

# 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:** Lincolnton Housing Authority **PHA Number:** NC070

**PHA Fiscal Year Beginning: (mm/yyyy)** 10/2005

**PHA Programs Administered:**

- Public Housing and Section 8**     **Section 8 Only**     **Public Housing Only**  
 Number of public housing units: 250    Number of S8 units:    Number of public housing units:  
 Number of S8 units: 275

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

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)

### **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: We will apply each time there is a Notice of Funding Availability
  - Reduce public housing vacancies: We want to maintain 97% occupancy as we have to the past 2 years.
  - Leverage private or other public funds to create additional housing opportunities:
  - Acquire or build units or developments
  - Other (list below): Maximize efficient use of Housing Choice Vouchers by closely monitoring Payment Standards, Rent Comparability, etc. to insure that we are assisting as many families as possible.
  
- PHA Goal: Improve the quality of assisted housing  
Objectives:
  - Improve public housing management: (current PHAS is 97) Maintain a rating of High Performer
  - Improve voucher management: (current SEMAP is 100%) Maintain a rating of High Performer
  - Increase customer satisfaction: Rate over 75% on all Resident Survey Sections
  - Concentrate on efforts to improve specific management functions:  
(list; e.g., public housing finance; voucher unit inspections)
  - Renovate or modernize public housing units: With the use of Capital Funds.
  - 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
- Increase voucher payment standards
- 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 or continue 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)
  - Other: (list below): Continue as many resident programs as possible with available funding and community partnerships. Examples are the Resource Center, Head Start, Leadership Camps, etc.

**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: Maintain reasonable flat/ceiling rents.
  - Provide or attract supportive services to improve assistance recipients' employability: GED programs, Employment Counseling etc. at the Resource Center
  - Provide or attract supportive services to increase independence for the elderly or families with disabilities.
  - 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: Work closely with affirmative action organizations to educate their interested parties about the programs available from our Housing Authority.
  - 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:

- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required: We plan to explore availability of funding to make additional units accessible.
- 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. Membership of the Resident Advisory Board
- 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 (Attachment nc070b05)
- 13. Capital Fund Program 5-Year Action Plan (Attachment nc070c05)
- 14. Other (List below, providing name for each item):
  - (a) Revised Annual Statement/Performance and Evaluation Report Capital Fund Program 2004 (Attachment nc070d05)
  - (b) Revised Annual Statement/Performance and Evaluation Report Capital Fund Program 2003 Supplemental (Attachment nc070e05)

#### 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>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	179		30
Extremely low income <=30% AMI	152	85	
Very low income (>30% but <=50% AMI)	25	14	
Low income (>50% but <80% AMI)	2	1	
Families with children	142	79	
Elderly families	14	8	
Families with Disabilities	23	13	
Race- White	116	65	
Race- Black	63	35	
Ethnicity- Latino	17	10	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			

<b>Housing Needs of Families on the PHA's Waiting Lists</b>	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	
If yes:	
How long has it been closed (# of months)? 23 months	
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?	
<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	

<b>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	200		75
Extremely low income <=30% AMI	191	95.5	
Very low income (>30% but <=50% AMI)	8	4	
Low income (>50% but <80% AMI)	1	.5	
Families with children	138	69	
Elderly families	21	11	
Families with Disabilities	35	18	
Race-White	162	81	
Race- Black	37	19	
Ethnicity- Latino	12	6	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	60	30	
2 BR	95	47.5	
3 BR	44	22	
4 BR	1	.5	
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input type="checkbox"/> No <input type="checkbox"/> Yes			

**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

- 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
- 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	569,750	
b) Public Housing Capital Fund	427,633	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	1,400,000	
f) Resident Opportunity and Self-Sufficiency Grants		
g) Community Development Block Grant		
h) HOME		
Other Federal Grants (list below)		
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
<b>3. Public Housing Dwelling Rental Income</b>	499,800	Public Housing Operations
<b>4. Other income (list below)</b>		
Late rent fees, maintenance fees, excess utility fees, interest income.	50,000	Operation of Housing programs
<b>Section</b>		
<b>4. Non-federal sources (list below)</b>		
<b>Total resources</b>	\$2,947,183	

**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)
- Other: After the applicant has attended group orientation. This is normally done 1 time per month.

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):

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

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

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

**(2)Waiting List Organization**

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

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

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

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

c. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? No. If yes, complete the following table; if not skip to d.

<b>Site-Based Waiting Lists</b>
---------------------------------

<b>Development Information:</b> (Name, number, location)	<b>Date Initiated</b>	<b>Initial mix of Racial, Ethnic or Disability Demographics</b>	<b>Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL</b>	<b>Percent change between initial and current mix of Racial, Ethnic, or Disability demographics</b>

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**

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? Targeting has never been necessary with our applicant base. The vast majority of our applicants are very low 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)

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)
- 1  Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- 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)

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:

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

**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) Past performance in Section 8 or other assisted housing programs that we are aware of.

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

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

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

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

- Criminal or drug-related activity
- Other (describe below): Names of prior landlords of which we are aware.

## **(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)

## **(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: Verifiable medical reasons or death in immediate family, verifiable effort to see adequate housing without success.

## **(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)

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)
- 1  Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

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

4. Among applicants on the waiting list with 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 (We would use this method should any become available).
- 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)

## **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. We now set Payment Standards at 95% FMR due to limited Section 8 Funding. This was approved at the Board of Commissioners meeting held Feb. 3, 2005 after proper posting for comment on the proposed change.
- 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): Because of the cut in HUD funding for Section 8 and the effect it had on our ability to support the contracts for current voucher holders.

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

that apply)

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

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

- Annually
- Other (list below)

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

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below): Currently our most important consideration is the fact that we cannot support the families that we could prior to the cut in HUD funding. Thus we had to take measures to reduce the amount of HAP. Should economic conditions change, we would take these other matters into consideration.

## **(2) Minimum Rent**

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

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

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

## **5. 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*

See Attachment as part of this document at the end of the document.

**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.

The Lincolnton Housing Authority offers the following in relation to any significant deviation or substantial modification from its Five Year Plan and an amendment to the Annual Plan:

Any change shall be considered a significant amendment, significant deviation, or substantial modification to the annual and/or 5 year plan when it meets the following criteria:

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

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

### **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:

- 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:

Other: (list below)

#### **(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: Stanley Edwards

Method of Selection:

Appointment

**The term of appointment is (include the date term expires): 3 years expiring March 30, 2008.**

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?

- 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: Jan. 30, 2006

Name and title of appointing official(s) for governing board (indicate appointing official for the next available position): Mayor of the City of Lincolnton: Bob Huitt

### **(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. Application for additional vouchers should they become available and continuing improvements to the physical condition of Public Housing apartments.
- Other: (list below)

b. **The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)** None noted after consultation with the North Carolina Director of Community Assistance (the overseeing officer of the NC Consolidated Plan).

#### **(4) Membership of the Resident Advisory Board**

Members are: Stanley Edwards, Vickie Amerault (Section 8), Tammy Stansford, Carol Taylor, Cordelia Moore, Natalie Jackson (Section 8), Florencia Guiterezz, Barbara Jefferies, Donna Graham

### **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:)

c. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

### 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.	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
x	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input checked="" 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.	Annual Plan: Rent Determination
x	Schedule of flat rents offered at each public housing development. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
x	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies.	Annual Plan: Rent Determination

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
	<input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	
x	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
x	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
x	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
N/A	Any policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
N/A	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
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
x	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
N/A	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
x	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
x	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	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.	Annual Plan: Community Service & Self-Sufficiency
N/A	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
N/A	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant)	Annual Plan: Community



List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	grant program reports for public housing.	Service & Self-Sufficiency
x	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	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
N/A	Consortium agreement(s), if a consortium administers PHA programs.	Joint PHA Plan for Consortia
N/A	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)

**Required Attachment: Progress in Meeting Mission Goals Annual Plan 2005:**

The Lincolnton Housing Authority has been successful in accomplishing most goals set forth in the 5 year and annual plans in the past.

1. Reduce vacancies in Public Housing: We have averaged over 97% occupancy during the past 24 months and foresee no problem in doing so in the near-term future. Our waiting list provides a more than adequate pool of applicants. Improvements in the appearance, safety, and quality of life on our housing sites have led to much less “refusal of units” as measured by our tracking system. During the past 24 months there have actually been two periods of 100% occupancy- an event not equaled in any period during the prior 15 years, at least. Current lease up rate as of the date this is composed in May 2005 is 99.1%!

2. Reduce turnover time for vacant apartments: We have accomplished this to a certain degree by going from a beginning in excess of 25 days five years ago to closer to 20 days now. However, this has been a difficult process that needs continued attention. This year particularly has been a struggle as we have had several tenants move-out leaving extensive damage to the units. These have required additional make-ready time.

3. Apply for additional vouchers: There has been only 1 opportunity in the past 3 years to apply and we were turned down despite what we considered to be real need and a good application. Now there is a real problem (since Oct., 2004) to maintain full lease-up. Funding levels provide for less than 268 vouchers even though our ACC contract allows for 275. We are now in a situation of having to let active voucher numbers go down by attrition due to lack of supportive funding

and economic conditions that have led to increase Housing Assistance Payments. This trend is contrary to our goal to increase the affordable housing stock, but is beyond our control.

4. Improve lease up in voucher program: See 3. above.

5. Increase customer satisfaction: We did well in all areas of the Resident Survey except communication. This was difficult to understand and we really feel that it was a fluke. The attendees of our Resident Advisory meeting included all age groups and representatives from all sites and both programs. They were very, very complimentary of the way we treat them as well as the condition of the apartments considering age and lack of capital improvement funding. We will continue to strive in this area and we have developed a plan to try and improve on the survey results for the communication subfield.

6. Increase Voucher Payment Standards: We cannot currently maintain the standards at 100% of FMR and have reduced them to 95% to try and reduce over-budget Housing Assistance Payments. This, we hope, will allow us to keep 265-270 families assisted with Section 8 despite HUD funding cuts. We did successfully argue against a major reduction in Payment Standards when it was proposed on the Federal level, that we be placed in a new "statistical area" separate from the Charlotte MSA (as we have been in for the duration of our Section 8 program). We maintained FMRs at the level of those in the Charlotte MSA which are much greater than those that had been proposed.

7. Conduct outreach to Voucher potential property owners: An oversupply of private rental properties in our jurisdiction has led and continues to allow many new landlords and properties to be available to our participants. Where in the past we sought them, they are now seeking us. Our Section 8 properties include some of the most desirable in the jurisdiction. Landlords that at one time scoffed at our program are now participating and praising our operation. We continue to maintain contact with our participating landlords by mailing periodic updates and reminders about Section 8 regulations and status of funding. This is done in the form of letters and/or newsletters. If we had additional funding to fully support our program and/or add to the number of supported vouchers, our clients would not have limits on choices of where to live.

8. Improve PHMAP or PHAS Score: We have maintained High Performer on most recent assessment scoring the highest we have ever scored at 97 for the second

consecutive year. Our physical inspection score drastically maintained improvement from years past and we got 29 of 30 possible points on the physical conditions of the units. We began using an independent consultant for unit inspections. We found that this gives a much more unbiased measure of the physical condition of the units and has led to more targeted maintenance and preventative maintenance measures.

9. Score satisfactorily on the SEMAP rating system: We again scored as a High Performer on our SEMAP rating for FYE 9-30-2004. Our independent auditor also complimented us on the methods used to determine responses on the SEMAP forms. The score for 9-30-2004 was 100%.

10. Increase the number of employed persons in assisted housing: Ceiling rents continue to attract and retain working families. We continue an on site GED program in our Resource Center. Our E.D. was instrumental in the creation of a free Health Clinic in our town which has enabled more Public Housing tenants to gain employment without consideration of losing the medical benefits of Medicaid. Our average rent per unit in Public Housing is the highest in the Housing Authority's history as we attract and maintain more employed tenants.

11. Provide an improved living environment: New cabinets have been installed in 4 or 6 sites with work currently progressing on the 5<sup>th</sup> of those 6. (Site 6 is a much newer site than the others and does not require those improvements). We are currently installing new Carbon Monoxide/Smoke detectors to improve tenant and property safety. New sink and shower faucets have been installed on about 2/3rds of the apartments and work is progressing on the balance. New double pane window sashes and new security screens were installed on the 99 apartments that make up our largest site. New roofs have been completed within the past few years on all apartments. New flooring, some new driveway/sidewalks, some new vinyl siding have also been installed during the 5 year period. We maintain additionally security patrols provided by the Lincolnton Police Department funded with CFP. The residents have expressed that they are very pleased with these improvements and conditions.

12. The financial audit revealed a very successful financial performance in all programs and grants. There have been no audit findings over the past 10 years despite the much more strenuous GASB 34 audit requirements. Also, we have consistently achieved financial management scores of 29 of 30 possible points as measured by the Public Housing Management Assessment Program.

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## CAPITAL FUND PROGRAM TABLES START HERE

### Annual Statement /Performance and Evaluation Report

### Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: <b>Lincolnton Housing Authority</b>	Grant Type and Number: Capital Fund Program No: <b>NC19P07050104</b> Replacement Housing Factor Grant No:	Federal FY of Grant: <b>2004</b>
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Original Annual Statement   
  Reserved for Disasters/Emergencies   
  Revised Annual Statement/Revision Number    #1  
 Performance and Evaluation Report for Program Year Ending   3/31/2005     
  Final Performance and Evaluation Report for Program Year Ending                     

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses	25,000.00	25,000.00	25,000.00	
3	1408 Management Improvements	51,000.00	51,000.00	51,000.00	16,628.13
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	26,500.00	26,500.00	18,500.00	11,600.00
8	1440 Site Acquisition				
9	1450 Site Improvement	3,000.00	4,850.00	4,850.00	4,850.00
10	1460 Dwelling Structures	254,101.00	259,576.24	203,537.00	
11	1465.1 Dwelling Equipment-Nonexpendable	10,000.00	10,000.00	10,000.00	3,396.99
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	29,500.00	22,174.76		
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant (sums of lines 2-20)	<b>\$399,101.00</b>	<b>399,101.00</b>	<b>312,887.00</b>	<b>36,475.12</b>
22	Amount of line 21 Related to LBP Activities				
23	Amount of Line 21 Related to Section 504 Compliance				
24	Amount of Line 21 Related to Security - Soft Costs				
25	Amount of Line 21 Related to Security - Hard Costs				
26	Amount of Line 21 Related to Energy Conservation Measures				

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

PHA Name: <b>Lincolnton Housing Authority</b>		Grant Type and Number: Capital Fund Program No: <b>NC19P07050104</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2004</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>HA-Wide</b>								
	<b>Operations:</b>	1406		<b>\$25,000.00</b>	<b>25,000.00</b>	<b>25,000.00</b>		Obligated
<b>HA-Wide</b>	<b>Management Improvements:</b>							
	Police Security	1408		25,000.00	25,000.00	25,000.00	3,678.03	Obligated
	Resident Coordinator Salary	1408		26,000.00	26,000.00	26,000.00	12,950.10	Obligated
	<b>Total 1408</b>			<b>51,000.00</b>	<b>51,000.00</b>	<b>51,000.00</b>	<b>16,628.13</b>	
<b>HA-Wide</b>	<b>Fees &amp; Costs:</b>							
	Hire Consultant for Needs Assessment	1430		1,500.00	1,500.00	1,500.00		Obligated
	A/E	1430		25,000.00	25,000.00	17,000.00	11,600.00	Obligated
	<b>Total 1430</b>			<b>26,500.00</b>	<b>26,500.00</b>	<b>18,500.00</b>	<b>11,600.00</b>	
<b>HA-Wide</b>	<b>Site Improvements:</b>	1450						
	Landscaping/Erosion Control			2,000.00	4,850.00	4,850.00	4,850.00	Complete
	Site Handrails			1,000.00	0.00			
	<b>Total 1450</b>			<b>3,000.00</b>	<b>4,850.00</b>	<b>4,850.00</b>	<b>4,850.00</b>	
	<b>Dwelling Structures:</b>	1460						
<b>NC 70-2</b>	Floor Tile Replacement		3 units	4,000.00	0.00			
	Siding - 2 stories		LS	0.00				
	Kitchen Cabinet Replacement		52 units	160,290.00	203,537.00	203,537.00		Obligated Sonny Beam
	Closet Bi-Fold Doors		LS	2,809.00	2,493.30			
	Security Screens		LS	65,456.00	0.00			
<b>NC 70-3</b>	Floor Tile Replacement		2 units	3,000.00	0.00			
	Kitchen Cabinet Replacement		3 units	9,000.00	0.00			
	Storage Room doors		48 units		53,545.94			
<b>HA-Wide</b>	Annual Painting		LS	9,546.00	0.00			
	<b>Total 1460</b>			<b>254,101.00</b>	<b>259,576.24</b>	<b>203,537.00</b>		

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

PHA Name: <b>Lincolnton Housing Authority</b>		Grant Type and Number: Capital Fund Program No: <b>NC19P07050104</b> Replacement Housing Factor Grant No:						Federal FY of Grant: <b>2004</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>Dwelling Equipment:</b>	1465						
<b>HA-Wide</b>	Ranges & Refrigerators		LS	10,000.00	10,000.00	10,000.00	3,396.99	Obligated
	<b>Total 1465</b>			<b>10,000.00</b>	<b>10,000.00</b>	<b>10,000.00</b>	<b>3,396.99</b>	
<b>HA-Wide</b>	<b>Non-Dwelling Equipment:</b>	1475						
	Mowers			5,000.00	0.00			
	Office Equipment, Furniture			2,000.00	974.76			
	Mics. Maintenance Equipment			2,000.00	700.00			
	Purchase Truck for Maintenance			20,500.00	20,500.00			
	<b>Total 1475</b>			<b>29,500.00</b>	<b>22,174.76</b>			



# Annual Statement/Performance and Evaluation Report and Evaluation Report

## Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

### Part III: Implementation Schedule

PHA Name: <p style="text-align: center;"><b>Lincolnton Housing Authority</b></p>	Grant Type and Number: Capital Fund Program No: <span style="float: right;"><b>NC19P07050104</b></span> Replacement Housing Factor Grant No:	Federal FY of Grant: <b>2004</b>
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Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-Wide	9/13/2006			9/13/2008			
NC 70-2	9/13/2006			9/13/2008			
NC 70-3	9/13/2006			9/13/2008			

# Capital Fund Program Five-Year Action Plan

## Part I: Summary

HA Name: Lincoln Housing Authority						<input checked="" type="checkbox"/> Original	<input type="checkbox"/> Revision No. _____
Development Number/Name/HA-Wide	Year 1 2005	Work Statement for Year 2 FFY Grant: 2006 PHA FY: 2006	Work Statement for Year 3 FFY Grant: 2007 PHA FY: 2007	Work Statement for Year 4 FFY Grant: 2008 PHA FY: 2008	Work Statement for Year 5 FFY Grant: 2009 PHA FY: 2009		
HA-Wide	Annual	175,926.00	169,101.00	135,500.00	135,500.00		
NC 70-2	Statement	208,175.00	220,000.00	253,601.00	153,000.00		
NC 70-3		15,000.00	10,000.00	10,000.00	110,601.00		
		<b>399,101.00</b>	<b>399,101.00</b>	<b>399,101.00</b>	<b>399,101.00</b>		
Physical Improvements		267,601.00	259,601.00	285,601.00	285,601.00		
Management Improvements		55,000.00	60,000.00	54,000.00	54,000.00		
HA-Wide Non-Dwelling Structures & Equipment		25,000.00	27,000.00	5,000.00	5,000.00		
Administration							
Other		26,500.00	27,500.00	29,500.00	29,500.00		
Operations		25,000.00	25,000.00	25,000.00	25,000.00		
CFP Funds Listed for 5-Year planning		<b>\$399,101.00</b>	<b>\$399,101.00</b>	<b>\$399,101.00</b>	<b>\$399,101.00</b>		
Replacement Housing Factor Funds							

# Capital Funds Program Five Year Action Plan

## Part II: Supporting Pages--Work Activities

Activities for Year 1	Activities for Year: 2 FFY Grant: 2006 PHA FY: 2006			Activities for Year: 2 FFY Grant: 2006 PHA FY: 2006	
2005	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories
See	HA-Wide	<b>Operations:</b>			
		<b>Total 1406</b>	<b>\$25,000.00</b>		
	HA-Wide	<b>Management Improvements:</b>			
		Software Upgrade	5,000.00		
		Police Security	22,000.00		
Annual		Resident Coordinator Salary	28,000.00		
		<b>Total 1408</b>	<b>\$55,000.00</b>		
	HA-Wide	<b>Fees &amp; Costs:</b>			
		Consultant for Needs Assessment	1,500.00		
		A/E	25,000.00		
		<b>Total 1430</b>	<b>\$26,500.00</b>		
	HA-Wide	<b>Site Improvements:</b>			
		Landscaping/Erosion Control	10,000.00		
		<b>Total 1450</b>	<b>\$10,000.00</b>		
		<b>Dwelling Structures:</b>			
	NC 70-2	Floor Tile Replacement - 3 units	6,000.00		
		Siding - 2 stories - LS	10,000.00		
		Finish Kitchen Cabinet Replacement - 10 units	30,000.00		
		Closet Bi-Fold Doors - LS	4,000.00		
		Security Screens - LS	\$60,000.00		
		Replacement Windows & Security Screens			
		33 units x \$2,975.00	98,175.00		
	NC 70-3	Floor Tile Replacement - 2 units	\$3,000.00		
		Kitchen Cabinet Replacement - 3 units	\$12,000.00		
	HA-Wide	Annual Painting	24,426.00		
		<b>Total 1460</b>	<b>247,601.00</b>		

# Capital Funds Program Five Year Action Plan

## Part II: Supporting Pages--Work Activities

Activities for Year 1	Activities for Year: 2 FFY Grant: 2006 PHA FY: 2006			Activities for Year: 2 FFY Grant: 2006 PHA FY: 2006	
2005	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories
See	HA-Wide	<b>Dwelling Equipment:</b>			
		Ranges & Refrigerators	10,000.00		
		<b>Total 1465</b>	<b>\$10,000.00</b>		
	HA-Wide	<b>Non-Dwelling Equipment:</b>			
Annual		Truck	20,000.00		
		Office Equipment, Furniture	2,000.00		
		Misc. Maintenance Equipment	\$3,000.00		
		<b>Total 1475</b>	<b>\$25,000.00</b>		
Statement					
		<b>TOTAL ESTIMATED COST CFP - 2005</b>	<b>\$399,101.00</b>		

Activities for Year 1	Activities for Year: 3 FFY Grant: 2007 PHA FY: 2007			Activities for Year: 3 FFY Grant: 2007 PHA FY: 2007	
2005	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories
See	HA-Wide	<b>Operations:</b>			
		<b>Total 1406</b>	<b>\$25,000.00</b>		
	HA-Wide	<b>Management Improvements:</b>			
		Software Upgrade	10,000.00		
		Police Security	22,000.00		
Annual		Resident Coordinator Salary	28,000.00		
		<b>Total 1408</b>	<b>\$60,000.00</b>		
	HA-Wide	<b>Fees &amp; Costs:</b>			
Statement		Consultant for Needs Assessment	1,500.00		
		A/E	26,000.00		
		<b>Total 1430</b>	<b>\$27,500.00</b>		
	HA-Wide	<b>Site Improvements:</b>			
		Landscaping/Erosion Control	2,000.00		
		<b>Total 1450</b>	<b>2,000.00</b>		
	NC 70-2	<b>Dwelling Equipment:</b>			
		Floor Tile Replacement - 5 units	\$10,000.00		
		Begin Full Bath Rework - LS	\$210,000.00		
	NC 70-3	Floor Tile Replacement - 2 units	4,000.00		
		Kitchen Cabinet Replacement -2 units	6,000.00		
	HA-Wide	Annual Painting	\$17,601.00		
		<b>Total 1460</b>	<b>247,601.00</b>		

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

Activities	Activities for Year: 3	Activities for Year: 3
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Year 1	PHA FY: 2007			PHA FY: 2007	
2005	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories
See	HA-Wide	<b>Dwelling Equipment:</b>			
		Ranges & Refrigerators	10,000.00		
		<b>Total 1465</b>	<b>10,000.00</b>		
Annual					
Statement					
	HA-Wide	<b>Non Dwelling Equipment:</b>			
		Purchase Car	22,000.00		
		Office Equipment, Furniture	2,000.00		
		Misc. Maintenance Equipment	3,000.00		
			<b>\$27,000.00</b>		
		<b>TOTAL ESTIMATED COST CFP - 2006</b>	<b>\$399,101.00</b>		

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

Activities for	Capital Fund Program Tables		
	Activities for Year: 4	Activities for Year: 4	Activities for Year: 4
	FFY Grant: 2008	FFY Grant: 2008	FFY Grant: 2008

2005	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories
See	HA-Wide	<b>Operations:</b>			
		<b>Total 1406</b>	<b>\$25,000.00</b>		
	HA-Wide	<b>Management Improvements:</b>			
		Software Upgrade	4,000.00		
		Police Security	22,000.00		
Annual		Resident Coordinator Salary	28,000.00		
		<b>Total 1408</b>	<b>\$54,000.00</b>		
	HA-Wide	<b>Fees &amp; Costs:</b>			
Statement		Consultant for Needs Assessment	1,500.00		
		A/E	28,000.00		
		<b>Total 1430</b>	<b>\$29,500.00</b>		
	HA-Wide	<b>Site Improvements:</b>			
		Landscaping/Erosion Control	2,000.00		
		<b>Total 1450</b>	<b>\$2,000.00</b>		

## Capital Funds Program Five Year Action Plan

### Part II: Supporting Pages--Work Activities

Activities for Year 1	Activities for Year: 4 FFY Grant: 2008 PHA FY: 2008	Capital Fund Program Tables	Activities for Year: 4 FFY Grant: 2008 PHA FY: 2008
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	Name/Number	Categories		Name/Number	Categories
See	NC 70-2	<b>Dwelling Structures:</b>			
		Floor Tile Replacement - 5 units	10,000.00		
		Continue Full Bath Rework	\$243,601.00		
	NC 70-3	Floor Tile Replacement - 2 units	4,000.00		
Annual		Kitchen Cabinet Replacement - 2 units	6,000.00		
	HA-Wide	Annual Painting	10,000.00		
		<b>Total 1460</b>	<b>\$273,601.00</b>		
	HA-Wide	<b>Dwelling Equipment:</b>			
Statement		Ranges & Refrigerators	10,000.00		
		<b>Total 1465</b>	<b>\$10,000.00</b>		
	HA-Wide	<b>Non-Dwelling Equipment:</b>			
		Office Equipment, Furniture	2,000.00		
		Misc. Maintenance Equipment	\$3,000.00		
		<b>Total 1475</b>	<b>\$5,000.00</b>		
		<b>TOTAL ESTIMATED CFP COST - 2007</b>	<b>\$399,101.00</b>		

## Capital Funds Program Five Year Action Plan

### Part II: Supporting Pages--Work Activities

Activities for Year 1	Activities for Year: 5 FFY Grant: 2009 PHA FY: 2009	Capital Fund Program Tables	Activities for Year: 5 FFY Grant: 2009 PHA FY: 2009
2005	<b>Development</b>	<b>Major Work</b>	<b>Estimated Cost</b>
			<b>Development</b>
			<b>Major Work</b>



See	HA-Wide	<b>Operations:</b>			
			<b>Total 1406</b>	<b>\$25,000.00</b>	
	HA-Wide	<b>Management Improvements:</b>			
		Software Upgrade		4,000.00	
		Police Security		22,000.00	
Annual		Resident Coordinator Salary		28,000.00	
			<b>Total 1408</b>	<b>\$54,000.00</b>	
	HA-Wide	<b>Fees &amp; Costs:</b>			
Statement		Consultant for Needs Assessment		1,500.00	
		A/E		28,000.00	
			<b>Total 1430</b>	<b>\$29,500.00</b>	
	HA-Wide	<b>Site Improvements:</b>			
		Landscaping/Erosion Control		2,000.00	
			<b>Total 1450</b>	<b>2,000.00</b>	

## Capital Funds Program Five Year Action Plan Part II: Supporting Pages--Work Activities

Activities for Year 1	Activities for Year: 5 FFY Grant: 2009 PHA FY: 2009			Activities for Year: 5 FFY Grant: 2009 PHA FY: 2009		
2005	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Capital Fund Program Tables</b>	<b>Estimated Cost</b>	<b>Development Name/Number</b>	<b>Major Work Categories</b>

		Floor Tile Replacement - 5 units	10,000.00		
		Complete Full Bath Rework	143,000.00		
	NC 70-3	Floor Tile Replacement - 2 units	4,000.00		
		Kitchen Cabinet Replacement - 2 units	6,000.00		
Annual		Begin - Replace Windows w/energy efficient	100,601.00		
	HA-Wide	Annual Painting	10,000.00		
		<b>Total 1460</b>	<b>273,601.00</b>		
	HA-Wide	<b>Dwelling Equipment:</b>			
		Ranges & Refrigerators	\$10,000.00		
Statement		<b>Total 1465</b>	<b>10,000.00</b>		
	HA-Wide	<b>Non-Dwelling Equipment:</b>			
		Office Equipment, Furniture	\$2,000.00		
		Misc Maintenance Equipment	\$3,000.00		
		<b>Total 1475</b>	<b>5,000.00</b>		
		<b>TOTAL ESTIMATED CFP COST - 2008</b>	<b>399,101.00</b>		

## CAPITAL FUND PROGRAM TABLES START HERE

### Annual Statement /Performance and Evaluation Report

### Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: <p style="text-align: center;"><b>Lincolnton Housing Authority</b></p>	Grant Type and Number: Capital Fund Program No: <span style="float: right;"><b>NC19P07050105</b></span> Replacement Housing Factor Grant No:	Federal FY of Grant: <p><b>2005</b></p>
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Original Annual Statement    
  Reserved for Disasters/Emergencies    
  Revised Annual Statement/Revision Number \_\_\_\_\_  
 Performance and Evaluation Report for Program Year Ending \_\_\_\_\_    
  Final Performance and Evaluation Report for Program Year Ending \_\_\_\_\_

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses	25,000.00			
3	1408 Management Improvements	50,000.00			
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	26,500.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	103,000.00			
10	1460 Dwelling Structures	186,133.00			
11	1465.1 Dwelling Equipment-Nonexpendable	12,000.00			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	25,000.00			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant (sums of lines 2-20)	<b>\$427,633.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
22	Amount of line 21 Related to LBP Activities				
23	Amount of Line 21 Related to Section 504 Compliance				
24	Amount of Line 21 Related to Security - Soft Costs				
25	Amount of Line 21 Related to Security - Hard Costs				
26	Amount of Line 21 Related to Energy Conservation Measures				

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

PHA Name: <b>Lincolnton Housing Authority</b>		Grant Type and Number: Capital Fund Program No: <b>NC19P07050105</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2005</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>HA-Wide</b>								
	<b>Operations:</b>	1406		<b>\$25,000.00</b>				
<b>HA-Wide</b>	<b>Management Improvements:</b>							
	Police Security	1408		22,000.00				
	Resident Coordinator Salary	1408		28,000.00				
	<b>Total 1408</b>			<b>50,000.00</b>				
<b>HA-Wide</b>	<b>Fees &amp; Costs:</b>							
	Hire Consultant for Needs Assessment	1430		1,500.00				
	A/E	1430		25,000.00				
	<b>Total 1430</b>			<b>26,500.00</b>				
<b>HA-Wide</b>	<b>Site Improvements:</b>	1450						
	Landscaping/Erosion Control			3,000.00				
	Upgrades to gas lines - Piedmont Natural Gas will assume ownership and maintenance			100,000.00				
	<b>Total 1450</b>			<b>103,000.00</b>				
	<b>Dwelling Structures:</b>	1460						
<b>NC 70-2</b>	Kitchen Cabinet Replacement		33 units	130,133.00				
<b>NC 70-2</b>	Convert one 3 bedroom unit into handicap accessible			50,000.00				
<b>NC 70-3</b>	Kitchen Cabinet Replacement			3,000.00				
<b>HA-Wide</b>	Annual Painting			3,000.00				
	<b>Total 1460</b>			<b>186,133.00</b>	<b>0.00</b>	<b>0.00</b>		

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

PHA Name: <b>Lincolnton Housing Authority</b>		Grant Type and Number: Capital Fund Program No: <b>NC19P07050105</b> Replacement Housing Factor Grant No:					Federal FY of Grant: <b>2005</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>Dwelling Equipment:</b>	1465						
<b>HA-Wide</b>	Ranges & Refrigerators		LS	12,000.00				
	<b>Total 1465</b>			<b>12,000.00</b>				
<b>HA-Wide</b>	<b>Non-Dwelling Equipment:</b>	1475						
	Office Equipment, Furniture			2,000.00				
	Mics. Maintenance Equipment			2,000.00				
	Purchase Truck for Maintenance			21,000.00				
	<b>Total 1475</b>			<b>25,000.00</b>				

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

PHA Name: <b>Lincolnton Housing Authority</b>	Grant Type and Number: Capital Fund Program No: <b>NC19P07050105</b> Replacement Housing Factor Grant No:	Federal FY of Grant: <b>2005</b>
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Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-Wide	8/18/2007			8/18/2009			
NC 70-2	8/18/2007			8/18/2009			
NC 70-3	8/18/2007			8/18/2009			

## CAPITAL FUND PROGRAM TABLES START HERE

### Annual Statement /Performance and Evaluation Report

### Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: <p style="text-align: center;"><b>Lincolnton Housing Authority</b></p>	Grant Type and Number: Capital Fund Program No: <span style="float: right;"><b>NC19P07050203</b></span> Replacement Housing Factor Grant No:	Federal FY of Grant: <p><b>2003</b></p>
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Original Annual Statement   
  Reserved for Disasters/Emergencies   
  Revised Annual Statement/Revision Number \_\_ #1  
 Performance and Evaluation Report for Program Year Ending 3/31/2005   
  Final Performance and Evaluation Report for Program Year Ending \_\_\_\_\_

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	3,000.00	6,175.00	6,175.00	6,175.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	65,680.00	62,505.00	62,505.00	46,962.20
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 (sums of lines 2-20)	<b>\$68,680.00</b>	<b>68,680.00</b>	<b>68,680.00</b>	<b>53,137.20</b>
22	Amount of line 21 Related to LBP Activities				
23	Amount of Line 21 Related to Section 504 Compliance				
24	Amount of Line 21 Related to Security - Soft Costs				
25	Amount of Line 21 Related to Security - Hard Costs				
26	Amount of Line 21 Related to Energy Conservation Measures				

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

PHA Name: <b>Lincolnton Housing Authority</b>		Grant Type and Number: Capital Fund Program No: <b>NC19P07050203</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2003</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>HA-Wide</b>	<b>Fees &amp; Costs:</b>							
	A/E	1430		3,000.00	3,000.00	3,000.00	3,000.00	Complete
	A/E from 2003				1,200.00	1,200.00	1,200.00	Complete
	Hire Consultant for utility measuring				1,975.00	1,975.00	1,975.00	Complete
	<b>Total 1430</b>			<b>3,000.00</b>	<b>6,175.00</b>	<b>6,175.00</b>	<b>6,175.00</b>	
	<b>Dwelling Structures:</b>	1460						
<b>PHA Wide</b>	Kitchen Cabinet Replacement and new plumbing fixtures			65,680.00	46,962.20	46,962.20	46,962.20	Obligated Sonny Beam
	Change out Smoke Detectors to Smoke/Carbon Monoxide Detectors - Site 6				15,542.80	15,542.80		Obligated Moved from year 2006
	<b>Total 1460</b>			<b>65,680.00</b>	<b>62,505.00</b>	<b>62,505.00</b>	<b>46,962.20</b>	



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

PHA Name: <b>Lincolnton Housing Authority</b>	Grant Type and Number: Capital Fund Program No: Replacement Housing Factor Grant No: <b>NC19P07050203</b>	Federal FY of Grant: <b>2003</b>
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Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-Wide	2/12/2006		6/30/2004	2/12/2008			