>	<b>Completed</b>
NC081 HA-Wide	a. Maintenance Equipment Replacement or Addition (FAL)			21,023.52		21,023.52	21,023.52	
NC081 HA-Wide	b. Build Playground (FAL or CL)			0.00		0.00	0.00	
NC081 HA-Wide	c. Replace Office Vehicle			0.00		0.00	0.00	
NC081 HA-Wide	d. Replace Computer Hardware (CL)			15,430.95		15,430.95	15,430.95	
NC081 HA-Wide	e. Replace Office Equipment			1,373.85		1,373.85	1,373.85	
NC081 HA-Wide	f. Replace Telephone System (CL)			6,803.50		6,803.50	6,803.50	
	<b>Replacement Reserve (Total)</b>	<b>1490</b>		<b>0.00</b>		<b>0.00</b>	<b>0.00</b>	
	<b>Contingency (Total)</b>	<b>1502</b>		<b>0.00</b>		<b>0.00</b>	<b>0.00</b>	



**12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report**

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: <b>Asheboro Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: NC19P08150103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/2004 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	58,181.32		33,824.61	33,824.61
3	1408 Management Improvements	1,000.00			
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	25,000.00		11,954.97	4,167.73
10	1460 Dwelling Structures	163,339.17		125,249.48	114,038.61
11	1465.1 Dwelling Equipment—Nonexpendable	8,323.65		8,314.65	8,314.65
12	1470 Nondwelling Structures	5,097.82		5,097.82	5,097.82
13	1475 Nondwelling Equipment	25,718.04		25,718.04	25,718.04
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	2,000.00			
21	<b>Amount of Annual Grant: (sum of lines 2 – 20)</b>	<b>288,660.00</b>		<b>210,159.57</b>	<b>133,074.80</b>
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504				

**12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report**

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name:</b> Asheboro Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: NC19P08150103 Replacement Housing Factor Grant No:			<b>Federal FY of Grant: 2003</b>
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/2004 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
	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				

**12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report**

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Asheboro Housing Authority			Grant Type and Number Capital Fund Program Grant No: NC19P08150103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NC081-HA Wide	Operations	1406		58,181.32		33,824.61	33,824.61	In progress
“	Salary Study	1408		1,000.00				Pending
NC081-HA Wide	Landscaping (FA&CL)	1450		15,000.00		11,203.56	3,780.39	In progress
“	Sidewalks & Parking Pads (FA&CL)	1450		10,000.00		751.41	387.34	In progress
Sites 2,3,4	Air Condition Upstairs Units (FA)	1460	88	63,000.00		51,502.29	50,824.74	In progress
NC081-HA Wide	Windows and Security Screens (CL)	1460		55,378.04		53,764.46	53,764.46	In progress
Site 4	Water Heater Conversion (FA)	1460		3,000.00		1,298.57	1,298.57	In progress
NC081-HA Wide	Bathroom Repairs & Replacements (FA)	1460		8,000.00		1,072.03	1,072.03	In progress
“	Baseboard & Floor Covering (FA&CL)	1460		3,000.00		3,000.00	917.54	In progress
“	Pressure-Wash Door/Window Frames	1460		1,340.00				Pending
“	Interior Doors (FA)	1460		2,621.13		2,621.13	2,621.13	Completed
“	Water & Sewer Plumbing (FA&CL)	1460		10,000.00				Pending
“	Light Fixtures (FA)	1460		10,000.00		8,778.84	327.98	In Progress
“	Interior Walls & Ceilings (FA&CL)	1460		7,000.00		3,212.16	3,212.16	In Progress
NC081-HA Wide	Cabinets & Countertops (FA&CL)	1460		0.00				Deferred
“	Replace Refrigerators (FA)	1465.1	18	4,420.65		4,420.65	4,420.65	Completed

**12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report**

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Asheboro Housing Authority		Grant Type and Number Capital Fund Program Grant No: NC19P08150103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
“	Replace Ranges	1465.1	4	3,903.00		3,894.00	3,894.00	In progress
“	Nondwelling Structures	1470		2,748.37		2,748.37	2,748.37	Completed
Maint. Bldg.	HVAC at Maint. (FA&CL)	1470		0.00				Deferred
Main Office & Tenant Svcs	Replace HVAC (FA or CL)	1470		679.45		679.45	679.45	Completed
Main Office	Office Rehab (FA or CL)	1470		1,670.00		1,670.00	1,670.00	Completed
Main Office	Replace/Upgrade Office Equipment (FA/CL)	1475		16,755.13		16,755.13	16,755.13	Completed
NC081-HA Wide	Replace Maintenance Equipment	1475		8,962.91		8,962.91	8,962.91	Completed
	Contingency	1502		2,000.00				Pending



**12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report**

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name:</b> Asheboro Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: NC19P08150203 Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b> 2003
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/04 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	7,529.00			
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	50,000.00			
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
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: (sum of lines 2 – 20)	57,529.00			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				







**12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report**

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Asheboro Housing Authority		Grant Type and Number Capital Fund Program Grant No: NC19P08150104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/2004 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	65,000			
3	1408 Management Improvements	18,000			
4	1410 Administration	7,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	3,660			
8	1440 Site Acquisition				
9	1450 Site Improvement	40,000		366.65	
10	1460 Dwelling Structures	123,638		1,191.74	
11	1465.1 Dwelling Equipment—Nonexpendable	10,000			
12	1470 Nondwelling Structures	3,000			
13	1475 Nondwelling Equipment	59,000			
14	1485 Demolition				
15	1490 Replacement Reserve	2,000			
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	3,000			
21	<b>Amount of Annual Grant: (sum of lines 2 – 20)</b>	<b>334,298</b>		<b>1,558.39</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	54,000			
26	Amount of line 21 Related to Energy Conservation Measures				

**12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report**

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Asheboro Housing Authority		Grant Type and Number Capital Fund Program Grant No: NC19P08150104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004			
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	
NC081-HA Wide	Operations	1406		65,000				Pending
“	Management Improvements (FA&CL)	1408		18,000				Pending
“	Mod Staff Costs	1410		7,000				Pending
“	Construction Mgt (FA&CL)	1430		1,460				Pending
“	Consulting Cost	1430		2,200				Pending
“	Landscaping (FA&CL)	1450		15,000				Pending
“	Sidewalks & Parking (FA&CL)	1450		20,000				Pending
“	Fencing & Gates (FA&CL)	1450		5,000		366.65		In progress
“	Window A/C (FA&CL)	1460		3,000				Pending
“	Windows & Security Screens (FA&CL)	1460		2,000				Pending
“	Bathroom Repairs (FA&CL)	1460		5,000				Pending
“	Floors & Baseboards (FA&CL)	1460		9,638		1,191.74		In progress
“	Interior/Exterior Doors (FA&CL)	1460		9,000				Pending
“	Water & Sewer Plumbing (FA&CL)	1460		50,000				Pending
“	Cabinets & Countertops (FA&CL)	1460		3,000				Pending
“	Lights & Receptacles (FA&CL)	1460		3,000				Pending
“	Interior Walls (FA&CL)	1460		5,000				Pending
“	Stairs & Handrails (FA&CL)	1460		1,000				Pending
“	Porches & Railings (FA&CL)	1460		2,000				Pending
“	Roof Repair/Replacement (FA&CL)	1460		5,000				Pending
“	Fascia & Soffits (FA&CL)	1460		2,000				Pending

**12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report**

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Asheboro Housing Authority		Grant Type and Number Capital Fund Program Grant No: NC19P08150104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004			
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	
“	Gutters & Downspouts	1460		1,000				Pending
“	Electric Service (FA&CL)	1460		20,000				Pending
“	Water Saving Devices (FA&CL)	1460		3,000				Pending
“	Refrigerators & Ranges (FA&CL)	1465.1		10,000				Pending
“	Nondwelling Structures	1470		3,000				Pending
“	Office Furniture & Equipment	1475		20,000				Pending
“	Maintenance Replacements (FA&CL)	1475		39,000				Pending
“	Replacement Reserves	1490		2,000				Pending
“	Contingency	1502		3,000				Pending



**12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report**

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name:</b> Asheboro Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: : NC19P08150105 Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b> 2005
<input checked="" type="checkbox"/> <b>Original Annual Statement</b> <input type="checkbox"/> <b>Reserve for Disasters/ Emergencies</b> <input type="checkbox"/> <b>Revised Annual Statement (revision no: )</b> <input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b> <input type="checkbox"/> <b>Final Performance and Evaluation Report</b>					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	59,000			
3	1408 Management Improvements	5,000			
4	1410 Administration	5,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	35,000			
10	1460 Dwelling Structures	161,000			
11	1465.1 Dwelling Equipment—Nonexpendable	20,000			
12	1470 Nondwelling Structures	25,000			
13	1475 Nondwelling Equipment	20,298			
14	1485 Demolition				
15	1490 Replacement Reserve	1,000			
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	2,000			
21	Amount of Annual Grant: (sum of lines 2 – 20)	334,298			
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	281,000			
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Asheboro Housing Authority		Grant Type and Number Capital Fund Program Grant No: NC19P08150105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005			
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	
NC081-HA Wide	Operations	1406		59,000				
NC081-HA Wide	Management Improvements (FA&CL)	1408		5,000				
NC081-HA Wide	Administration	1410		5,000				
NC081-HA Wide	Fees & Costs	1430		1,000				
NC081-HA Wide	Grounds & Landscaping (FA&CL)	1450		5,000				
NC081-HA Wide	Walks & Parking (FA&CL)	1450		5,000				
NC081-HA Wide	Exterior Water & Sewer (FA & CL)	1450		25,000				
NC081-HA Wide	Water Heaters & Furnaces(FA & CL)	1460		3,000				
NC081-HA Wide	Pressure Wash Exterior Walks & Stairwells	1460		1,000				
NC081-HA Wide	Bathrooms(FA & CL)	1460		25,000				
NC081-HA Wide	Porches & Rails (FA & CL)	1460		3,000				
NC081-HA Wide	Gutters & Downspouts (FA & CL)	1460		3,000				
NC081-HA Wide	Batproofing Unit Exteriors (FA & CL)	1460		40,000				
NC081-HA Wide	Roof Replacement (FA & CL)	1460		44,000				
NC081-HA Wide	Floors & Baseboards (FA & CL)	1460		15,000				
NC081-HA Wide	Interior Lighting (FA)	1460		2,000				
NC081-HA Wide	Interior Plumbing(FA & CL)	1460		5,000				
NC081-HA Wide	Interior Drywall (FA & CL)	1460		10,000				



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Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Asheboro Housing Authority		Grant Type and Number Capital Fund Program Grant No: NC19P08150105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005			
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	
NC081-HA Wide	Kitchen Cabinets & Counters(FA & CL)	1460		3,000				
NC081-HA Wide	Gas Lines (FA & CL)	1460		2,000				
NC081-HA Wide	Interior Doors (FA & CL)	1460		4,000				
NC081-HA Wide	Exterior Doors (FA & CL)	1460		1,000				
NC081-HA Wide	Refrigerators & Ranges (FA & CL)	1465.1		20,000				
NC081-HA Wide	Nondwelling Structures (FA & CL)	1470		25,000				
NC081-HA Wide	Maintenance Replacements (FA & CL)	1475		10,298				
NC081-HA Wide	Telephone System (FA & CL)	1475		3,000				
NC081-HA Wide	Nondwelling Furniture & Equipment (FA& CL)	1475		7,000				
NC081-HA Wide	Replacement Reserves	1490		1,000				
NC081-HA Wide	Contingency	1502		2,000				



### 13. Capital Fund Program Five-Year Action Plan

<b>Capital Fund Program Five-Year Action Plan</b>					
<b>Part I: Summary</b>					
PHA Name <b>Asheboro Housing Authority</b>		<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2006 PHA FY: 2007	Work Statement for Year 3 FFY Grant: 2007 PHA FY: 2008	Work Statement for Year 4 FFY Grant: 2008 PHA FY: 2009	Work Statement for Year 5 FFY Grant: 2009 PHA FY: 2010
	Annual Statement				
NC081 - HA-Wide		241,500	375,000	384,000	308,000
Site I					
Site II					30,000
Site III		45,000			30,000
Site IV		80,000			
CFP Funds Listed for 5-year planning		366,500	375,000	384,000	368,000
Replacement Housing Factor Funds					



### 13. Capital Fund Program Five-Year Action Plan

<b>Capital Fund Program Five-Year Action Plan</b>					
<b>Part II: Supporting Pages—Work Activities</b>					
Activities for Year : 4 FFY Grant: 2008 PHA FY: 2009			Activities for Year: 5 FFY Grant: 2009 PHA FY: 2010		
<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>
NC081 - HA-Wide	Interior Drywall	25,000	NC081 - HA-Wide	Site Improvements	30,000
“	Roofs	75,000	“	Bathroom Repairs	30,000
“	Refrigerators & Ranges	12,000	“	Furnaces & Water Heaters	25,000
“	Bath Fixtures	25,000	“	Interior Repairs	50,000
“	Water & Sewer	50,000	“	Exterior Paint & Trim	10,000
“	Floors	75,000	“	Water Lines	10,000
“	Porches & Rails	10,000	Site II & III	Exterior Doors	60,000
“	Gas Line Replacements	2,000	NC081 - HA-Wide	Refrigerators & Ranges	18,000
“	Exterior Trim	25,000	“	A/C Replacements	25,000
“	Maintenance Replacements	5,000	“	Maintenance Replacements	25,000
“	Skid Steer	25,000	“	Office Carpet	15,000
“	Site Improvement	20,000	“	Shop Roof	10,000
“	Parking & Walks	5,000	“	Plumbing Repair	10,000
“	Electric Replacements	20,000	“	Floors	50,000
“	Fencing & Retainer Walls	10,000			
<b>Total CFP Estimated Cost</b>		<b>\$384,000</b>			<b>\$368,000</b>