

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

PHA Plans

5 Year Plan for Fiscal Years 2005 - 2009
Annual Plan for Fiscal Year 2006

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

**PHA Plan
Agency Identification**

PHA Name: Housing Authority of the City of Charlotte, NC

PHA Number: NC 003

PHA DUNS Number: 074523176

PHA Fiscal Year Beginning: 04/2006

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

5-YEAR PLAN
PHA FISCAL YEARS 2005 - 2009
[24 CFR Part 903.5]

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.

X The PHA's mission is: "The Charlotte Housing Authority is a non-profit public real estate holding company with a social purpose. That social or public purpose is to provide decent, safe and affordable housing to low- and moderate- income families while supporting self-sufficiency for clients who meet federal income requirements. The extended vision is for the organization is to become the premier non-profit real estate holding company in the United States and the affordable housing provider of choice in Charlotte".

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.

- X PHA Goal: Expand the supply of assisted housing
Objectives:
- X Apply for additional rental vouchers:
 - Apply for Project Based Section 8 vouchers
 - X Reduce public housing vacancies:
 - Achieve a Vacancy Turn average of 20 days or less on all non-exempt units for all sites supervised
 - Achieve a Regional REAC Physical Inspection score of 87 or higher for all sites supervised
 - X Leverage private or other public funds to create additional housing opportunities:
 - Proceed with previous HOPE VI replacement housing at off- site locations

- Move forward with plans on recent (4th) HOPE VI grant to revitalize Piedmont Courts as well as other HOPE VI developments
- X Acquire or build units or developments
- Continue to build relationships with private developers who have access to product that will allow public housing units to be added
- Other
- X PHA Goal: Improve the quality of assisted housing
- Objectives:
- X Improve public housing management:
- Plans to improve PHAS score, specifically in the Property Management Section in the areas of work order turnaround and vacancy turns to move the Authority to High Performing status
- X Improve voucher management:
- Continue to maintain a high SEMAP score by achieving 19 or higher on Reasonable Rent Indicator, 23 or higher on Housing Quality Standards and 19 or higher on Determination of Adjusted income indicator
- X Increase customer satisfaction:
- Achieve a Maintenance Services satisfaction rating of 4 or higher on the internal resident satisfaction survey for all sites supervised
 - Ensure site management staff attend 100% of the site Quality Circle meetings conducted by the Resident Organization
 - Increase participation and positive response to the RASS
- X Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
- X Renovate or modernize public housing units:
- Achieve all 3 points for Capital Fund Timeliness of Obligation & Expenditure on MASS score
 - Identify property deficiencies and corrective measure required and determine property needs by conducting UPCS inspections on 100% of property
 - Continue to seek additional funding sources for renovation of old units
- X Demolish or dispose of obsolete public housing:
- There are 29 properties identified as good candidates for either demolition or disposition
- X Provide replacement public housing:
- Potential Replacement units for lost units
 - First Ward
 - Arbor Glen
 - Fairview
 - Piedmont Courts
 - Belvedere homes
 - Live Oak
 - Hall House

- X Provide replacement vouchers:
 - Potential Replacement units for lost units
 - First Ward
 - Arbor Glen
 - Fairview
 - Piedmont Courts
 - Belvedere homes
 - Live Oak
 - Hall

Other:

- X PHA Goal: Increase assisted housing choices

Objectives:

- X Provide voucher mobility counseling:
- X Conduct outreach efforts to potential voucher landlords
- Increase voucher payment standards
- X Implement voucher homeownership program:
- X Implement public housing or other homeownership programs:
- X Implement public housing site-based waiting lists:
- X Convert public housing to vouchers:
 - Continue to review the feasibility of converting some portion of public housing to Section 8. The initial assessment resulting in no conversions.

Other:

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

- X PHA Goal: Provide an improved living environment

Objectives:

- X Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
 - CHA will evaluate data once each year regarding the demographics of each site to determine household income. This information will be used to offer families the opportunity to live in different units
- X Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - CHA will continue to promote the development of mixed- income developments with current HOPE VI grants
 - CHA will continue to forge relationships in the private sector to assist with the financial leverage that is necessary to build mixed- income developments

- X Implement public housing security improvements:
 - Continue building and maintaining strong relationship with local law enforcement agencies
- X Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- Other:

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

- X PHA Goal: Promote self-sufficiency and asset development of assisted households
 - Objectives:
 - X Increase the number and percentage of employed persons in assisted families:
 - X Provide or attract supportive services to improve assistance recipients' employability
 - CHA will continue to partner with other non-profit agencies that offer supportive services
 - X Provide or attract supportive services to increase independence for the elderly or families with disabilities.
 - CHA has strong relationships with Mecklenburg County who offers various supportive services
 - Other:

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

- X PHA Goal: Ensure equal opportunity and affirmatively further fair housing
 - Objectives:
 - X Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
 - X 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:
 - X Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - X Other:

Other PHA Goals and Objectives:

1. Develop collaborative relationships for housing solutions
 - a. Increase supply of non-assisted low-income housing.

- i. Purchase existing rental housing units to maintain their availability as low-income housing.
 - ii. Construct new low-income rental housing units.
- 2. Attain long-term financial viability.
 - a. Utilize PHA assets to generate income to operate PHA housing and self-sufficiency programs.
 - i. Dispose of properties (by sale or lease) as appropriate which are underutilized or highly appreciated.
 - ii. Acquire additional properties or interests in properties for the development of additional housing units.

Annual PHA Plan
PHA Fiscal Year 2006
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

X **Standard Plan**

Streamlined Plan:

High Performing PHA
Small Agency (<250 Public Housing Units)
Administering Section 8 Only

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

The Charlotte Housing Authority (CHA) is striving to be a real estate holding company with a diverse portfolio that leverages its assets to provide affordable housing and supportive services in partnership with the private sector, non-profit organizations, local, state and federal governments. CHA is currently serving 3,266 public housing tenants and 4,216 Section 8 Voucher holders. On average we have 3,500 individuals on the Public Housing waiting list and 800 individuals on the Section 8 waiting list. The Authority will implement improvement strategies in 2006 to address housing needs in the local area with \$110 million, which includes approximately \$45 million of HOPE VI Grant monies as well as approximately \$10 million in City of Charlotte Housing Trust Fund money.

Even though the local market is over capacity with units to service the population that earns more than 30% of the AMI but not more than 80% of the AMI, there is still a grave need for units to serve the population that earns 30% or less than the AMI. 96% of the individuals on the waiting list for public housing earn 30% or less of the AMI. In general the public housing waiting list remains closed for certain bedroom configurations.

The Authority has adopted a development –based asset management philosophy that utilizes an operating pro – forma for each property to assist in understanding the true financial picture for the Authority. This financial management technique will mesh nicely with HUD’s PEL process. The Authority has closely scrutinized its priorities for spending Capital Funds. The Demolition and Disposition plan shows where Authority owned properties could undergo dramatic transformations. This 5 year/ FY2006 Annual Plan will explain the plan of action for the Charlotte Housing Authority to continue moving its mission forward.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

Table of Contents

Page #

Annual Plan

- i. Executive Summary
- ii. Table of Contents
 1. Housing Needs
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 3. Policies on Eligibility, Selection and Admissions
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 6. Grievance Procedures
 7. Capital Improvement Needs
 8. Demolition and Disposition
 9. Designation of Housing
 10. Conversions of Public Housing
 11. Homeownership
 12. Community Service Programs
 13. Crime and Safety
 14. Pets (Inactive for January 1 PHAs)
 15. Civil Rights Certifications (included with PHA Plan Certifications)
 16. Audit
 17. Asset Management
 18. Other Information

Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

- X NC003c01 - Admissions Policy for Deconcentration
- X NC003a1_a601 - FY 2005 Capital Fund Program Annual Statement (CFP Grant Application w/ Detail, CFPRH Grant1 w/ Detail, CFPRH Grant2 w/ Detail)
- X NC003l01 – Board of Commissioners Resident Member
- X NC003m01 – RAB member roster
- X NC003n01 – Substantial Deviation statement

Optional Attachments:

- X NC003j01 - PHA Management Organizational Chart
- X NC003b01 - FY 2005 Capital Fund Program 5 Year Action Plan
Public Housing Drug Elimination Program (PHDEP) Plan
- X NC003i01 - Comments of Resident Advisory Board or Boards
- X Other (List below, providing each attachment name)
 - NC003d01 – Grievance Policy
 - NC003e01 – Community Service
 - NC003f01 – Pet Policy
 - NC003g01 – Statement of Progress
 - NC003h01 – Homeownership Capacity
 - NC003k02 – Project Based Section 8
 - NC003l01 – Board of Commissioners Resident Member
 - NC003m01 – RAB Membership Roster
 - NC003n01 – Substantial Deviation from 5 yr plan

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local 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	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
X	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	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program X check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
X	Other supporting documents: - RASS Follow – Up Plan for Period Ending March 31, 2004	Operations and Management Policies
X	2004- 2005 Review of Initial Assessment of Conversion from Public Housing to Tenant Based Section 8 Vouchers	Conversion of Public Housing to Tenant Based Vouchers

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type

Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	15,391	5	5	4	4	4	4
Income >30% but <=50% of AMI	19,320	1	1	1	1	1	1
Income >50% but <80% of AMI	22,802	1	1	1	1	1	1
Elderly	10,154	5	5	4	5	4	4
Families with Disabilities							
Race/Ethnicity							
Race/Ethnicity							
Race/Ethnicity							
Race/Ethnicity							

What sources of information did the PHA use to conduct this analysis?

X Consolidated Plan of the Jurisdiction/s

Indicate year: 2006

U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset

American Housing Survey data

Indicate year:

Other housing market study

Indicate year:

Other sources: (list and indicate year of information)

B. 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.

Housing Needs of Families on the Waiting List			
Waiting list type: Section 8 tenant-based assistance X Public Housing Combined Section 8 and Public Housing Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/sub-jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	2,231		1,175

Housing Needs of Families on the Waiting List			
Extremely low income <=30% AMI	2,145	96.18%	
Very low income (>30% but <=50% AMI)	87	2.54%	
Low income (>50% but <80% AMI)	43	1.27%	
Families with children	1,336	59.88%	
Elderly families	40	1.79%	
Families with Disabilities	451	20.22%	
Race/ethnicity (White)	136	6.11%	
Race/ethnicity (Black)	2,059	92.28%	
Race/ethnicity (Asian)	8	0.38%	
Race/ethnicity (Pacific Islander)American Indian	25	1.12%	

Characteristics by Bedroom Size (Public Housing Only)			
1BR 358 0 BR 537	895	40.12%	
2 BR	630	28.24%	
3 BR	287	12.86%	
4 BR	390	17.48%	
5 BR	29	1.30%	
5+ BR	N/A	N/A	N/A
Is the waiting list closed (select one) No Yes <input checked="" type="checkbox"/>			
If yes: 2/3 bedrooms			
How long has it been closed (# of months)? 16 months			
Does the PHA expect to reopen the list in the PHA Plan year? No <input checked="" type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes <input checked="" type="checkbox"/>			

Housing Needs of Families on the Waiting List			
Waiting list type: <u>X Section 8 tenant-based assistance</u> Public Housing Combined Section 8 and Public Housing Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/sub-jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	784		250
Extremely low income <=30% AMI	N/A	N/A	
Very low income (>30% but <=50% AMI)	N/A	N/A	
Low income (>50% but <80% AMI)	N/A	N/A	

Housing Needs of Families on the Waiting List			
Families with children	762	97%	
Elderly families	15	2%	
Families with Disabilities	7	1%	
Race/ethnicity (White)	5	1%	
Race/ethnicity (Black)	778	99%	
Race/ethnicity (Asian)	0	0%	
Race/ethnicity (Pacific Islander)	1	0%	

Characteristics by Bedroom Size (Section 8)			
1BR	13	1.7%	3
2 BR	204	26.0%	65
3 BR	356	45.4%	113
4 BR	172	21.9%	56
5 BR	39	5.0%	12
5+ BR	N/A	N/A	N/A
Is the waiting list closed (select one) No Yes <u>X</u>			
If yes:			
How long has it been closed (# of months)? <u>62 months</u>			
Does the PHA expect to reopen the list in the PHA Plan year? No <u>X Yes</u>			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No <u>Yes X</u>			

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

- X Employ effective maintenance and management policies to minimize the number of public housing units off-line
- X Reduce turnover time for vacated public housing units
- X Reduce time to renovate public housing units
- X Seek replacement of public housing units lost to the inventory through mixed finance development
- X Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources

- X Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- X Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- X Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- X Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- X Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- X Other:
 - Pursue opportunities to partner with other agencies that provide self-sufficiency services as their core business. Use these partnerships to enhance the families' ability to move out of public housing units, thereby making those units available to other eligible families.

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

Select all that apply

- X Apply for additional section 8 units should they become available
- X Leverage affordable housing resources in the community through the creation of mixed - finance housing
- X Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- X Other: (list below)
Single Room Occupancy
- X Utilize Project Based Vouchers
 - Attachment NC003k01

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

- X Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- X 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
- X Adopt rent policies to support and encourage work
- X Other:

- Target those enrolled currently in educational, training, or upward mobility programs.

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
- X Adopt rent policies to support and encourage work
- X Other:
 - Target those enrolled currently in educational, training, or upward mobility programs.

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
- X Apply for special-purpose vouchers targeted to the elderly, should they become available
- X Other:
 - Currently have designation of 6 public housing communities for the elderly and a preference (for elderly and disabled) for all one-bedroom units.
 - Affirmatively market to the elderly.

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
- X Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- X Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- X Affirmatively market to local non-profit agencies that assist families with disabilities
- X Other:
 - Currently have designation of 6 public housing communities for mixed (elderly and disabled) occupancy and a preference (for elderly and disabled) for all one-bedroom units and have received 275 special purpose vouchers targeted to families with disabilities and plans for 3 new developments.
 - Affirmatively market to families with disabilities.

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

- X Affirmatively market to races/ethnicities shown to have disproportionate housing needs
Other:

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- X Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
X Market the section 8 program to owners outside of areas of poverty /minority concentrations
X Other:
 - Coordinate with city departments to affirmatively further fair housing.

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:

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

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List 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.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2006 grants)		
a) Public Housing Operating Fund	\$9,297,342	
b) Public Housing Capital Fund	\$5,104,559	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$34,439,460	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
Housing Search Assistance Program Grant		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
HOPE VI	\$37,015,164	Use as specified in grant
Capital Fund	\$4,179,801	Use as specified in grant
Housing Search Assistance Program		Use as specified in grant
Resident Opportunity and Self-Sufficiency Grants	\$303,558	Use as specified in grant
3. Public Housing Dwelling Rental Income		
	\$4,976,624	Public Housing Operations
4. Other income (list below)		
Excess Utilities/Interest Income	\$124,900	Public Housing Operations
Laundry, vending, late fees, etc.	\$270,366	Public Housing Operations
4. Non-federal sources (list below)		
City of Charlotte – Housing Trust Fund	\$605,452	Southside Renovations, Phase II
City of Charlotte – Housing Trust Fund	\$230,000	Arbor Glen Phase III
City of Charlotte – Housing Trust Fund	\$18,573	Southside Phase III
City of Charlotte – Housing Trust Fund	\$805,466	Leafcrest Renovations
City of Charlotte – Housing Trust Fund	\$801,378	Cedar Knoll Renovations
City of Charlotte – Housing Trust Fund	\$528,630	Mallard Ridge Renovations

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
City of Charlotte – Housing Trust Fund	\$0	Strawn Special Needs
City of Charlotte – Housing Trust Fund	\$0	Charlottetown Special Needs
City of Charlotte – Housing Trust Fund	\$1,800,000	Southside Phase IV
Total resources	\$101,301,273	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

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?

X Other:

- When families are selected from the waiting list they are sent a letter to come in for an interview and eligibility is then determined.

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

X Criminal or Drug-related activity

X Rental history

X Credit

Other

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

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

e. Yes X 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?

- X Community-wide list
Sub-jurisdictional lists
- X Site-based waiting lists
- X Other:
 - Waiting list is organized to accommodate families who qualify for units in communities designated for elderly and mixed (elderly and disabled) occupancy.

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

- X Other:
 - Operations Division-2600 Youngblood Street, Charlotte, NC

c. 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?

Six:

- Oak Valley
- Valleyview
- Claremont
- Victoria Square
- Grove Place
- Villa Courts

2. X 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? 6

3. X Yes No: May families be on more than one list simultaneously.

If yes, how many lists? 6

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

- All PHA development management offices
- X Management offices at developments with site based waiting lists
At the development to which they would like to apply
- X Other:
 - Operations Division-2600 Youngblood Street, Charlotte, NC

(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?

- X One
 - Family sites
- X Two
 - Disabled sites
- X Two
 - Elderly sites

b. X 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:

X Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions?

- X Emergencies
- X Overhoused
- X Underhoused
- X Medical justification

Resident choice:

- X Other:
 - Enrolling in, dropping out or being terminated from FSS program

Preferences

1. X 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**)

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:

- 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
- X 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

X Other preference(s):

<u>Program Name</u>	<u>Priority</u>
• City Relocation Program	1
• Katrina PH Victims	2
• Non PH Katrina Victims	3
• Department of Social Services Housing Programs	4
• Elderly/Disabled Applicants	5
• Family Applicants (Date & Time priority)	6
• Single Applicants (Date & Time only housed if there are no elderly/disabled persons on the waiting list)	7

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.

X Date and Time

Priority 2

Former Federal preferences:

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

Other preferences (select all that apply)

Working families and those unable to work because of age or disability

- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- X Those enrolled currently in educational, training, or upward mobility programs

Priority 2

- 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
- X Other preference(s):

<u>Program Name</u>	<u>Priority</u>
• City of Charlotte Relocation Program	1
• Public Housing Katrina Victims	2
• Non-Public Housing Katrina Victims	3
• Department of Social Services Housing Programs	4
• Elderly/Disabled Applicants	5
• Family Applicants (Date & Time)	6
• Single Applicants (Not otherwise eligible), Date & Time	7

- 4. Relationship of preferences to income targeting requirements:
 - The PHA applies preferences within income tiers
 - X 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)
 - X The PHA-resident lease
 - X The PHA's Admissions and (Continued) Occupancy policy
 - X PHA briefing seminars or written materials
 - Other source

- b. How often must residents notify the PHA of changes in family composition?
 - X At an annual reexamination and lease renewal
 - X Any time family composition changes
 - X At family request for revision
 - Other (list)

(6) Deconcentration and Income Mixing

- a. X Yes No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for

measures to promote deconcentration of poverty or income mixing?

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

c. If the answer to b was yes, what changes were adopted?

Adoption of site based waiting lists

If selected, list targeted developments below:

- All Public Housing Sites

Employing waiting list “skipping” to achieve deconcentration of poverty or income mixing goals at targeted developments

If selected, list targeted developments below:

- All Public Housing Sites

Employing new admission preferences at targeted developments

If selected, list targeted developments below:

Other (list policies and developments targeted below)

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

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

Additional affirmative marketing

Actions to improve the marketability of certain developments

Adoption or adjustment of ceiling rents for certain developments

Adoption of rent incentives to encourage deconcentration of poverty and income-mixing

Other (list below)

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

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

List (any applicable) developments below:

- Cedar Knoll,
- Gladedale
- Sunridge

- Tarlton Hills
- Wallace Woods
- Southside Homes
- Piedmont Courts

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

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

X List (any applicable) developments below:

- Leafcrest
- Meadow Oaks
- Boulevard Homes
- Robinsdale
- Arbor Glen
- Victoria Square
- Mallard Ridge
- Live Oak
- Claremont
- Savanna Woods
- Tall Oaks
- Dillehay Courts
- First Ward
- Park At Oaklawn

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
 - X Criminal and drug-related activity, more extensively than required by law or regulation
 - More general screening than criminal and drug-related activity (list factors below)
 - Other (list below)

- 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?
- Criminal or drug-related activity
- Other (describe below)
Past rental history, if available

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged?
- 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?
- PHA main administrative office
- Other:
- Operational Division, 2600 Youngblood Street, Charlotte, NC
 - Section 8 Department, 135 Scaleybark Road, Charlotte, NC

(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:

- Extensions are issued in 30-day increments, not to exceed an additional 60 days. Units in Charlotte/Mecklenburg, particularly those in non-impacted areas can be difficult to locate.

(4) Admissions Preferences

a. Income targeting

X 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. X 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))

2. Which of the following admission preferences does the PHA plan to employ in the coming year?

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

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

X Other preference(s):

- Hurricane Katrina Housing Assistance Relocation – providing Housing Assistance to families who resided in Public Housing or who were Section 8 Housing Choice Voucher Participants in the hurricane Katrina impacted areas.
- Hurricane Katrina Relocation – providing Housing Assistance to families who resided in the hurricane Katrina impacted areas and must relocate.
- Charlotte Housing Authority Relocation - providing housing assistance and supportive services to families who must relocate as a result of the demolition of City of Charlotte Housing Authority owned Public Housing units.
- City of Charlotte Relocation Program that provides housing assistance and supportive services to families who must relocate as a result of City Code Enforcement.

- Department of Social Services Housing Program that provides housing assistance and supportive services to Work First participants, Family Unification clients and young adults aging out of foster care.
- Elderly & Disabled Applicants
- Family applicants base on date and time of application
- Single applicants (not otherwise eligible) base on date and time of application.
- Date and time.

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.

X Date and Time

Former Federal preferences

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

Other preferences

- 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):

<u>Program Name</u>	<u>Priority</u>
Katrina Disaster	1
Charlotte Housing Authority Relocation	2
City of Charlotte Relocation Program	3
Department of Social Services Housing Programs	4
Elderly/Disabled Applicants	5

Family Applicants (Date & Time)	6
Single Applicants (Not otherwise eligible)	7
Date & Time	8

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

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

B. 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
- X Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

6. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- X 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?

- X The Section 8 Administrative Plan
- X Briefing sessions and written materials
- Other

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

- X Through published notices
- Other

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (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:

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

---or---

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

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent?

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

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

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

Residents paying Minimum Rent may be entitled to a Hardship Exemption. A Resident may qualify for the Hardship Exemption if the Resident is already paying Minimum Rent and any of the following apply:
the Family has lost eligibility for a federal state, or local assistance program, or is awaiting a determination of eligibility for that program
the Resident cannot pay minimum rent, and would be evicted because he or she could not do so
the income of the Resident or his or her family has decreased because of changed circumstances, including loss of employment
a death in the Resident's family has occurred
other circumstances that may later be determined by HUD or the Authority.

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

1. Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?
 2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:
- d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ
- 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

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income)
 - Yes for all developments
 - Yes but only for some developments
 - X No
2. For which kinds of developments are ceiling rents in place?
 - 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.
 - Market comparability study
 - Fair market rents (FMR)

- 95th 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

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?
- 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)_____
 - X Other:
 - The family income from all sources goes down and is expected to stay down until the next regular reexamination date
 - A member of the Household with income relevant to the determination of Income-Based Rent is added to or deleted from the lease
 - The Family requests, and is granted, a change from Flat Rent to Income-Based Rent and must therefore have a reexamination in order to determine the amount of Income-Based Rent to be paid by it
- g. X 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

In setting the market-based flat rents, what sources of information did the PHA use to establish comparability?

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

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?
 - At or above 90% but below 100% of FMR
 - X 100% of FMR
 - Above 100% but at or below 110% of FMR
 - Above 110% of FMR

- b. If the payment standard is lower than FMR, why has the PHA selected this standard?
 - 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

- c. If the payment standard is higher than FMR, why has the PHA chosen this level?
 - 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?
 - X Annually
 - Other

- e. What factors will the PHA consider in its assessment of the adequacy of its payment standard?
 - X Success rates of assisted families
 - Rent burdens of assisted families
 - Other

(2) Minimum Rent

- a. What amount best reflects the PHA's minimum rent?
 - \$0
 - X \$1-\$25
 - \$26-\$50

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

C. MINIMUM RENT [24 CFR 5.616]

Minimum Rent

"Minimum rent" is \$25.00. Minimum rent refers to the Total Tenant Payment and includes the combined amount a family pays towards rent and/or utilities when it is applied.

Hardship Requests for an Exception to Minimum Rent

The PHA recognizes that in some circumstances even the minimum rent may create a financial hardship for families. The PHA will review all relevant circumstances brought to the PHA's attention regarding financial hardship as it applies to the minimum rent. The following section states the PHA's procedures and policies in regard to minimum rent financial hardship as set forth by the Quality Housing and Work Responsibility Act of 1998. HUD has defined circumstances under which a hardship could be claimed. (24 CFR 5.630)

Criteria for Hardship Exception

In order for a family to qualify for a hardship exception the family's circumstances must fall under one of the following HUD hardship criteria:

The family has lost eligibility or is awaiting an eligibility determination for Federal, State, or Local assistance, including a family with a member who is a noncitizen lawfully admitted for permanent residence under the Immigration and Nationality Act, and who would be entitled to public benefits but for Title IV of the Personal Responsibility and Work Opportunity Act of 1996.

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

X An organization chart showing the PHA's management structure and organization is attached.

- Attachment NC003j01

A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	3,307	600
Section 8 Vouchers	4,217	300*
Special Purpose Section 8 Certificates/Vouchers (list individually)	<p><u>Non-Elderly Disabled (200)</u> - These vouchers were awarded in 1999 and are included in the base of 4,217 above. CHA has no knowledge of an additional vouchers for this category</p> <p><u>Main Stream Disabled (75)</u></p> <p><u>Welfare to Work (700)</u></p> <p><u>Relocation (309)</u></p> <ul style="list-style-type: none"> • Belvedere (111) • Piedmont (198) <p>- These voucher are included in the base of 4,217 above.</p> <p><u>FUP Voucher (85)</u> - These voucher are included in the base of 4,217 above.</p> <p><u>Project Based (40)</u></p>	Included in 300 expected turnovers
Other Federal Programs(list individually)		

C. Management and Maintenance Policies

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

A. Public Housing Maintenance and Management:

- Admissions and Occupancy Policy
- Management Standard Operating Procedure
- Work Order Emergency Procedure
- Work Order Regular Procedure

(2) Section 8 Management:

- Section 8 Administrative Plan

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process?

PHA main administrative office

X PHA development management offices

X Other :

- Operational Division, 2600 Youngblood Street, Charlotte, NC

B. Section 8 Tenant-Based Assistance

1. X No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes?

PHA main administrative office

X Other:

- Section 8 Department, 135 Scaleybark Road, Charlotte, NC

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

X The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment:

- NC003a1_a601 – there are 6 sheets in the workbook

-or-

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

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

X The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment:

- NC003b1_b301 – there are 3 sheets in the workbook

-or-

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

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

Applicability of sub-component 7B: 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.

X Yes No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)

b) Status of HOPE VI revitalization grant:

1. Development name: First Ward Place (formerly Earle Village)

2. Development (project) number: 3-05

3. Status of grant:

Revitalization Plan under development

Revitalization Plan submitted, pending approval

Revitalization Plan approved

X Activities pursuant to an approved Revitalization Plan underway

1. Development name: Arbor Glen (formerly Dalton Village)

2. Development (project) number: 3-9

3. Status of grant:

Revitalization Plan under development

Revitalization Plan submitted, pending approval

Revitalization Plan approved

X Activities pursuant to an approved Revitalization Plan underway

1. Development name: Park at Oaklawn (formerly Fairview Homes)

2. Development (project) number: 3-2

3. Status of grant:

Revitalization Plan under development

Revitalization Plan submitted, pending approval

Revitalization Plan approved

X Activities pursuant to an approved Revitalization Plan underway

1. Development name: Piedmont Courts

2. Development (project) number: 3-1

3. Status of grant:

Revitalization Plan under development

Revitalization Plan submitted, pending approval

Revitalization Plan approved

X Activities pursuant to an approved Revitalization Plan underway

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

X Yes No: d) 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:

- Arbor Glen
- Fairview Homes
- First Ward Place (Phase 6)
- Piedmont Courts

X Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?

If yes, list developments or activities below:

- Replacement units for units lost through HOPE VI revitalization at First Ward, Arbor Glen and Fairview Homes
- Replacement units for units lost through approved disposition of Piedmont Courts, Belvedere Homes, Live Oak and/or Hall House

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

1. X Yes No: Does the PHA plan to conduct any demolition or disposition activities

(pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

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

Demolition/Disposition Activity Description	
1a. Development name:	<u>Piedmont Courts</u>
1b. Development (project) number:	3-01
2. Activity type:	<u> X </u> Demolition Disposition
3. Application status	Approved Submitted, pending approval X Planned application

4. Date application approved, submitted, or planned for submission: 2004
5. Number of units affected: 242 Coverage of action Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2004-2006 b. Projected end date of activity: 2006

Demolition/Disposition Activity Description
1a. Development name: <u>Belvedere Homes</u>
1b. Development (project) number: 3-04
2. Activity type: ___ Demolition <input checked="" type="checkbox"/> Disposition
3. Application status Approved Submitted, pending approval <input checked="" type="checkbox"/> Planned application
4. Date application approved, submitted, or planned for submission: 2005-2010
5. Number of units affected: 166 Coverage of action Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2006 b. Projected end date of activity 2010

Demolition/Disposition Activity Description
1a. Development name: <u>First Ward Place (formerly: Earle Village)</u>
1b. Development (project) number: 3-05
2. Activity type: Demolition Disposition <input checked="" type="checkbox"/>
3. Application status <input checked="" type="checkbox"/> Approved Submitted, pending approval Planned application Note: CHA has received disposition of remaining vacant land in First Ward including 080-063-08, 0.903 acres; a 1.12 acre portion of 080-056-01; a portion of 080-081-01; 0.2 acres of 080-081-05; 0.5 acres of 080-081-02 and 2.48 acres of 080-082-15.
4. Date application approved, submitted, or planned for submission: 12/01-2002
5. Number of units affected: None

6. Coverage of action <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2005-2010 b. Projected end date of activity: 2010

Demolition/Disposition Activity Description
1a. Development name: <u>Edwin Towers</u> 1b. Development (project) number: 3-06
2. Activity type: Demolition Disposition <input checked="" type="checkbox"/>
3. Application status <input type="checkbox"/> Approved <input type="checkbox"/> Submitted, pending approval * <input checked="" type="checkbox"/> Planned application
4. Date application approved, submitted, or planned for submission: 2005-2010
5. Number of units affected: None
6. Coverage of action <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for Activity: A. Actual or projected start date of activity: 2005-2010 Projected end date of activity: 2010

Demolition/Disposition Activity Description
1a. Development name: <u>Strawn Apartments</u> 1b. Development (project) number: 3-07
2. Activity type: Demolition Disposition <input checked="" type="checkbox"/>
3. Application status <input type="checkbox"/> Approved <input type="checkbox"/> Submitted, pending approval * <input checked="" type="checkbox"/> Planned application
4. Date application approved, submitted, or planned for submission: 2005-2010
5. Number of units affected: 122
6. Coverage of action <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2005-2010 b. Projected end date of activity: 2010

Demolition/Disposition Activity Description	
1a. Development name: <u>Central Office</u>	
1b. Development (project) number: 3-07	
2. Activity type: Demolition Disposition <input checked="" type="checkbox"/>	
3. Application status Approved Submitted, pending approval <input checked="" type="checkbox"/> Planned application	
4. Date application approved, submitted, or planned for submission: 2005-2010	
5. Number of units affected: None	
6. Coverage of action Part of the development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity: a. Actual or projected start date of activity: 2005-2010 b. Projected end date of activity: 2010	

Demolition/Disposition Activity Description	
1a. Development name: <u>Arbor Glen 50 Units and FIC Building</u>	
1b. Development (project) number: 3-09	
2. Activity type: Demolition Disposition <input checked="" type="checkbox"/>	
3. Application status <input checked="" type="checkbox"/> Approved Submitted, pending approval Planned application	
4. Date application approved, submitted, or planned for submission: 8/28/2003	
5. Number of units affected: 50 Units and FIC Building	
6. Coverage of action <input checked="" type="checkbox"/> Part of the development Total development	
7. Timeline for activity: a. Actual or projected start date of activity: 11-15-03 b. Projected end date of activity: 12-31-06	

Demolition/Disposition Activity Description	
1a. Development name: <u>Boulevard Homes</u>	
1b. Development (project) number: 3-11	
2. Activity type: Demolition Disposition <input checked="" type="checkbox"/>	
3. Application status Approved Submitted, pending approval <input checked="" type="checkbox"/> Planned application	
4. Date application approved, submitted, or planned for submission: 2004-2009	
A. Number of units affected: 300 Coverage of action Part of the development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity: a. Actual or projected start date of activity: 2005-2010 b. Projected end date of activity: 2010	

Demolition/Disposition Activity Description	
1a. Development name: <u>Dillehay Courts</u>	
1b. Development (project) number: 3-12	
2. Activity type: Demolition Disposition <input checked="" type="checkbox"/>	
3. Application status Approved Submitted, pending approval <input checked="" type="checkbox"/> Planned application	
4. Date application approved, submitted, or planned for submission: 2005-2010	
A. Number of units affected: 136 A. Coverage of action Part of the development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity: a. Actual or projected start date of activity: 2005-2010 b. Projected end date of activity: 2010	

Demolition/Disposition Activity Description
1a. Development name: <u>Cedar Knoll</u>
1b. Development (project) number: 3-16N
2. Activity type: Demolition Disposition <input checked="" type="checkbox"/>
Application status Approved Submitted, pending approval <input checked="" type="checkbox"/> Planned application
4. Date application approved, submitted, or planned for submission: 2005-2010
5. Number of units affected: 49
6. Coverage of action <input checked="" type="checkbox"/> Part of the development Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2005-2010 b. Projected end date of activity: 2010

Demolition/Disposition Activity Description
1a. Development name: <u>Sunridge</u>
1b. Development (project) number: 3-17M
2. Activity type: Demolition Disposition <input checked="" type="checkbox"/>
3. Application status Approved Submitted, pending approval <input checked="" type="checkbox"/> Planned application
4. Date application approved, submitted, or planned for submission: 2005-2010
5. Number of units affected: 44
6. Coverage of action Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2005-2010 b. Projected end date of activity: 2010

Demolition/Disposition Activity Description
1a. Development name: <u>Charlottetown Terrace</u>
1b. Development (project) number: 3-18
2. Activity type: Demolition Disposition <input checked="" type="checkbox"/>

3. Application status Approved Submitted, pending approval <input checked="" type="checkbox"/> Planned application
4. Date application approved, submitted, or planned for submission: 2005-2010
5. Number of units affected: 180
6. Coverage of action Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2005-2010 b. Projected end date of activity: 2010

Demolition/Disposition Activity Description
1a. Development name: <u>Parktowne Terrace</u>
1b. Development (project) number: 3-19
2. Activity type: Demolition Disposition <input checked="" type="checkbox"/>
3. Application status Approved Submitted, pending approval <input checked="" type="checkbox"/> Planned application
4. Date application approved, submitted, or planned for submission: 2005-2010
A. Number of units affected: 164
A. Coverage of action Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2005-2010 b. Projected end date of activity: 2010

Demolition/Disposition Activity Description
1a. Development name: <u>Tall Oaks</u>
1b. Development (project) number: 3-20
2. Activity type: Demolition Disposition <input checked="" type="checkbox"/>
3. Application status Approved Submitted, pending approval <input checked="" type="checkbox"/> Planned application
4. Date application approved, submitted, or planned for submission: 2005-2010

5. Number of units affected: 79
6. Coverage of action Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2005-2010 b. Projected end date of activity: 2010

Demolition/Disposition Activity Description
1a. Development name: <u>Savanna Woods</u> 1b. Development (project) number: 3-21M
2. Activity type: Demolition Disposition <input checked="" type="checkbox"/>
3. Application status Approved Submitted, pending approval <input checked="" type="checkbox"/> Planned application
4. Date application approved, submitted, or planned for submission: 2005-2010
5. Number of units affected: 49
6. Coverage of action Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2005-2010 b. Projected end date of activity: 2010

Demolition/Disposition Activity Description
1a. Development name: <u>Live Oak</u> 1b. Development (project) number: 3-21S
2. Activity type: Demolition Disposition <input checked="" type="checkbox"/>
3. Application status Approved Submitted, pending approval <input checked="" type="checkbox"/> Planned application
4. Date application approved, submitted, or planned for submission: 2005- 2006
5. Number of units affected: 32
6. Coverage of action Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2006

b. Projected end date of activity: 2010

Demolition/Disposition Activity Description

1a. Development name: **Hall House**

1b. Development (project) number: 3-22

2. Activity type: Demolition
Disposition

3. Application status
Approved
Submitted, pending approval
 Planned application

4. Date application approved, submitted, or planned for submission: 2005-06

5. Number of units affected: 191

6. Coverage of action
Part of the development
 Total development

7. Timeline for activity:
a. Actual or projected start date of activity: 2006
b. Projected end date of activity: 2008

Demolition/Disposition Activity Description

1a. Development name: **Tarlton Hills**

1b. Development (project) number: 3-23

2. Activity type: Demolition
Disposition

3. Application status
Approved
Submitted, pending approval *
 Planned application

4. Date application approved, submitted, or planned for submission: 2005-2010

5. Number of units affected: 21

6. Coverage of action
Part of the development
 Total development

7. Timeline for activity:
a. Actual or projected start date of activity: 2005-2010
b. Projected end date of activity: 2010

Demolition/Disposition Activity Description

1a. Development name: **Robinsdale**

1b. Development (project) number: 3-24

2. Activity type: Demolition Disposition <input checked="" type="checkbox"/>
3. Application status Approved Submitted, pending approval <input checked="" type="checkbox"/> Planned application
4. Date application approved, submitted, or planned for submission: 2005-2010
5. Number of units affected: 30
6. Coverage of action Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2005-2010 b. Projected end date of activity: 2010

Demolition/Disposition Activity Description
1a. Development name: <u>Gladedale</u>
1b. Development (project) number: 3-25
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status Approved Submitted, pending approval Planned application
4. Date application approved, submitted, or planned for submission: 2005-2010
5. Number of units affected: 49
6. Coverage of action Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2005-2010 b. Projected end date of activity: 2010

Demolition/Disposition Activity Description
1a. Development name: <u>Wallace Woods</u>
1b. Development (project) number: 3-26
2. Activity type: Demolition Disposition <input checked="" type="checkbox"/>
3. Application status Approved Submitted, pending approval <input checked="" type="checkbox"/> Planned application

4. Date application approved, submitted, or planned for submission: 2005-2010
5. Number of units affected: 48
6. Coverage of action Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2005-2010 b. Projected end date of activity: 2010

Demolition/Disposition Activity Description
1a. Development name: <u>Central Maintenance</u>
1b. Development (project) number: 3-31
2. Activity type: Demolition Disposition <input checked="" type="checkbox"/>
3. Application status Approved <input checked="" type="checkbox"/> Submitted, pending approval Planned application
4. Date application approved, submitted, or planned for submission: 2005-2010
5. Number of units affected: 0
6. Coverage of action Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2005-2010 b. Projected end date of activity: 2010

Demolition/Disposition Activity Description
1a. Development name: <u>Claremont</u>
1b. Development (project) number: 3-93
2. Activity type: Demolition Disposition <input checked="" type="checkbox"/>
3. Application status Approved Submitted, pending approval <input checked="" type="checkbox"/> Planned application
4. Date application approved, submitted, or planned for submission: 2005-2010
5. Number of units affected: 50
6. Coverage of action Part of the development <input checked="" type="checkbox"/> Total development

<p>7. Timeline for activity:</p> <p>a. Actual or projected start date of activity: 2005-2010</p> <p>b. Projected end date of activity: 2010</p>

Demolition/Disposition Activity Description
<p>1a. Development name: <u>Victoria Square</u></p> <p>1b. Development (project) number: 3-95</p>
<p>2. Activity type: Demolition Disposition <input checked="" type="checkbox"/></p>
<p>3. Application status</p> <p>Approved Submitted, pending approval <input checked="" type="checkbox"/> Planned application</p>
<p>4. Date application approved, submitted, or planned for submission: 2005-2010</p>
<p>5. Number of units affected: 32</p>
<p>6. Coverage of action</p> <p>Part of the development <input checked="" type="checkbox"/> Total development</p>
<p>7. Timeline for activity:</p> <p>a. Actual or projected start date of activity: 2005-2010</p> <p>b. Projected end date of activity: 2010</p>

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

[24 CFR Part 903.7 9 (i)]

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

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs

completing streamlined submissions may skip to component 10.)

2. Activity Description

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

Designation of Public Housing Activity

Name	Designation
Autumn Place Living Center	Elderly
Strawn Apartments (High-Rise)	Near Elderly/Elderly
Strawn Apartments (Cottages)	Mixed - (Near Elderly/Elderly/Disabled)
Edwin Towers	Near Elderly/Elderly
Hall House	Near Elderly/Elderly
Parktowne Terrace	Near Elderly/Elderly
Charlottetowne Terrace	Mixed (Near Elderly/Elderly/Disabled)
Arbor Glen	Near Elderly/Elderly
940 Brevard (planned project)	Near Elderly/Elderly
Live Oak (planned project)	Near Elderly/Elderly
Prosperity Creek (planned project)	Near Elderly/Elderly

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

1. X No: Have any of the PHA’s developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If “No”, skip to component 11; if “yes”, complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing

Asset Management Table? If “yes”, skip to component 11. If “No”, complete the Activity Description table below.

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

Voluntary Conversion Initial Assessment

1. How many of the PHA’s developments are subject to the Required Initial Assessment (all general occupancy sites)?
 - 19

2. How many of the PHA’s developments are not subject to the Required Initial Assessments based on exemptions (i.e. Elderly/ Disabled)?
 - 6 Totally Elderly/ Disabled
 - 4 HOPE VI developments that are mixed income and privately managed

3. How many assessments were conducted for the PHA’s covered developments (from item 1)?
 - 19

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

Development Name	Number of Units
NONE	0

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

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

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name: Arbor Glen	
1b. Development (project) number: 3-9	
2. Federal Program authority:	
<input checked="" type="checkbox"/> HOPE VI	
<input type="checkbox"/> 5(h)	
<input type="checkbox"/> Turnkey III	
<input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)	
3. Application status: (select one)	
<input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program	
<input type="checkbox"/> Submitted, pending approval	
<input checked="" type="checkbox"/> Planned application	
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: <u>02/15/2005</u>	
5. Number of units affected: 20	
6. Coverage of action:	
<input checked="" type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	
Public Housing Homeownership Activity Description (Complete one for each development affected) All interested individuals who either live in Public Housing, Section 8 or who are on either waiting list are eligible for services provided through the Charlotte Housing Authority Home Ownership Institute. The institute is a 12 month course that provides	

counseling and class room training to assist residents in credit repair, budgeting and other aspects of homeownership.
1a. Development name: <u>Park at Oaklawn</u>
1b. Development (project) number: 3-2
2. Federal Program authority: <input checked="" type="checkbox"/> HOPE VI <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: 12/29/2003
6. Number of units affected: 25 6. Coverage of action: (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

1. No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

X Yes No: Has the PHA has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed?

- Data Sharing Agreement signed January 29, 1997
- MOU for Welfare-to-Work Section 8 Tenant Based Assistance Program signed October 5, 2000.

2. Other coordination efforts between the PHA and TANF agency

- X Client referrals
- X Information sharing regarding mutual clients (for rent determinations and otherwise)
- X Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- X Jointly administer programs
- X Partner to administer a HUD Welfare-to-Work voucher program
- X Joint administration of other demonstration program
- Other

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

- X Public housing rent determination policies

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

b. Economic and Social self-sufficiency programs

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

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
<i>Welfare-to-Work Section 8 Vouchers</i>	700	<i>Specific Criteria</i>	<i>Section 8 office/Mecklenburg County DSS office</i>	<i>Section 8</i>
Resident Opportunities	100	Random/FSS Program and other CHA, Section 8	Aurora Center, FIC, and CHA Communities	Both

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 200? Estimate)	Actual Number of Participants (As of: 01/3/2003)
Public Housing	0	172
Section 8	150 is now the minimum program	62 graduates

	size for FSS/SC-8	
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- b. Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by:
- Adopting appropriate changes to the PHA’s public housing rent determination policies and train staff to carry out those policies
 - Informing residents of new policy on admission and reexamination
 - Actively notifying residents of new policy at times in addition to admission and reexamination.
 - Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
 - Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other:

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

1. Describe the need for measures to ensure the safety of public housing residents
- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
 - Residents fearful for their safety and/or the safety of their children
 - Observed lower-level crime, vandalism and/or graffiti

- X People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other

2. What information or data did the PHA use to determine the need for PHA actions to improve safety of residents?

- X Safety and security survey of residents
- X Analysis of crime statistics over time for crimes committed “in and around” public housing authority
- X Analysis of cost trends over time for repair of vandalism and removal of graffiti
- X Resident reports
- X PHA employee reports
- X Police reports
- X Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other

1. Which developments are most affected?

- Hall House
- Charlottetown Terrace
- Strawn Apartments & Cottages
- Edwin Towers
- Boulevard Homes

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

1. List the crime prevention activities the PHA has undertaken or plans to undertake:

Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities

- X Crime Prevention Through Environmental Design
- X Activities targeted to at-risk youth, adults, or seniors
- X Volunteer Resident Patrol/Block Watchers Program
- X Other:
 - Workshops and information sessions held in communities
 - Live-in police officers in elderly/disabled communities.

Which developments are most affected?

- Southside Homes
- Boulevard Homes
- Dillehay Courts
- Strawn Apartments

- Charlottetown Terrace
- Hall House
- Edwin Towers
- Sunridge

C. Coordination between PHA and the police

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

Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan

- X Police provide crime data to housing authority staff for analysis and action
- X Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- X Police regularly testify in and otherwise support eviction cases
- X Police regularly meet with the PHA management and residents
- X Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- X Other activities:
 - Police department has assigned a full-time officer to PHA staff
 - CHA allotted training to police recruits in academy

Which developments are most affected?

- Southside Homes
- Boulevard Homes
- Charlottetown Terrace
- Strawn Apartments

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

See Attachment NC003f01

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. Yes Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
2. Yes : Was the most recent fiscal audit submitted to HUD?
3. Yes: Were there any findings as the result of that audit?
4. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? _____
5. Yes No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
 - The PHA has formulated a partnership with the City of Charlotte to conduct activities on their behalf. This will generate an additional income source for use in PHA operations.
 - The PHA has been extremely successful in competing for capital dollars through the City's Housing Trust Fund (HTF). By matching CF dollars with HTF dollars, modernization projects have been accelerated.
 - The PHA will explore the benefits of CF leveraging programs to accelerate its modernization program to lessen the long-term cost of our rehab projects.
 - Training staff in the philosophy of asset management principals
2. What types of asset management activities will the PHA undertake?
 - Not applicable
 - Private management
 - Development-based accounting
 - Comprehensive stock assessment
 - Other:
 - Development – based management maintenance
 - Asset value determination by developing an operating pro forma for each property
 - Examining the highest and best use of Authority assets

- Development of long-term viability assessments for each site by analyzing current and long-term site needs
- Implementation of specific work plans and associated performance measures for all PHA employees tied to the organization's corporate scorecard
- Manage all outside contracts via established performance measures
- Joint funding for major renovations with the local jurisdiction

3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. X Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
- X Attached at Attachment
- NC003i01

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:

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

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

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot:

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

X Other:

- Candidates should contact their President of the Resident Advisory Council for an interview.
- Candidates send an application for nomination to the Charlotte City Council. The Charlotte City Council makes the appointment.

b. Eligible candidates:

X Any recipient of PHA assistance

X Any head of household receiving PHA assistance

X Any adult recipient of PHA assistance

Any adult member of a resident or assisted family organization

Other

c. Eligible voters:

All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)

Representatives of all PHA resident and assisted family organizations

X Other:

Charlotte City Council

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: The City of Charlotte, FY 2006

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction:

X The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.

X The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.

X The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.

X Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan.

- Expanded economic opportunities.
- Expansion of supply of low- income housing
- Improving quality of overall neighborhoods.

X Other:

1. The PHA participates in monthly Neighborhood Cabinet meetings, Neighborhood Development Committee meetings and other meetings hosted by the Consolidated Plan jurisdiction.

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments:

The Consolidated Plan jurisdiction has committed to following:

- Continuing to invest in comprehensive infrastructure improvements in neighborhoods
- Increased Housing and Neighborhood development
- Increasing the number of Stable neighborhoods.

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

PHA Name:		Grant Type and Number		FFY of Grant:	
Housing Authority of the City of Charlotte		Capital Fund Program Grant No: NC19P00350106		2006	
		Replacement Housing Factor Grant No:			
X Original Annual Statement Performance and Evaluation Report for Period Ending:		Revised Annual Statement (revision no:) Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	TOTAL NON-CGP FUNDS				
2	1406 OPERATIONS	\$800,000			
3	1408 MANAGEMENT IMPROVEMENTS	\$295,000			
4	1410 ADMINISTRATION	\$460,000			
5	1411 AUDIT	\$1,000			
6	1415 LIQUIDATED DAMAGES	\$0			
7	1430 FEES AND COSTS	\$525,000			
8	1440 SITE ACQUISITION	\$0			
9	1450 SITE IMPROVEMENTS	\$230,000			
10	1460 DWELLING STRUCTURES	\$1,975,750			
11	1465.1 DWELLING EQUIPMENT- NONEXPENDABLE	\$90,200			
12	1470 NONDWELLING STRUCTURES	\$0			
13	1475 NONDWELLING EQUIPMENT	\$125,000			
14	1485 DEMOLITION	\$0			
15	1490 REPLACEMENT FOR RESERVE	\$0			
16	1492 MOVING TO WORK DEMONSTRATION	\$0			
17	1495.1 RELOCATION COSTS	\$14,000			
18	1499 DEVELOPMENT ACTIVITIES	\$0			
19	1501 COLLATERIZATION OF DEBT SERVICE	\$0			
20	1502 CONTINGENCY	\$100,263			
21	AMOUNT OF ANNUAL GRANT (SUM OF LINES 2-19)	\$4,616,213			
22	Amount of line 21 Related to LBP Activities	0			
23	Amount of line 21 Related to Section 504 Compliance	0			
24	Amount of line 21 Related to Security - Soft Costs	0			
25	Amount of line 21 Related to Security - Hard Costs	0			
26	Amount of line 21 Related to Energy Conservation Measures	0			

Signature of President/CEO and Date

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Table

Capital Fund Grant Number: NC19P00350106

FFY of Grant Approval: 10/2006

X

Original Annual Statement

HA Name: HOUSING AUTHORITY OF THE CITY OF CHARLOTTE

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
3-3 SOUTHSIDE HOMES	COMPREHENSIVE RENO (20 UNITS)	1460	\$850,000
	RELOCATION (20 UNITS)	1495	\$14,000
	Tree Removal & Trimming	1450	\$35,000
	TOTAL		\$899,000
3-6 EDWIN TOWERS	AC Thru the Wall Units (15)	1460	\$25,500
3-7 STRAWN	AC Thru the Wall Units (15)	1460	\$25,500
	TOTAL		\$25,500
3-11 BOULEVARD	Kitchen/Bath Reno (50 units)	1460	\$900,000
	Reinforce Front/Rear Entry Doors (50 units)	1460	\$35,000
	Site Landscaping (tree trimming, fencing, re-grading)	1450	\$40,000
	TOTAL		\$975,000
3-16 LEAFCREST	Tree Removal & Trimming	1450	\$35,000
	TOTAL		\$35,000
3-18 CHARLOTTETOWN	AC Thru the Wall Units (15)	1460	\$25,500
	TOTAL		\$25,500
3-19 PARKTOWNE	AC Thru the Wall Units (15)	1460	\$29,250
	TOTAL		\$29,250
3-21 SAVANNA WOODS	Replace Water Heaters/Subfloor Repairs	1460	\$25,000
	TOTAL		\$25,000
3-93 CLAREMONT	Site Improvements - dumpster encl., retaining wall, tree removal, lights	1450	\$50,000
	Replace Refrigerator/Range	1465.1	\$32,500
	Replace Water Heaters	1465.1	\$22,500
	TOTAL		\$105,000
3-95 VICTORIA SQUARE	Site Improvements - dumpster encl., retaining wall, tree removal, lights	1450	\$30,000
	Replace Refrigerator/Range	1465.1	\$20,800
	Replace Water Heaters	1465.1	\$14,400
	Repair Exterior Concrete Pan-Filled Stairs	1460	\$10,000
	TOTAL		\$75,200
MANAGEMENT IMPROVEMENTS:	RESIDENT ORGANIZATION TRAINING	1408	\$15,000
	HR & STAFF TRAINING	1408	\$50,000
	RESIDENT FACILITY IMPROVEMENTS	1470	\$5,000
	SECTION 3 RESIDENT EMPLOYEMENT INITIATIVES	1408	\$20,000
	PHA-WIDE ENTERPRISE SOFTWARE	1408	\$75,000
	ASSET MANAGEMENT IMPLEMENTATION/COORDINATOR	1408	\$130,000
	TOTAL		\$295,000

Annual Statement/Performance and Evaluation Report

**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Table**

Capital Fund Grant Number: **NC19P00350106**

FFY of Grant Approval: **10/2006**

Original Annual Statement

HA Name: **HOUSING AUTHORITY OF THE CITY OF CHARLOTTE**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
ADMINISTRATION	MOD TECHNICAL/NON-TECHNICAL SALARIES/BENEFITS	1410	\$460,000
	TOTAL		\$460,000
OPERATIONS	Operational Expense (extraordinary unit repairs)	1406	\$800,000
	TOTAL		\$800,000
AUDIT	CGP Audit Fee	1411	\$1,000
NON-DWELLING EQUIPMENT	PHA-WIDE COMPUTER UPGRADES, T-1/INTERNET LINES	1475	\$100,000
	MAINTENANCE EQUIPMENT	1475	\$25,000
	TOTAL		\$125,000
FEES:		1430	
	TERMITE WARRANTY FEE	1430	\$30,000
	MIS PROFESSIONAL SERVICES FOR OUTSOURCING	1430	\$210,000
	A/E FEES	1430	\$130,000
	UPI INSPECTOR FEE	1430	\$40,000
	PROFESSIONAL ENVIRONMENTAL FEES (ABATEMENT DESIGN)	1430	\$75,000
	PHA PROFESSIONAL FEES	1430	\$40,000
	TOTAL		\$525,000
PHA-Wide	Pressure Wash/Siding Repairs	1460	\$50,000
	Fire Ant Treatment	1450	\$40,000
	TOTAL		\$90,000
CONTINGENCY	EMERGENCY REQUESTS & CONSTRUCTION CONTG.	1502	\$100,263
	TOTAL		\$100,263
GRANT TOTAL			\$4,616,213
Signature of President/CEO and Date			

Annual Statement/Performance and Evaluation Report

**Capital Fund Program and Capital Fund Program
(CFP/CFPRHF)**

Replacement Housing Factor

Part I: Summary

PHA Name: Housing Authority of the City of Charlotte	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: NC19R0035020€ 2006	FFY of Grant:
--	---	----------------------

X Original Annual Statement Performance and Evaluation Report for Period Ending: **Revised Annual Statement (revision no:) Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	TOTAL NON-CGP FUNDS				
2	1406 OPERATIONS				
3	1408 MANAGEMENT IMPROVEMENTS				
4	1410 ADMINISTRATION				
5	1411 AUDIT				
6	1415 LIQUIDATED DAMAGES				
7	1430 FEES AND COSTS	\$61,474			
8	1440 SITE ACQUISITION	\$184,421			
9	1450 SITE IMPROVEMENTS				
10	1460 DWELLING STRUCTURES				
11	NONEXPENDABLE				
12	1470 NONDWELLING STRUCTURES				
13	1475 NONDWELLING EQUIPMENT				
14	1485 DEMOLITION				
15	1490 REPLACEMENT FOR RESERVE				
16	1492 MOVING TO WORK DEMOSTRATION				
17	1495.1 RELOCATION COSTS				
18	1499 DEVELOPMENT ACTIVITIES				
19	SERVICE				
20	1502 CONTINGENCY				
21	AMOUNT OF ANNUAL GRANT (SUM OF LINE	\$245,895			
22	Amount of line 21 Related to LBP Activities	0	0		
23	Amount of line 21 Related to Section 504 Con	0	0		
24	Amount of line 21 Related to Security - Soft C	0	0		
25	Amount of line 21 Related to Security - Hard C	0	0		
26	Amount of line 21 Related to Energy Conserv	0	0		

Signature of President/CEO and Date

**ANNUAL STATEMENT
CAPITAL FUND PROGRAM REPLACEMENT HOUSING FACTOR (CFPRHF)**

Part II: Supporting Table

Replacement Housing Factor Grant Number: **NC19R00350206**

FFY of Grant Approval: **10/2006**

Original Annual Statement

HA Name: HOUSING AUTHORITY OF THE CITY OF CHARLOTTE

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
RHF (Replacement Housing Factor)	2005 Replacement Housing Factor Funds	1440	\$184,421.00
	Total	1430	\$61,474.00
			\$245,895.00

Signature of President/CEO and Date

Annual Statement/Performance and Evaluation Report

**Capital Fund Program and Capital Fund Program
(CFP/CFPRHF)**

Replacement Housing Factor

Part I: Summary

PHA Name: Housing Authority of the City of Charlotte	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: NC19R00350106	FFY of Grant: 2006
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X Original Annual Statement Performance and Evaluation Report for Period Ending:	Revised Annual Statement (revision no:) Final Performance and Evaluation Report
--	---

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	TOTAL NON-CGP FUNDS				
2	1406 OPERATIONS				
3	1408 MANAGEMENT IMPROVEMENTS				
4	1410 ADMINISTRATION				
5	1411 AUDIT				
6	1415 LIQUIDATED DAMAGES				
7	1430 FEES AND COSTS	\$60,613			
8	1440 SITE ACQUISITION	\$181,838			
9	1450 SITE IMPROVEMENTS				
10	1460 DWELLING STRUCTURES				
11	NONEXPENDABLE				
12	1470 NONDWELLING STRUCTURES				
13	1475 NONDWELLING EQUIPMENT				
14	1485 DEMOLITION				
15	1490 REPLACEMENT FOR RESERVE				
16	1492 MOVING TO WORK DEMOSTRATION				
17	1495.1 RELOCATION COSTS				
18	1499 DEVELOPMENT ACTIVITIES				
19	SERVICE				
20	1502 CONTINGENCY				
21	AMOUNT OF ANNUAL GRANT (SUM OF LINES	\$242,451			
22	Amount of line 21 Related to LBP Activities	0	0		
23	Amount of line 21 Related to Section 504 Com	0	0		
24	Amount of line 21 Related to Security - Soft Cc	0	0		
25	Amount of line 21 Related to Security - Hard C	0	0		
26	Amount of line 21 Related to Energy Conserva	0	0		

Signature of President/CEO and Date

**ANNUAL STATEMENT
CAPITAL FUND PROGRAM REPLACEMENT HOUSING FACTOR (CFPRHF)**

Part II: Supporting Table

Replacement Housing Factor Grant Number: **NC19R00350106**

FFY of Grant Approval: **10/2006**

Original Annual Statement

HA Name: HOUSING AUTHORITY OF THE CITY OF CHARLOTTE

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
RHF (Replacement Housing Factor)	Site Acquisition	1440	\$181,838.00
	Consultant Fees, Appraisals, Phase I	1430	\$60,613.00
	Total		\$242,451.00

Signature of President/CEO and Date

FIVE YEAR ACTION PLAN

**Exhibit:
NC19P00350106
FFY 2006**

nc003b01

Part II: Supporting Pages

Physical Needs

Comprehensive Grant Program (CGP)

Work Statement Current FFY 2006	Work Statement for Year 3 FFY: 2007		
	General Description of Major Work Category	Quantity	Estimated Costs
SEE ANNUAL STATEMENT	NC3-3 SOUTHSIDE		
	COMPREHENSIVE RENO - COMPLETE	33 Units	1,402,500
	RELOCATION	33	24,750
	SUBTOTAL		1,427,250
	NC3-6 EDWIN TOWERS		
	REPAIR COMMON AREA A/C		80,000
	SUBTOTAL		80,000
	NC3-11 BOULEVARD HOMES		
	KITCHEN/BATH RENO	50 UNITS	1,000,000
	SUBTOTAL		1,000,000
	NC3-21 SAVANNA WOODS		
	SITE WORK	32	15,000
	SUBTOTAL		15,000
NC3-20 TALL OAKS			
SITE WORK	32	15,000	
SUBTOTAL		15,000	
NC3-23 TARLTON HILLS			
LANDSCAPING	2.2 ACRES	10,000	
SUBTOTAL		10,000	
NC3-95 VICTORIA SQUARE			
REPLACE FURNACE	32	48,000	
REROOF	196.5 SQ.	24,563	
SUBTOTAL		72,563	
NC3-25 GLADEDALE			
SITE WORK	1	3,000	
REPLACE BATH SUBFLOOR		15,000	
SUBTOTAL		18,000	
	Subtotal of Estimated Costs		2,637,813
SEE ANNUAL STATEMENT	MANAGEMENT IMPROVEMENTS:		
	RESIDENT INITIATIVE:		
	RESIDENT ORGANIZATION FACILITIES/T	LUMP	15,000
	RESIDENT ORGANIZATION TRAINING	LUMP	7,000
	SECTION 3 RESIDENT INITIATIVE TRAIN	LUMP	15,000
	AUTHORITY WIDE:		
		LUMP	
PHA-WIDE PC SOFTWARE	LUMP	50,000	
PHA STAFF TRAINING	LUMP	45,000	
	Subtotal of Estimated Costs		132,000
	MODERNIZATION STAFF	7	398,471

SEE ANNUAL STATEMENT	BENEFITS	7		91,648
	LEGAL, TRAVEL, PRINTING, PHONE, ADS	LUMP		20,000
	SUBTOTAL			510,119
	OPERATIONS (15%)	1		700,000
	Excess for vacancy turn-around			
	AUDIT	1		1,000
	NON-DWELLING EQUIPMENT			
	PHA-WIDE COMPUTER EQUIPMENT	LUMP		50,000
	MAINTENANCE VEHICLES	1		33,000
	SUBTOTAL			83,000
	FEES:			
		1		
	ENVIRONMENTAL CONSULTING	1		50,000
	UPCS INSPECTION FEE		1	40,000
	A/E FEES		1	75,000
	MANAGEMENT CONSULTING FEES/APPR	1		75,000
	MIS OUTSOURCING FEE	1		200,000
	SUBTOTAL			440,000
	PHA WIDE:			
	SECTION 504			5,000
SECURITY			7,000	
CONTINGENCY			100,281	
SUBTOTAL			112,281	
Subtotal of Estimated Costs			4,616,213	

FUNDS ALLOCATED
ANTICIPATED GRANT

4,616,213
(4,616,213.00)
0

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

Work Statement for Year 4 FFY: 2008		
General Description of Major Work Category	Quantity	Estimated Costs
NC3-11 BOULEVARD HOMES		
REINFORCE DOORS	50 UNITS	55,000
KITCHEN/BATH RENO	50 UNITS	1,100,000
SUBTOTAL		1,155,000
NC3-12 DILLEHAY		
REROUTE WATER LINES	50	130,000
STRUCTURAL REPAIRS		35,000
SUBTOTAL		165,000
NC3-24 ROBINSDALE		
COMPREHENSIVE RENO	30 UNITS	1,080,000
RELOCATION	30	22,500
SUBTOTAL		1,102,500
NC3-93 CLAREMONT		
REROOF	338.7 SQ	49,112
REPLACE HVAC	50	110,000
SUBTOTAL		159,112
Subtotal of Estimated Costs		2,581,612
MANAGEMENT IMPROVEMENTS:		
RESIDENT INITIATIVE:		
RESIDENT ORGANIZATION FACILITIES	LUMP	15,000
RESIDENT ORGANIZATION TRAINING	LUMP	10,000
SECTION 3 RESIDENT INITIATIVE TRAINING	LUMP	15,000
AUTHORITY WIDE:		
		0
PHA-WIDE PC SOFTWARE	LUMP	50,000
PHA STAFF TRAINING	LUMP	40,000
Subtotal of Estimated Costs		130,000
MODERNIZATION STAFF	7	414,410

BENEFITS	7	95,314
LEGAL, TRAVEL, PRINTING, PHONE, ADS	LUMP	23,000
SUBTOTAL		532,724
OPERATIONS (15%)	1	700,000
Excess for vacancy turn-around		
AUDIT	1	1,000
NON-DWELLING EQUIPMENT		
PHA-WIDE COMPUTER EQUIPMENT	LUMP	60,000
MAINTENANCE VEHICLES	2	55,000
SUBTOTAL		115,000
FEES:		
	1	
ENVIRONMENTAL CONSULTING	1	50,000
UPCS INSPECTION FEE		40,000
A/E FEES		80,000
MANAGEMENT CONSULTING FEES/APPRAISA	1	50,000
MIS OUTSOURCING FEE	1	220,000
SUBTOTAL		440,000
PHA WIDE:		
SECTION 504		5,000
SECURITY		10,000
CONTINGENCY		100,877
SUBTOTAL		115,877
Subtotal of Estimated Costs		4,616,213

FUNDS ALLOCATED
ANTICIPATED GRANT

4,616,213
(4,616,213.00)
0

FIVE YEAR ACTION PLAN

Part II: Supporting Pages

Physical Needs

Comprehensive Grant Program (CGP)

Exhibit:
NC19P0035010
FFY 2006

nc003b01

Work Statement for Year 5 FFY: 2009			Work Statement for Year 6 FFY: 2010		
General Description of Major Work Category	Quantity	Estimated Costs	General Description of Major Work Category	Quantity	Estimated Costs
NC3-11 BOULEVARD HOMES			NC3-6 EDWIN TOWERS		
REINFORCE DOORS	35	35,000	REPLACE KITCHEN WALL CABINETS		
KITCHEN/BATH RENO	35	770,000	REPLACE BASE CABINETS & COUNTERTOP		
SUBTOTAL		805,000	REPLACE KITCHEN SINK		
			PAINT INTERIOR OF UNITS		
NC3-06 EDWIN TOWERS			REGROUT/REPLACE BATH WALL TILE		
REROOF	109 SQ	45,780	REPLACE HVAC UNITS		
SUBTOTAL		45,780	SUBTOTAL		
			NC3-7 STRAWN (HR)		
			REPLACE KITCHEN WALL CABINETS		
			REPLACE BASE CABINETS & COUNTERTOP		
			REPLACE KITCHEN SINK		
			REPLACE WINDOW TREATMENT		
			REPLACE WATER HEATER		
			PAINT INTERIOR OF UNITS		
			REPLACE HVAC UNITS		
			SUBTOTAL		
			NC3-11 BOULEVARD HOMES		
			REINFORCE DOORS		
			KITCHEN/BATH RENO		
			SUBTOTAL		
NC3-21 SAVANNA WOODS			NC3-18 CHARLOTTETOWN		
COMPREHENSIVE RENO	50 UNITS	1,750,000	REPLACE HVAC UNITS		
RELOCATION	50	37,500	SUBTOTAL		
SUBTOTAL		1,787,500			
			NC3-19 PARKTOWNE TERRACE		
			REROOF		
			SUBTOTAL		
Subtotal of Estimated Costs		2,638,280	Subtotal of Estimated Costs		
MANAGEMENT IMPROVEMENTS:			MANAGEMENT IMPROVEMENTS:		
RESIDENT INITIATIVE:			RESIDENT INITIATIVE:		
RESIDENT ORGANIZATION FACILITIES	LUMP	15,000	RESIDENT ORGANIZATION FACILITIES		
RESIDENT ORGANIZATION TRAINING	LUMP	7,500	RESIDENT ORGANIZATION TRAINING		
SECTION 3 RESIDENT INITIATIVE TRAINING	LUMP	15,000	SECTION 3 RESIDENT INITIATIVE TRAINING		
AUTHORITY WIDE:			AUTHORITY WIDE:		
PHA-WIDE PC SOFTWARE	LUMP	50,000	PHA-WIDE PC SOFTWARE		
PHA STAFF TRAINING	LUMP	30,000	PHA STAFF TRAINING		
Subtotal of Estimated Costs		117,500	Subtotal of Estimated Costs		
MODERNIZATION STAFF & JOC PERSONNEL	7	430,986	MODERNIZATION STAFF		

BENEFITS	7	99,127	BENEFITS
LEGAL, TRAVEL, PRINTING, PHONE, ADS	LUMP	25,716	LEGAL, TRAVEL, PRINTING, PHONE, ADS
SUBTOTAL		555,829	SUBTOTAL
OPERATIONS (15%)	1	700,000	OPERATIONS (15%)
Excess for vacancy turn-around			Excess for vacancy turn-around
AUDIT	1	1,000	AUDIT
NON-DWELLING EQUIPMENT			NON-DWELLING EQUIPMENT
PHA-WIDE COMPUTER EQUIPMENT	LUMP	65,000	PHA-WIDE COMPUTER EQUIPMENT
MAINTENANCE VEHICLES & EQUIPMENT	1	25,000	MAINTENANCE VEHICLES & EQUIPMENT
SUBTOTAL		90,000	SUBTOTAL
FEES:			FEES:
ENVIRONMENTAL CONSULTING	1	50,000	ENVIRONMENTAL CONSULTING
UPCS INSPECTION FEE	1	40,000	UPCS INSPECTION FEE
A/E FEES	1	80,000	A/E FEES
MANAGEMENT CONSULTING FEES/APPRAISALS	1	45,000	MANAGEMENT CONSULTING FEES/APPRAISALS
MIS OUTSOURCING FEE	1	220,000	MIS OUTSOURCING FEE
SUBTOTAL		435,000	SUBTOTAL
PHA WIDE:			PHA WIDE:
SECTION 504		5,000	SECTION 504
SECURITY		2,500	SECURITY
CONTINGENCY		71,104	CONTINGENCY
SUBTOTAL		78,604	SUBTOTAL
Subtotal of Estimated Costs		4,616,213	Subtotal of Estimated Costs

FUNDS ALLOCATED
ANTICIPATED GRANT

4,616,213
(4,616,213.00)
0

FUNDS ALLOCATED
ANTICIPATED GRANT

Year 6		Work Statement for Year 6 FFY: 2011	
Quantity	Estimated Costs	General Description of Major Work Category	Quantity
1696 LF	152,640	NC3-18 CHARLOTTE TOWN REPLACE KITCHEN WALL CABINETS	1696 LF
1841 LF	165,690	REPLACE BASE CABINETS & COUNTERTOP	1841 LF
175	17,500	REPLACE KITCHEN SINK	180
175	148,750	PAINT INTERIOR OF UNITS	180
190	66,500	REGROUT/REPLACE BATH WALL TILE	180
40	64,000	REPLACE HVAC UNITS	40
	615,080	SUBTOTAL	
2700 LF	243,000	NC3-20 TALL OAKS (CHERRY) INTERIOR RENOVATION/AC	20
2134 LF	192,060	RELOCATION	20
194	19,400		
256	5,120	SUBTOTAL	
194	58,200		
194	135,800	NC3-6 EDWIN REPLACE HVAC UNITS	10
35	36,750		
	690,330	SUBTOTAL	
50 UNITS	75,000	NC3-11 BOULEVARD HOMES REINFORCE DOORS	50 UNITS
50 UNITS	1,100,000	KITCHEN/BATH RENO	50 UNITS
	1,175,000	SUBTOTAL	
40	38,000	NC3-19 PARKTOWNE TERRACE REPLACE HVAC UNITS	10
	38,000	SUBTOTAL	
195 SQ	81,900	NC3-19 PARKTOWNE TERRACE REROOF	195 SQ
	81,900	SUBTOTAL	
	2,600,310	Subtotal of Estimated Costs	
LUMP	15,000	MANAGEMENT IMPROVEMENTS: RESIDENT INITIATIVE: RESIDENT ORGANIZATION FACILITIES	LUMP
LUMP	10,000	RESIDENT ORGANIZATION TRAINING	LUMP
LUMP	15,000	SECTION 3 RESIDENT INITIATIVE TRAINING	LUMP
		AUTHORITY WIDE:	
LUMP	50,000	PHA-WIDE PC SOFTWARE	LUMP
LUMP	40,000	PHA STAFF TRAINING	LUMP
	130,000	Subtotal of Estimated Costs	
7	448,226	MODERNIZATION STAFF	7

7	103,092	BENEFITS	7
LUMP	25,716	LEGAL, TRAVEL, PRINTING, PHONE, ADS	LUMP
	577,034	SUBTOTAL	
1	700,000	OPERATIONS (15%) Excess for vacancy turn-around	1
1	1,000	AUDIT	1
		NON-DWELLING EQUIPMENT	
LUMP	50,000	PHA-WIDE COMPUTER EQUIPMENT	LUMP
2	40,000	MAINTENANCE VEHICLES & EQUIPMENT	2
	90,000	SUBTOTAL	
		FEES:	
1	50,000	ENVIRONMENTAL CONSULTING	1
1	40,000	UPCS INSPECTION FEE	1
1	80,000	A/E FEES	1
1	45,000	MANAGEMENT CONSULTING FEES/APPRaisal	1
1	230,000	MIS OUTSOURCING FEE	1
	445,000	SUBTOTAL	
		PHA WIDE:	
	5,000	SECTION 504	
	5,000	SECURITY	
	62,869	CONTINGENCY	
	72,869	SUBTOTAL	
	4,616,213	Subtotal of Estimated Costs	

4,616,213
(4,616,213.00)
0

FUNDS ALLOCATED
ANTICIPATED GRANT

nc003b01

Estimated Costs	
152,640	
165,690	
17,500	
148,750	
66,500	
64,000	
615,080	
720,000	
15,400	
735,400	
17,000	
17,000	
55,000	
1,100,000	
1,155,000	
19,000	
19,000	
81,900	
81,900	
2,623,380	
15,000	
10,000	
15,000	
40,000	
40,000	
120,000	
466,155	

107,216
25,716
599,086
700,000
1,000
50,000
25,000
75,000
50,000
40,000
80,000
30,000
230,000
430,000
5,000
5,000
57,747
67,747
4,616,213

4,616,213
(4,616,213.00)
0

2006 - 2010 Summary of Capital Improvements To Be Accomplished

Site	Description	# of Units	Year(s)	
Southside	100% Reno Completed	67	2006-2008	\$ 3,316,050
Boulevard	Kitchen/Bath Reno; Reinforcement of Entry	148	2006-20010	\$ 3,006,000
Savanna	Comp. Reno	50	2008-2009	\$ 1,097,500
Tall Oaks	Comp. Reno	50	2009	\$ 1,095,000
Robinsdale	Comp. Reno	32	2010	\$ 649,500
Edwin	Kitchen/Bath Reno	175	2010	\$ 451,890
Edwin	Re-roofing & Common Area HVAC	175	2008	\$ 113,790
Strawn HR	Kitchen/Bath Reno	194	2010	\$ 540,230
Wallace Woods	Add Porch Canopies	48	2006	\$ 60,000
Dillehay	Re-route Water Lines	50	2008	\$ 174,500
Victoria	Furnance Replacements & Re-roofing	32	2007	\$ 72,563
Claremont	Furnance Replacements & Re-roofing	50	2008	\$ 127,338
Parktowne	Re-roofing	163	2010	\$ 60,450
Pine Valley	Turnkey III House Repairs	3	2008	\$ 30,000
				\$ 10,794,811

NC003a01 - P&E Status Report

2002 Capital Fund Grant

	Grant	Property ID	Property	Description	Description of Work	Budget	Expended	Balance Remaining	
c02bel04	CF2002	3-04	Belvedere Homes	1460	1460-6001 Interior Dwelling		2,690.00	0.00	2,690.00
Total c02bel04						2,690.00	0.00	2,690.00	
c02caadm	CF2002		Administrative Expense	1410	1410-1001 Personnel - Salary	Administrative Expense	440,714.00	0.00	440,714.00
c02caadm	CF2002		Administrative Expense	1410	1410-3003 Training/Travel Expense	Administrative Expense	0.00	506.83	(506.83)
c02caadm	CF2002		Administrative Expense	1410	1410-3004 Sundry(Incl Advert & Legal)	Administrative Expense	0.00	609.97	(609.97)
c02caadm	CF2002		Administrative Expense	1410	1410-5501 Travel Expense	Administrative Expense	9,000.00	350.63	8,649.37
c02caadm	CF2002		Administrative Expense	1410	1410-5502 Telephone Expense	Administrative Expense	5,000.00	1,658.85	3,341.15
c02caadm	CF2002		Administrative Expense	1410	1410-5503 Publishing/Printing Expense	Administrative Expense	5,000.00	1,006.44	3,993.56
c02caadm	CF2002		Administrative Expense	1410	1410-5504 Legal Expense	Administrative Expense	1,000.00	0.00	1,000.00
c02caadm	CF2002		Administrative Expense	1410	1410-5506 Advertising Expense	Administrative Expense	1,200.00	0.00	1,200.00
c02caadm	CF2002		Administrative Expense	1410	1410-5507 Postage Expense	Administrative Expense	1,000.00	109.05	890.95
c02caadm	CF2002		Administrative Expense	1410	1410-5510 Sundry Expense	Administrative Expense	2,800.00	1,470.29	1,329.71
c02caadm	CF2002		Audit	1411	1411-5501 Audit	Audit	1,000.00	0.00	1,000.00
Total c02caadm						466,714.00	5,712.06	461,001.94	
c02ced27	CF2002	3-16N	Cedar Knoll	1410	1410-5506 Advertising Expense	Newspaper Advertisement for Bid	0.00	1,066.40	(1,066.40)
Total c02ced27						0.00	1,066.40	(1,066.40)	
c02cen33	CF2002	3-33	Central Office	1470	1470-1001 Community Center	Central Office	0.00	3,381.58	(3,381.58)
Total c02cen33						0.00	3,381.58	(3,381.58)	
c02cha18	CF2002	3-18	Charlottetown Terrace	1460	1460-6001 Interior Dwelling	HVAC Units/Generator Repairs	11,104.00	21,071.21	(9,967.21)
c02cha18	CF2002	3-18	Charlottetown Terrace	1460	1460-6501 Exterior Structures	Repair Exterior Concrete	40,000.00	0.00	40,000.00
c02cha18	CF2002	3-18	Charlottetown Terrace	1460	1460-8001 Building Systems	Elevator Upgrade	37,512.00	5,650.00	31,862.00
Total c02cha18						88,616.00	26,721.21	61,894.79	
c02dil12	CF2002	3-12	Dillehay Courts	1450	1450-1001 Infrastructure	Hardscape	0.00	23,529.00	(23,529.00)
c02dil12	CF2002	3-12	Dillehay Courts	1450	1450-5501 Landscaping	Landscaping	0.00	3,267.46	(3,267.46)
Total c02dil12						0.00	26,796.46	(26,796.46)	
c02edw06	CF2002	3-6	Edwin Towers	1460	1460-6001 Interior Dwelling	HVAC Replacment	22,500.00	29,987.25	(7,487.25)
c02edw06	CF2002	3-6	Edwin Towers	1460	1460-7001 Roofing	Roofing	12,000.00	0.00	12,000.00
c02edw06	CF2002	3-6	Edwin Towers	1460	1460-8001 Building Systems	Mechanical Systems	105,000.00	29,800.00	75,200.00
Total c02edw06						139,500.00	59,787.25	79,712.75	
c02hal22	CF2002	3-22	Hall House	1460	1460-6001 Interior Dwelling	HVAC Repairs/Boiler Replacement	35,000.00	0.00	35,000.00
c02hal22	CF2002	3-22	Hall House	1460	1460-8001 Building Systems	Elevator Upgrade	50,000.00	0.00	50,000.00
Total c02hal22						85,000.00	0.00	85,000.00	
c02lea16	CF2002	3-16A	Leafcrest	1410	1410-5506 Advertising Expense	Newspaper Advertisement for Bid	0.00	1,066.40	(1,066.40)
Total c02lea16						0.00	1,066.40	(1,066.40)	
c02mal29	CF2002	3-21P	Mallard Ridge	1410	1410-5506 Advertising Expense	Newspaper Advertisement for Bid	0.00	1,066.40	(1,066.40)
Total c02mal29						0.00	1,066.40	(1,066.40)	
c02misdp	CF2002		Administrative Expense	1410	1410-3002 Supplies	Information Technology	0.00	0.00	0.00
c02misdp	CF2002		Planning	1430	1430-5505 MIS Professional Services (co	Information Technology	195,000.00	103,816.04	91,183.96
c02misdp	CF2002		Non-Dwelling Equipment	1475	1475-6001 Computer Equipment	Information Technology	273,000.00	95.00	272,905.00
Total c02misdp						468,000.00	103,911.04	364,088.96	
c02ope31	CF2002	3-31	Operations Building	1470	1470-1001 Community Center	Operations Building - Alarm System	0.00	10,970.00	(10,970.00)
Total c02ope31						0.00	10,970.00	(10,970.00)	

								Balance		
Grant	Property ID	Property	Description	Description of Work	Budget	Expended	Remaining			
c02other	CF2002		Operations Transfer	1406 1406-0001 CF Operations Transfer	Operations Transfer	520,500.00	20,500.00	500,000.00		
c02other	CF2002		Administrative Expense	1408 1408-1522 HO Education/Training & Travel	Administrative Expense	0.00	1,120.00	(1,120.00)		
c02other	CF2002		Administrative Expense	1408 1408-1523 HO Other Supplies/Program Cost	Administrative Expense	0.00	2,442.93	(2,442.93)		
c02other	CF2002		Administrative Expense	1408 1408-1543 ECO Other Supplies/Program Cos	Administrative Expense	20,000.00	310.94	19,689.06		
c02other	CF2002		Administrative Expense	1408 1408-3503 Youth Other Supplies/Program C	Administrative Expense	5,000.00	0.00	5,000.00		
c02other	CF2002		Administrative Expense	1408 1408-5501 Enterprise Software	Administrative Expense	300,000.00	0.00	300,000.00		
c02other	CF2002		Administrative Expense	1408 1408-6001 Public Relations Professional	Administrative Expense	5,000.00	0.00	5,000.00		
c02other	CF2002		Administrative Expense	1408 1408-6511 Salary & Benefits	Administrative Expense	132,453.00	0.00	132,453.00		
c02other	CF2002		Administrative Expense	1410 1410-3004 Sundry(incl Advert & Legal)	Administrative Expense	0.00	861.15	(861.15)		
c02other	CF2002		Administrative Expense	1410 1410-5503 Publishing/Printing Expense	Administrative Expense	0.00	392.78	(392.78)		
c02other	CF2002		Administrative Expense	1410 1410-5510 Sundry Expense	Administrative Expense	0.00	547.59	(547.59)		
c02other	CF2002		Planning	1430 1430-2504 Appraisal & Environmental	Environmental Consulting	0.00	5,000.00	(5,000.00)		
c02other	CF2002		Planning	1430 1430-5503 Property Inspections	Annual UPCS Inspections	40,000.00	5,000.00	35,000.00		
c02other	CF2002		Planning	1430 1430-5515 Other Professional Fees	Architectural Services	0.00	95,497.43	(95,497.43)		
c02other	CF2002		Planning	1430 1430-6001 JOC	JOC	30,000.00	5,000.00	25,000.00		
c02other	CF2002		Planning	1430 1430-6501 A & E Fees	Architectural Services	32,519.00	253,966.52	(221,447.52)		
c02other	CF2002		Planning	1430 1430-7001 LBP Costs	LBP Testing	60,000.00	1,827.50	58,172.50		
c02other	CF2002		Planning	1430 1430-8001 Environmental Consulting	Environmental Consulting	0.00	2,458.00	(2,458.00)		
c02other	CF2002		Planning	1430 1430-8501 P&D Professional Services	Architectural Services	60,000.00	112,595.66	(52,595.66)		
c02other	CF2002		Site Improvements	1450 1450-5501 Landscaping	Landscaping	0.00	114.97	(114.97)		
c02other	CF2002		Non-Dwelling Equipment	1475 1475-5501 Vehicles	Vehicles	97,000.00	4,935.35	92,064.65		
c02other	CF2002		Non-Dwelling Equipment	1475 1475-5503 PHA-Wide Misc. Equipment	Furniture and Equipment	13,000.00	3,440.33	9,559.67		
c02other	CF2002		Contingency	1502 1502-5501 CF Contingency	Contingency	28,421.00	0.00	28,421.00		
Total c02other						1,343,893.00	516,011.15	827,881.85		
c02par19	CF2002	3-19	Parktown Terrace	1460 1460-6001 Interior Dwelling	Elevator Upgrade	25,000.00	23,308.15	1,691.85		
c02par19	CF2002	3-19	Parktown Terrace	1460 1460-8001 Building Systems	Shower Repair	25,000.00	2,600.00	22,400.00		
Total c02par19						50,000.00	25,908.15	24,091.85		
c02pie01	CF2002	3-1	Piedmont Courts	1430 1430-1005 Legal, Appraisal & Environment		0.00	0.00	0.00		
c02pie01	CF2002	3-1	Piedmont Courts	1430 1430-8001 Environmental Consulting		0.00	145.05	(145.05)		
Total c02pie01						0.00	145.05	(145.05)		
c02resad	CF2002		Administrative Expense	1408 1408-7011 RAC - Facilities Expense	Resident Advisory Council	20,000.00	810.53	19,189.47		
c02resad	CF2002		Administrative Expense	1408 1408-7021 RAC - Travel & Training	Resident Advisory Council	7,000.00	8,868.36	(1,868.36)		
c02resad	CF2002		Administrative Expense	1408 1408-7031 RAC - Other Supplies	Resident Advisory Council	0.00	2,382.78	(2,382.78)		
c02resad	CF2002		Administrative Expense	1408 1408-7501 Piedmont Courts Training	Resident Advisory Council	0.00	355.84	(355.84)		
c02resad	CF2002		Administrative Expense	1410 1410-5502 Telephone Expense	Resident Advisory Council	0.00	320.00	(320.00)		
Total c02resad						27,000.00	12,737.51	14,262.49		
c02sav21	CF2002	3-21M	Savanna Woods	1460 1460-7501 Extraordinary Maintenance		7,310.00	0.00	7,310.00		
Total c02sav21						7,310.00	0.00	7,310.00		
c02sou03	CF2002	3-3	Southside Homes	1410 1410-5504 Legal Expense	Legal Fees	0.00	358.75	(358.75)		
c02sou03	CF2002	3-3	Southside Homes	1410 1410-5506 Advertising Expense	Newspaper Advertisement for Bid	0.00	1,091.20	(1,091.20)		
c02sou03	CF2002	3-3	Southside Homes	1430 1430-1005 Legal, Appraisal & Environment	Environmental Consulting	0.00	0.00	0.00		
c02sou03	CF2002	3-3	Southside Homes	1430 1430-8001 Environmental Consulting	Environmental Consulting	0.00	625.40	(625.40)		
c02sou03	CF2002	3-3	Southside Homes	1450 1450-5501 Landscaping	Landscaping	0.00	1,000.00	(1,000.00)		
c02sou03	CF2002	3-3	Southside Homes	1450 1450-5502 Site Utilities	Site Sanitary/Water lines	190,000.00	0.00	190,000.00		
c02sou03	CF2002	3-3	Southside Homes	1460 1460-6001 Interior Dwelling	Interior Renovation - Phase II Reno	1,428,000.00	745,645.10	682,354.90		
c02sou03	CF2002	3-3	Southside Homes	1495 1495-1001 Professional Movers	Moving - Phase II Reno	30,000.00	12,987.70	17,012.30		
c02sou03	CF2002	3-3	Southside Homes	1495 1495-4006 Telephone Transfers	Phone Transfers - Phase II Reno	0.00	42.75	(42.75)		
c02sou03	CF2002	3-3	Southside Homes	1495 1495-5501 Relocation Staff Salary & Ben	Relocation - Phase II Reno	92,686.00	0.00	92,686.00		
Total c02sou03						1,740,686.00	761,750.90	978,935.10		
c02str07	CF2002	3-7	Strawn Apartments	1460 1460-6001 Interior Dwelling	Shower Repair / HVAC Upgrade	45,000.00	135,024.25	(90,024.25)		
c02str07	CF2002	3-7	Strawn Apartments	1460 1460-8001 Building Systems	Elevator Upgrade	35,000.00	0.00	35,000.00		

							Balance		
Grant	Property ID	Property		Description	Description of Work	Budget	Expended	Remaining	
c02str07	CF2002	3-7	Strawn Apartments	1470	1470-1001 Community Center	HVAC Repair	0.00	2,720.00	(2,720.00)
c02str07	CF2002	3-7	Strawn Apartments	1475	1475-5503 PHA-Wide Misc. Equipment	Fire Panel	41,360.00	0.00	41,360.00
Total c02str07						121,360.00	137,744.25	(16,384.25)	
c02train	CF2002		Administrative Expense	1408	1408-7541 Legal (220) Training	Training	4,000.00	740.62	3,259.38
c02train	CF2002		Administrative Expense	1408	1408-7544 Human Resources (320) Training	Training	4,800.00	1,589.14	3,210.86
c02train	CF2002		Administrative Expense	1408	1408-7545 MIS (330) Training	Training	8,000.00	1,814.78	6,185.22
c02train	CF2002		Administrative Expense	1408	1408-7546 Procurement (340) Training	Training	8,445.08	6,437.72	2,007.36
c02train	CF2002		Administrative Expense	1408	1408-7547 Housing Mgmt (410) Training	Training	0.00	99.00	(99.00)
c02train	CF2002		Administrative Expense	1408	1408-7548 Resident Safety (412) Training	Training	5,000.00	790.00	4,210.00
c02train	CF2002		Administrative Expense	1408	1408-7549 Maintenance Oper (413) Trainin	Training	5,000.00	1,007.60	3,992.40
c02train	CF2002		Administrative Expense	1408	1408-7550 Client Services (415) Training	Training	2,004.00	161.84	1,842.16
c02train	CF2002		Administrative Expense	1408	1408-7551 Resident Selection (430) Train	Training	0.00	0.00	0.00
c02train	CF2002		Administrative Expense	1408	1408-7552 Re-Exam (435) Training	Training	4,500.00	75.84	4,424.16
c02train	CF2002		Administrative Expense	1408	1408-7553 Maintenance (440) Training	Training	0.00	0.00	0.00
c02train	CF2002		Administrative Expense	1408	1408-7555 Youth (454) Training	Training	4,000.00	0.00	4,000.00
c02train	CF2002		Administrative Expense	1408	1408-7557 VP Development (501) Training	Training	2,000.00	1,553.23	446.77
c02train	CF2002		Administrative Expense	1408	1408-7558 Quality Control (505) Training	Training	1,000.00	1,149.22	(149.22)
c02train	CF2002		Administrative Expense	1408	1408-7559 MOD (510) Training	Training	5,000.00	1,661.75	3,338.25
c02train	CF2002		Administrative Expense	1408	1408-7597 Past Years Training	Training	3,202.00	0.00	3,202.00
c02train	CF2002		Administrative Expense	1408	1408-7598 Future Training	Training	5,048.92	(3,202.00)	8,250.92
c02train	CF2002		Administrative Expense	1410	1410-3003 Training/Travel Expense	Training	0.00	0.00	0.00
Total c02train						62,000.00	13,878.74	48,121.26	
c02wal26	CF2002	3-26	Wallace Woods	1450	1450-5501 Landscaping	Landscaping	0.00	1,400.00	(1,400.00)
c02wal26	CF2002	3-26	Wallace Woods	1460	1460-1000 Dwelling Structures	Structural Repairs	0.00	60,127.51	(60,127.51)
c02wal26	CF2002	3-26	Wallace Woods	1460	1460-6501 Exterior Structures	Exterior Painting	38,000.00	0.00	38,000.00
Total c02wal26						38,000.00	61,527.51	(23,527.51)	
Grand Total						4,640,769.00	1,770,182.06	2,870,586.94	

Capital Fund Report As of September 30, 2005

Sorted by HUD Account

	Grant	Property ID	Property	Acct	Description	Description of Work	Budget	Expended	Balance Remaining
c02other	CF2002		Operations Transfer	1406	1406-0001 CF Operations Transfer	Operations Transfer	520,500.00	20,500.00	500,000.00
					1406 Total		520,500.00		500,000.00
c02other	CF2002		Administrative Expense	1408	1408-1522 HO Education/Training & Travel	Administrative Expense	0.00	1,120.00	(1,120.00)
c02other	CF2002		Administrative Expense	1408	1408-1523 HO Other Supplies/Program Cost	Administrative Expense	0.00	2,442.93	(2,442.93)
c02other	CF2002		Administrative Expense	1408	1408-1543 ECO Other Supplies/Program Cos	Administrative Expense	20,000.00	310.94	19,689.06
c02other	CF2002		Administrative Expense	1408	1408-3503 Youth Other Supplies/Program C	Administrative Expense	5,000.00	0.00	5,000.00
c02other	CF2002		Administrative Expense	1408	1408-5501 Enterprise Software	Administrative Expense	300,000.00	0.00	300,000.00
c02other	CF2002		Administrative Expense	1408	1408-6001 Public Relations Professional	Administrative Expense	5,000.00	0.00	5,000.00
c02other	CF2002		Administrative Expense	1408	1408-6511 Salary & Benefits	Administrative Expense	132,453.00	0.00	132,453.00
c02resad	CF2002		Administrative Expense	1408	1408-7011 RAC - Facilities Expense	Resident Advisory Council	20,000.00	810.53	19,189.47
c02resad	CF2002		Administrative Expense	1408	1408-7021 RAC - Travel & Training	Resident Advisory Council	7,000.00	8,868.36	(1,868.36)
c02resad	CF2002		Administrative Expense	1408	1408-7031 RAC - Other Supplies	Resident Advisory Council	0.00	2,382.78	(2,382.78)
c02resad	CF2002		Administrative Expense	1408	1408-7501 Piedmont Courts Training	Resident Advisory Council	0.00	355.84	(355.84)
c02train	CF2002		Administrative Expense	1408	1408-7541 Legal (220) Training	Training	4,000.00	740.62	3,259.38
c02train	CF2002		Administrative Expense	1408	1408-7544 Human Resources (320) Training	Training	4,800.00	1,589.14	3,210.86
c02train	CF2002		Administrative Expense	1408	1408-7545 MIS (330) Training	Training	8,000.00	1,814.78	6,185.22
c02train	CF2002		Administrative Expense	1408	1408-7546 Procurement (340) Training	Training	8,445.08	6,437.72	2,007.36
c02train	CF2002		Administrative Expense	1408	1408-7547 Housing Mgmt (410) Training	Training	0.00	99.00	(99.00)
c02train	CF2002		Administrative Expense	1408	1408-7548 Resident Safety (412) Training	Training	5,000.00	790.00	4,210.00
c02train	CF2002		Administrative Expense	1408	1408-7549 Maintenance Oper (413) Trainin	Training	5,000.00	1,007.60	3,992.40
c02train	CF2002		Administrative Expense	1408	1408-7550 Client Services (415) Training	Training	2,004.00	161.84	1,842.16
c02train	CF2002		Administrative Expense	1408	1408-7551 Resident Selection (430) Train	Training	0.00	0.00	0.00
c02train	CF2002		Administrative Expense	1408	1408-7552 Re-Exam (435) Training	Training	4,500.00	75.84	4,424.16
c02train	CF2002		Administrative Expense	1408	1408-7553 Maintenance (440) Training	Training	0.00	0.00	0.00
c02train	CF2002		Administrative Expense	1408	1408-7555 Youth (454) Training	Training	4,000.00	0.00	4,000.00
c02train	CF2002		Administrative Expense	1408	1408-7557 VP Development (501) Training	Training	2,000.00	1,553.23	446.77
c02train	CF2002		Administrative Expense	1408	1408-7558 Quality Control (505) Training	Training	1,000.00	1,149.22	(149.22)
c02train	CF2002		Administrative Expense	1408	1408-7559 MOD (510) Training	Training	5,000.00	1,661.75	3,338.25
c02train	CF2002		Administrative Expense	1408	1408-7597 Past Years Training	Training	3,202.00	0.00	3,202.00
c02train	CF2002		Administrative Expense	1408	1408-7598 Future Training	Training	5,048.92	(3,202.00)	8,250.92
					1408 Total		551,453.00	30,170.12	521,282.88
c02caadm	CF2002		Administrative Expense	1410	1410-1001 Personnel - Salary	Administrative Expense	440,714.00	0.00	440,714.00
c02caadm	CF2002		Administrative Expense	1410	1410-3003 Training/Travel Expense	Administrative Expense	0.00	506.83	(506.83)
c02caadm	CF2002		Administrative Expense	1410	1410-3004 Sundry(incl Advert & Legal)	Administrative Expense	0.00	609.97	(609.97)
c02caadm	CF2002		Administrative Expense	1410	1410-5501 Travel Expense	Administrative Expense	9,000.00	350.63	8,649.37
c02caadm	CF2002		Administrative Expense	1410	1410-5502 Telephone Expense	Administrative Expense	5,000.00	1,658.85	3,341.15
c02caadm	CF2002		Administrative Expense	1410	1410-5503 Publishing/Printing Expense	Administrative Expense	5,000.00	1,006.44	3,993.56
c02caadm	CF2002		Administrative Expense	1410	1410-5504 Legal Expense	Administrative Expense	1,000.00	0.00	1,000.00
c02caadm	CF2002		Administrative Expense	1410	1410-5506 Advertising Expense	Administrative Expense	1,200.00	0.00	1,200.00
c02caadm	CF2002		Administrative Expense	1410	1410-5507 Postage Expense	Administrative Expense	1,000.00	109.05	890.95
c02caadm	CF2002		Administrative Expense	1410	1410-5510 Sundry Expense	Administrative Expense	2,800.00	1,470.29	1,329.71
c02ced27	CF2002	3-16N	Cedar Knoll	1410	1410-5506 Advertising Expense	Newspaper Advertisement for Bid	0.00	1,066.40	(1,066.40)
c02lea16	CF2002	3-16A	Leafcrest	1410	1410-5506 Advertising Expense	Newspaper Advertisement for Bid	0.00	1,066.40	(1,066.40)
c02mal29	CF2002	3-21P	Mallard Ridge	1410	1410-5506 Advertising Expense	Newspaper Advertisement for Bid	0.00	1,066.40	(1,066.40)
c02misdp	CF2002		Administrative Expense	1410	1410-3002 Supplies	Information Technology	0.00	0.00	0.00
c02other	CF2002		Administrative Expense	1410	1410-3004 Sundry(incl Advert & Legal)	Administrative Expense	0.00	861.15	(861.15)
c02other	CF2002		Administrative Expense	1410	1410-5503 Publishing/Printing Expense	Administrative Expense	0.00	392.78	(392.78)
c02other	CF2002		Administrative Expense	1410	1410-5510 Sundry Expense	Administrative Expense	0.00	547.59	(547.59)
c02resad	CF2002		Administrative Expense	1410	1410-5502 Telephone Expense	Resident Advisory Council	0.00	320.00	(320.00)
c02sou03	CF2002	3-3	Southside Homes	1410	1410-5504 Legal Expense	Legal Fees	0.00	358.75	(358.75)
c02sou03	CF2002	3-3	Southside Homes	1410	1410-5506 Advertising Expense	Newspaper Advertisement for Bid	0.00	1,091.20	(1,091.20)

c02train	CF2002		Administrative Expense	1410	1410-3003 Training/Travel Expense	Training	0.00	0.00	0.00
							1410 Total	465,714.00	453,231.27
c02caadm	CF2002		Audit	1411	1411-5501 Audit	Audit	1,000.00	0.00	1,000.00
							1411 Total	1,000.00	1,000.00
c02misdp	CF2002		Planning	1430	1430-5505 MIS Professional Services (co	Information Technology	195,000.00	103,816.04	91,183.96
c02other	CF2002		Planning	1430	1430-2504 Appraisal & Environmental	Environmental Consulting	0.00	5,000.00	(5,000.00)
c02other	CF2002		Planning	1430	1430-5503 Property Inspections	Annual UPCS Inspections	40,000.00	5,000.00	35,000.00
c02other	CF2002		Planning	1430	1430-5515 Other Professional Fees	Architectural Services	0.00	95,497.43	(95,497.43)
c02other	CF2002		Planning	1430	1430-6001 JOC	JOC	30,000.00	5,000.00	25,000.00
c02other	CF2002		Planning	1430	1430-6501 A & E Fees	Architectural Services	32,519.00	253,966.52	(221,447.52)
c02other	CF2002		Planning	1430	1430-7001 LBP Costs	LBP Testing	60,000.00	1,827.50	58,172.50
c02other	CF2002		Planning	1430	1430-8001 Environmental Consulting	Environmental Consulting	0.00	2,458.00	(2,458.00)
c02other	CF2002		Planning	1430	1430-8501 P&D Professional Services	Architectural Services	60,000.00	112,595.66	(52,595.66)
c02pie01	CF2002	3-1	Piedmont Courts	1430	1430-1005 Legal, Appraisal & Environment		0.00	0.00	0.00
c02pie01	CF2002	3-1	Piedmont Courts	1430	1430-8001 Environmental Consulting		0.00	145.05	(145.05)
c02sou03	CF2002	3-3	Southside Homes	1430	1430-1005 Legal, Appraisal & Environment	Environmental Consulting	0.00	0.00	0.00
c02sou03	CF2002	3-3	Southside Homes	1430	1430-8001 Environmental Consulting	Environmental Consulting	0.00	625.40	(625.40)
							1430 Total	417,519.00	(168,412.60)
c02dil12	CF2002	3-12	Dillehay Courts	1450	1450-1001 Infrastructure	Hardscape	0.00	23,529.00	(23,529.00)
c02dil12	CF2002	3-12	Dillehay Courts	1450	1450-5501 Landscaping	Landscaping	0.00	3,267.46	(3,267.46)
c02other	CF2002		Site Improvements	1450	1450-5501 Landscaping	Landscaping	0.00	114.97	(114.97)
c02sou03	CF2002	3-3	Southside Homes	1450	1450-5501 Landscaping	Landscaping	0.00	1,000.00	(1,000.00)
c02sou03	CF2002	3-3	Southside Homes	1450	1450-5502 Site Utilities	Site Sanitary/Water lines	190,000.00	0.00	190,000.00
c02wal26	CF2002	3-26	Wallace Woods	1450	1450-5501 Landscaping	Landscaping	0.00	1,400.00	(1,400.00)
							1450 Total	190,000.00	160,688.57
c02bel04	CF2002	3-04	Belvedere Homes	1460	1460-6001 Interior Dwelling		2,690.00	0.00	2,690.00
c02cha18	CF2002	3-18	Charlottetown Terrace	1460	1460-6001 Interior Dwelling	HVAC Units/Generator Repairs	11,104.00	21,071.21	(9,967.21)
c02cha18	CF2002	3-18	Charlottetown Terrace	1460	1460-6501 Exterior Structures	Repair Exterior Concrete	40,000.00	0.00	40,000.00
c02cha18	CF2002	3-18	Charlottetown Terrace	1460	1460-8001 Building Systems	Elevator Upgrade	37,512.00	5,650.00	31,862.00
c02edw06	CF2002	3-6	Edwin Towers	1460	1460-6001 Interior Dwelling	HVAC Replacment	22,500.00	29,987.25	(7,487.25)
c02edw06	CF2002	3-6	Edwin Towers	1460	1460-7001 Roofing	Roofing	12,000.00	0.00	12,000.00
c02edw06	CF2002	3-6	Edwin Towers	1460	1460-8001 Building Systems	Mechanical Systems	105,000.00	29,800.00	75,200.00
c02hal22	CF2002	3-22	Hall House	1460	1460-6001 Interior Dwelling	HVAC Repairs/Boiler Replacement	35,000.00	0.00	35,000.00
c02hal22	CF2002	3-22	Hall House	1460	1460-8001 Building Systems	Elevator Upgrade	50,000.00	0.00	50,000.00
c02par19	CF2002	3-19	Parktown Terrace	1460	1460-6001 Interior Dwelling	Elevator Upgrade	25,000.00	23,308.15	1,691.85
c02par19	CF2002	3-19	Parktown Terrace	1460	1460-8001 Building Systems	Shower Repair	25,000.00	2,600.00	22,400.00
c02sav21	CF2002	3-21M	Savanna Woods	1460	1460-7501 Extraordinary Maintenance		7,310.00	0.00	7,310.00
c02sou03	CF2002	3-3	Southside Homes	1460	1460-6001 Interior Dwelling	Interior Renovation - Phase II Reno	1,428,000.00	745,645.10	682,354.90
c02str07	CF2002	3-7	Strawn Apartments	1460	1460-6001 Interior Dwelling	Shower Repair / HVAC Upgrade	45,000.00	135,024.25	(90,024.25)
c02str07	CF2002	3-7	Strawn Apartments	1460	1460-8001 Building Systems	Elevator Upgrade	35,000.00	0.00	35,000.00
c02wal26	CF2002	3-26	Wallace Woods	1460	1460-1000 Dwelling Structures	Structural Repairs	0.00	60,127.51	(60,127.51)
c02wal26	CF2002	3-26	Wallace Woods	1460	1460-6501 Exterior Structures	Exterior Painting	38,000.00	0.00	38,000.00
							1460 Total	1,919,116.00	865,902.53
c02cen33	CF2002	3-33	Central Office	1470	1470-1001 Community Center	Central Office	0.00	3,381.58	(3,381.58)
c02ope31	CF2002	3-31	Operations Building	1470	1470-1001 Community Center	Operations Building - Alarm System	0.00	10,970.00	(10,970.00)
c02str07	CF2002	3-7	Strawn Apartments	1470	1470-1001 Community Center	HVAC Repair	0.00	2,720.00	(2,720.00)
							1470 Total	0.00	(17,071.58)
c02misdp	CF2002		Non-Dwelling Equipment	1475	1475-6001 Computer Equipment	Information Technology	273,000.00	95.00	272,905.00
c02other	CF2002		Non-Dwelling Equipment	1475	1475-5501 Vehicles	Vehicles	97,000.00	4,935.35	92,064.65
c02other	CF2002		Non-Dwelling Equipment	1475	1475-5503 PHA-Wide Misc. Equipment	Furniture and Equipment	13,000.00	3,440.33	9,559.67
c02str07	CF2002	3-7	Strawn Apartments	1475	1475-5503 PHA-Wide Misc. Equipment	Fire Panel	41,360.00	0.00	41,360.00
							1475 Total	424,360.00	415,889.32
c02sou03	CF2002	3-3	Southside Homes	1495	1495-1001 Professional Movers	Moving - Phase II Reno	30,000.00	12,987.70	17,012.30
c02sou03	CF2002	3-3	Southside Homes	1495	1495-4006 Telephone Transfers	Phone Transfers - Phase II Reno	0.00	42.75	(42.75)
c02sou03	CF2002	3-3	Southside Homes	1495	1495-5501 Relocation Staff Salary & Ben	Relocation - Phase II Reno	92,686.00	0.00	92,686.00
							1495 Total	122,686.00	109,655.55
c02other	CF2002		Contingency	1502	1502-5501 CF Contingency	Contingency	28,421.00	0.00	28,421.00

1502 Total
Grand Total

28,421.00
4,640,769.00

28,421.00
2,870,586.94

NC003a01 - P&E Status Report

2003 Capital Fund Grant

	Grant	Property ID	Property	Description	Description of Work	Budget	Expended	Remaining Balance
c03caadm	CF2003		Administrative Expense	1410 1410-1001 Personnel - Salary	Administrative Expense	435,794.00	274,089.25	161,704.75
c03caadm	CF2003		Administrative Expense	1410 1410-1002 Personnel - FICA Expense	Administrative Expense	0.00	20,935.86	(20,935.86)
c03caadm	CF2003		Administrative Expense	1410 1410-1003 Personnel - Retirement Expense	Administrative Expense	0.00	14,422.29	(14,422.29)
c03caadm	CF2003		Administrative Expense	1410 1410-1004 Personnel - Medical Insurance	Administrative Expense	0.00	18,461.15	(18,461.15)
c03caadm	CF2003		Administrative Expense	1410 1410-1005 Personnel - Dental Insurance	Administrative Expense	0.00	1,460.78	(1,460.78)
c03caadm	CF2003		Administrative Expense	1410 1410-1006 Personnel - Life Insurance	Administrative Expense	0.00	621.92	(621.92)
c03caadm	CF2003		Administrative Expense	1410 1410-1007 Personnel - Disability Insuran	Administrative Expense	0.00	2,168.74	(2,168.74)
c03caadm	CF2003		Administrative Expense	1410 1410-1008 Personnel - Vision Insurance	Administrative Expense	0.00	18.52	(18.52)
c03caadm	CF2003		Administrative Expense	1410 1410-3001 Communication	Administrative Expense	0.00	371.03	(371.03)
c03caadm	CF2003		Administrative Expense	1410 1410-3003 Training/Travel Expense	Administrative Expense	0.00	1,161.08	(1,161.08)
c03caadm	CF2003		Administrative Expense	1410 1410-3004 Sundry(incl Advert & Legal)	Administrative Expense	0.00	572.04	(572.04)
c03caadm	CF2003		Administrative Expense	1410 1410-5501 Travel Expense	Administrative Expense	4,000.00	28.15	3,971.85
c03caadm	CF2003		Administrative Expense	1410 1410-5502 Telephone Expense	Administrative Expense	2,500.00	7,223.72	(4,723.72)
c03caadm	CF2003		Administrative Expense	1410 1410-5503 Publishing/Printing Expense	Administrative Expense	6,000.00	0.00	6,000.00
c03caadm	CF2003		Administrative Expense	1410 1410-5504 Legal Expense	Administrative Expense	1,000.00	16,146.25	(15,146.25)
c03caadm	CF2003		Administrative Expense	1410 1410-5506 Advertising Expense	Administrative Expense	1,200.00	0.00	1,200.00
c03caadm	CF2003		Administrative Expense	1410 1410-5507 Postage Expense	Administrative Expense	1,000.00	149.16	850.84
c03caadm	CF2003		Administrative Expense	1410 1410-5510 Sundry Expense	Administrative Expense	4,300.00	0.00	4,300.00
c03caadm	CF2003		Audit	1411 1411-5501 Audit	Audit	1,000.00	0.00	1,000.00
Total c03caadm						456,794.00	357,829.94	98,964.06
c03ced27	CF2003	3-16N	Cedar Knoll	1460 1460-6001 Interior Dwelling	Interior Renovation	490,000.00	0.00	490,000.00
Total c03ced27						490,000.00	0.00	490,000.00
c03lea16	CF2003	3-16A	Leafcrest	1450 1450-5501 Landscaping	Landscaping	50,000.00	0.00	50,000.00
c03lea16	CF2003	3-16A	Leafcrest	1460 1460-6001 Interior Dwelling	Interior Renovation	540,000.00	0.00	540,000.00
Total c03lea16						590,000.00	0.00	590,000.00
c03mal29	CF2003	3-21P	Mallard Ridge	1460 1460-6001 Interior Dwelling	Interior Renovation	175,000.00	0.00	175,000.00
Total c03mal29						175,000.00	0.00	175,000.00
c03misdp	CF2003		Administrative Expense	1408 1408-5501 Enterprise Software	Information Technology	50,000.00	0.00	50,000.00
c03misdp	CF2003		Planning	1430 1430-5505 MIS Professional Services (co	Information Technology	170,000.00	21,403.05	148,596.95
c03misdp	CF2003		Non-Dwelling Equipment	1475 1475-6001 Computer Equipment	Information Technology	125,000.00	5,656.23	119,343.77
Total c03misdp						345,000.00	27,059.28	317,940.72
c03other	CF2003		Operations Transfer	1406 1406-0001 CF Operations Transfer	Operations Transfer	700,000.00	65,039.00	634,961.00
c03other	CF2003		Administrative Expense	1408 1408-1543 ECO Other Supplies/Program Cos	Administrative Expense	5,000.00	0.00	5,000.00
c03other	CF2003		Administrative Expense	1408 1408-6001 Public Relations Professional	Administrative Expense	102,656.00	0.00	102,656.00
c03other	CF2003		Administrative Expense	1408 1408-6511 Salary & Benefits	Administrative Expense	0.00	21,379.92	(21,379.92)
c03other	CF2003		Administrative Expense	1410 1410-1001 Personnel - Salary	Administrative Expense	0.00	74,272.71	(74,272.71)
c03other	CF2003		Administrative Expense	1410 1410-1002 Personnel - FICA Expense	Administrative Expense	0.00	4,534.70	(4,534.70)
c03other	CF2003		Administrative Expense	1410 1410-1003 Personnel - Retirement Expense	Administrative Expense	0.00	2,787.01	(2,787.01)
c03other	CF2003		Administrative Expense	1410 1410-1004 Personnel - Medical Insurance	Administrative Expense	0.00	3,920.83	(3,920.83)
c03other	CF2003		Administrative Expense	1410 1410-1005 Personnel - Dental Insurance	Administrative Expense	0.00	302.14	(302.14)
c03other	CF2003		Administrative Expense	1410 1410-1006 Personnel - Life Insurance	Administrative Expense	0.00	118.51	(118.51)
c03other	CF2003		Administrative Expense	1410 1410-1007 Personnel - Disability Insuran	Administrative Expense	0.00	354.80	(354.80)
c03other	CF2003		Administrative Expense	1410 1410-1008 Personnel - Vision Insurance	Administrative Expense	0.00	23.17	(23.17)
c03other	CF2003		Planning	1430 1430-5503 Property Inspections	UPCS Inspections	40,000.00	0.00	40,000.00

c03other	CF2003		Planning	1430	1430-5515 Other Professional Fees	UPCS Training	0.00	5,750.00	(5,750.00)
c03other	CF2003		Planning	1430	1430-6001 JOC	JOC	30,000.00	0.00	30,000.00
c03other	CF2003		Planning	1430	1430-7001 LBP Costs	Environmental Testing/Consulting	35,000.00	0.00	35,000.00
c03other	CF2003		Planning	1430	1430-7501 Mgmt Consulting/Appraisals	Management Consulting/Appraisals	45,000.00	8,000.00	37,000.00
c03other	CF2003		Site Improvements	1450	1450-5501 Landscaping	Landscaping	2,500.00	0.00	2,500.00
c03other	CF2003		Dwelling Improvements	1460	1460-6001 Interior Dwelling	Dwelling Improvements	7,500.00	0.00	7,500.00
c03other	CF2003		Dwelling Equipment	1465	1465-5501 Appliances	Appliances	71,300.00	0.00	71,300.00
c03other	CF2003		Non-Dwelling Equipment	1475	1475-5501 Vehicles	Vehicles	25,000.00	0.00	25,000.00
c03other	CF2003		Non-Dwelling Equipment	1475	1475-6001 Computer Equipment	Computer Equipment	0.00	(2,775.00)	2,775.00
c03other	CF2003		Contingency	1502	1502-5501 CF Contingency	Contingency	102,995.00	0.00	102,995.00
Total c03other							1,166,951.00	183,707.79	983,243.21
c03par19	CF2003	3-19	Parktowne Terrace	1460	1460-6001 Interior Dwelling	Purchase HVAC Units / Reglaze Windows	38,250.00	0.00	38,250.00
Total c03par19							38,250.00	0.00	38,250.00
c03pie01	CF2003	3-01	Piedmont Courts	1460	1460-7001 Roofing	Roofing	60,000.00	0.00	60,000.00
Total c03pie01							60,000.00	0.00	60,000.00
c03resad	CF2003		Administrative Expense	1408	1408-7011 RAC - Facilities Expense	Resident Advisory Council	5,000.00	0.00	5,000.00
c03resad	CF2003		Administrative Expense	1408	1408-7021 RAC - Travel & Training	Resident Advisory Council	7,000.00	992.12	6,007.88
c03resad	CF2003		Administrative Expense	1408	1408-7501 Piedmont Courts Training	Resident Advisory Council	0.00	(355.84)	355.84
Total c03resad							12,000.00	636.28	11,363.72
c03sou03	CF2003	3-03	Southside Homes	1430	1430-6501 A & E Fees	Architectural Services	75,000.00	0.00	75,000.00
c03sou03	CF2003	3-03	Southside Homes	1430	1430-8501 P&D Professional Services	Architectural Services	0.00	1,078.00	(1,078.00)
c03sou03	CF2003	3-03	Southside Homes	1465	1465-5501 Appliances	Appliances	0.00	978.73	(978.73)
Total c03sou03							75,000.00	2,056.73	72,943.27
c03str07	CF2003	3-07	Strawn	1460	1460-8001 Building Systems	Fire Panel Upgrade	90,000.00	0.00	90,000.00
Total c03str07							90,000.00	0.00	90,000.00
c03train	CF2003		Administrative Expense	1408	1408-7501 Piedmont Courts Training	Training	3,000.00	320.70	2,679.30
c03train	CF2003		Administrative Expense	1408	1408-7503 Southside Homes Training	Training	2,000.00	774.87	1,225.13
c03train	CF2003		Administrative Expense	1408	1408-7506 Edwin Towers Training	Training	600.00	320.68	279.32
c03train	CF2003		Administrative Expense	1408	1408-7507 Strawn Training	Training	1,000.00	1,091.52	(91.52)
c03train	CF2003		Administrative Expense	1408	1408-7511 Boulevard Homes Training	Training	1,000.00	774.84	225.16
c03train	CF2003		Administrative Expense	1408	1408-7512 Dillehey Training	Training	700.00	320.70	379.30
c03train	CF2003		Administrative Expense	1408	1408-7516 Leafcrest Training	Training	600.00	75.85	524.15
c03train	CF2003		Administrative Expense	1408	1408-7517 Meadow Oaks Training	Training	200.00	142.58	57.42
c03train	CF2003		Administrative Expense	1408	1408-7518 Charlottetowne Training	Training	800.00	244.85	555.15
c03train	CF2003		Administrative Expense	1408	1408-7519 Parktowne Terrace	Training	1,000.00	338.00	662.00
c03train	CF2003		Administrative Expense	1408	1408-7520 Tall Oaks Training	Training	250.00	169.00	81.00
c03train	CF2003		Administrative Expense	1408	1408-7521 Savannah Woods Training	Training	300.00	227.55	72.45
c03train	CF2003		Administrative Expense	1408	1408-7522 Hall House Training	Training	698.00	489.70	208.30
c03train	CF2003		Administrative Expense	1408	1408-7523 Tarlton Hills Training	Training	250.00	294.28	(44.28)
c03train	CF2003		Administrative Expense	1408	1408-7524 Robinsdale Training	Training	250.00	244.85	5.15
c03train	CF2003		Administrative Expense	1408	1408-7525 Gladedale Training	Training	200.00	0.00	200.00
c03train	CF2003		Administrative Expense	1408	1408-7526 Wallace Woods Training	Training	200.00	463.26	(263.26)
c03train	CF2003		Administrative Expense	1408	1408-7527 Cedar Knoll Training	Training	600.00	169.00	431.00
c03train	CF2003		Administrative Expense	1408	1408-7528 Sunridge Training	Training	250.00	(61.51)	311.51
c03train	CF2003		Administrative Expense	1408	1408-7529 Mallard Ridge Training	Training	100.00	137.36	(37.36)
c03train	CF2003		Administrative Expense	1408	1408-7530 Live Oak Training	Training	100.00	151.68	(51.68)
c03train	CF2003		Administrative Expense	1408	1408-7532 Autumn Place Training	Training	300.00	0.00	300.00

c03train	CF2003		Administrative Expense	1408	1408-7545 MIS (330) Training	Training	0.00	(695.00)	695.00
c03train	CF2003		Administrative Expense	1408	1408-7547 Housing Mgmt (410) Training	Training	15,000.00	3,094.82	11,905.18
c03train	CF2003		Administrative Expense	1408	1408-7551 Resident Selection (430) Train	Training	7,545.00	1,187.50	6,357.50
c03train	CF2003		Administrative Expense	1408	1408-7552 Re-Exam (435) Training	Training	0.00	682.40	(682.40)
c03train	CF2003		Administrative Expense	1408	1408-7556 COO (500) Training	Training	1,004.00	3,860.00	(2,856.00)
c03train	CF2003		Administrative Expense	1408	1408-7557 VP Development (501) Training	Training	0.00	44.25	(44.25)
c03train	CF2003		Administrative Expense	1408	1408-7558 Quality Control (505) Training	Training	0.00	846.72	(846.72)
c03train	CF2003		Administrative Expense	1408	1408-7559 MOD (510) Training	Training	0.00	0.00	0.00
c03train	CF2003		Administrative Expense	1408	1408-7593 Claremont Training	Training	250.00	0.00	250.00
c03train	CF2003		Administrative Expense	1408	1408-7595 Victoria Square Training	Training	400.00	142.58	257.42
c03train	CF2003		Administrative Expense	1408	1408-7598 Future Training	Training	11,403.00	0.00	11,403.00
Total c03train							50,000.00	15,853.03	34,146.97
c03wal26	CF2003	3-26	Wallace Woods	1450	1450-5501 Landscaping	Landscaping	5,000.00	0.00	5,000.00
c03wal26	CF2003	3-26	Wallace Woods	1460	1460-6001 Interior Dwelling	Replace Back Door and Repair Subfloor Damage	44,000.00	0.00	44,000.00
Total c03wal26							49,000.00	0.00	49,000.00
Grand Total							3,597,995.00	587,143.05	3,010,851.95

Capital Fund Report As of September 30, 2005

Sorted by HUD Account

	Grant	Property ID	Property	Acct.	Description	Description of Work	Budget	Expended	Remaining Balance
c03other	CF2003		Operations Transfer	1406	1406-0001 CF Operations Transfer	Operations Transfer	700,000.00	65,039.00	634,961.00
1406 Total									634,961.00
c03misdp	CF2003		Administrative Expense	1408	1408-5501 Enterprise Software	Information Technology	50,000.00	0.00	50,000.00
c03other	CF2003		Administrative Expense	1408	1408-1543 ECO Other Supplies/Program Cos	Administrative Expense	5,000.00	0.00	5,000.00
c03other	CF2003		Administrative Expense	1408	1408-6001 Public Relations Professional	Administrative Expense	102,656.00	0.00	102,656.00
c03other	CF2003		Administrative Expense	1408	1408-6511 Salary & Benefits	Administrative Expense	0.00	21,379.92	(21,379.92)
c03resad	CF2003		Administrative Expense	1408	1408-7011 RAC - Facilities Expense	Resident Advisory Council	5,000.00	0.00	5,000.00
c03resad	CF2003		Administrative Expense	1408	1408-7021 RAC - Travel & Training	Resident Advisory Council	7,000.00	992.12	6,007.88
c03resad	CF2003		Administrative Expense	1408	1408-7501 Piedmont Courts Training	Resident Advisory Council	0.00	(355.84)	355.84
c03train	CF2003		Administrative Expense	1408	1408-7501 Piedmont Courts Training	Training	3,000.00	320.70	2,679.30
c03train	CF2003		Administrative Expense	1408	1408-7503 Southside Homes Training	Training	2,000.00	774.87	1,225.13
c03train	CF2003		Administrative Expense	1408	1408-7506 Edwin Towers Training	Training	600.00	320.68	279.32
c03train	CF2003		Administrative Expense	1408	1408-7507 Strawn Training	Training	1,000.00	1,091.52	(91.52)
c03train	CF2003		Administrative Expense	1408	1408-7511 Boulevard Homes Training	Training	1,000.00	774.84	225.16
c03train	CF2003		Administrative Expense	1408	1408-7512 Dillehey Training	Training	700.00	320.70	379.30
c03train	CF2003		Administrative Expense	1408	1408-7516 Leafcrest Training	Training	600.00	75.85	524.15
c03train	CF2003		Administrative Expense	1408	1408-7517 Meadow Oaks Training	Training	200.00	142.58	57.42
c03train	CF2003		Administrative Expense	1408	1408-7518 Charlottetowne Training	Training	800.00	244.85	555.15
c03train	CF2003		Administrative Expense	1408	1408-7519 Parktowne Terrace	Training	1,000.00	338.00	662.00
c03train	CF2003		Administrative Expense	1408	1408-7520 Tall Oaks Training	Training	250.00	169.00	81.00
c03train	CF2003		Administrative Expense	1408	1408-7521 Savannah Woods Training	Training	300.00	227.55	72.45
c03train	CF2003		Administrative Expense	1408	1408-7522 Hall House Training	Training	698.00	489.70	208.30
c03train	CF2003		Administrative Expense	1408	1408-7523 Tartton Hills Training	Training	250.00	294.28	(44.28)
c03train	CF2003		Administrative Expense	1408	1408-7524 Robinsdale Training	Training	250.00	244.85	5.15
c03train	CF2003		Administrative Expense	1408	1408-7525 Gladedale Training	Training	200.00	0.00	200.00
c03train	CF2003		Administrative Expense	1408	1408-7526 Wallace Woods Training	Training	200.00	463.26	(263.26)
c03train	CF2003		Administrative Expense	1408	1408-7527 Cedar Knoll Training	Training	600.00	169.00	431.00
c03train	CF2003		Administrative Expense	1408	1408-7528 Sunridge Training	Training	250.00	(61.51)	311.51
c03train	CF2003		Administrative Expense	1408	1408-7529 Mallard Ridge Training	Training	100.00	137.36	(37.36)
c03train	CF2003		Administrative Expense	1408	1408-7530 Live Oak Training	Training	100.00	151.68	(51.68)
c03train	CF2003		Administrative Expense	1408	1408-7532 Autumn Place Training	Training	300.00	0.00	300.00
c03train	CF2003		Administrative Expense	1408	1408-7545 MIS (330) Training	Training	0.00	(695.00)	695.00
c03train	CF2003		Administrative Expense	1408	1408-7547 Housing Mgmt (410) Training	Training	15,000.00	3,094.82	11,905.18
c03train	CF2003		Administrative Expense	1408	1408-7551 Resident Selection (430) Train	Training	7,545.00	1,187.50	6,357.50
c03train	CF2003		Administrative Expense	1408	1408-7552 Re-Exam (435) Training	Training	0.00	682.40	(682.40)
c03train	CF2003		Administrative Expense	1408	1408-7556 COO (500) Training	Training	1,004.00	3,860.00	(2,856.00)
c03train	CF2003		Administrative Expense	1408	1408-7557 VP Development (501) Training	Training	0.00	44.25	(44.25)
c03train	CF2003		Administrative Expense	1408	1408-7558 Quality Control (505) Training	Training	0.00	846.72	(846.72)
c03train	CF2003		Administrative Expense	1408	1408-7559 MOD (510) Training	Training	0.00	0.00	0.00
c03train	CF2003		Administrative Expense	1408	1408-7593 Claremont Training	Training	250.00	0.00	250.00
c03train	CF2003		Administrative Expense	1408	1408-7595 Victoria Square Training	Training	400.00	142.58	257.42
c03train	CF2003		Administrative Expense	1408	1408-7598 Future Training	Training	11,403.00	0.00	11,403.00
1408 Total									181,786.77
c03caadm	CF2003		Administrative Expense	1410	1410-1001 Personnel - Salary	Administrative Expense	435,794.00	274,089.25	161,704.75
c03caadm	CF2003		Administrative Expense	1410	1410-1002 Personnel - FICA Expense	Administrative Expense	0.00	20,935.86	(20,935.86)
c03caadm	CF2003		Administrative Expense	1410	1410-1003 Personnel - Retirement Expense	Administrative Expense	0.00	14,422.29	(14,422.29)
c03caadm	CF2003		Administrative Expense	1410	1410-1004 Personnel - Medical Insurance	Administrative Expense	0.00	18,461.15	(18,461.15)
c03caadm	CF2003		Administrative Expense	1410	1410-1005 Personnel - Dental Insurance	Administrative Expense	0.00	1,460.78	(1,460.78)
c03caadm	CF2003		Administrative Expense	1410	1410-1006 Personnel - Life Insurance	Administrative Expense	0.00	621.92	(621.92)
c03caadm	CF2003		Administrative Expense	1410	1410-1007 Personnel - Disability Insuran	Administrative Expense	0.00	2,168.74	(2,168.74)

c03caadm	CF2003		Administrative Expense	1410	1410-1008 Personnel - Vision Insurance	Administrative Expense	0.00	18.52	(18.52)
c03caadm	CF2003		Administrative Expense	1410	1410-3001 Communication	Administrative Expense	0.00	371.03	(371.03)
c03caadm	CF2003		Administrative Expense	1410	1410-3003 Training/Travel Expense	Administrative Expense	0.00	1,161.08	(1,161.08)
c03caadm	CF2003		Administrative Expense	1410	1410-3004 Sundry(incl Advert & Legal)	Administrative Expense	0.00	572.04	(572.04)
c03caadm	CF2003		Administrative Expense	1410	1410-5501 Travel Expense	Administrative Expense	4,000.00	28.15	3,971.85
c03caadm	CF2003		Administrative Expense	1410	1410-5502 Telephone Expense	Administrative Expense	2,500.00	7,223.72	(4,723.72)
c03caadm	CF2003		Administrative Expense	1410	1410-5503 Publishing/Printing Expense	Administrative Expense	6,000.00	0.00	6,000.00
c03caadm	CF2003		Administrative Expense	1410	1410-5504 Legal Expense	Administrative Expense	1,000.00	16,146.25	(15,146.25)
c03caadm	CF2003		Administrative Expense	1410	1410-5506 Advertising Expense	Administrative Expense	1,200.00	0.00	1,200.00
c03caadm	CF2003		Administrative Expense	1410	1410-5507 Postage Expense	Administrative Expense	1,000.00	149.16	850.84
c03caadm	CF2003		Administrative Expense	1410	1410-5510 Sundry Expense	Administrative Expense	4,300.00	0.00	4,300.00
c03other	CF2003		Administrative Expense	1410	1410-1001 Personnel - Salary	Administrative Expense	0.00	74,272.71	(74,272.71)
c03other	CF2003		Administrative Expense	1410	1410-1002 Personnel - FICA Expense	Administrative Expense	0.00	4,534.70	(4,534.70)
c03other	CF2003		Administrative Expense	1410	1410-1003 Personnel - Retirement Expense	Administrative Expense	0.00	2,787.01	(2,787.01)
c03other	CF2003		Administrative Expense	1410	1410-1004 Personnel - Medical Insurance	Administrative Expense	0.00	3,920.83	(3,920.83)
c03other	CF2003		Administrative Expense	1410	1410-1005 Personnel - Dental Insurance	Administrative Expense	0.00	302.14	(302.14)
c03other	CF2003		Administrative Expense	1410	1410-1006 Personnel - Life Insurance	Administrative Expense	0.00	118.51	(118.51)
c03other	CF2003		Administrative Expense	1410	1410-1007 Personnel - Disability Insuran	Administrative Expense	0.00	354.80	(354.80)
c03other	CF2003		Administrative Expense	1410	1410-1008 Personnel - Vision Insurance	Administrative Expense	0.00	23.17	(23.17)
1410 Total									
c03caadm	CF2003		Audit	1411	1411-5501 Audit	Audit	1,000.00	0.00	1,000.00
1411 Total									
c03sou03	CF2003	3-03	Southside Homes	1430	1430-6501 A & E Fees	Architectural Services	75,000.00	0.00	75,000.00
c03sou03	CF2003	3-03	Southside Homes	1430	1430-8501 P&D Professional Services	Architectural Services	0.00	1,078.00	(1,078.00)
c03misdP	CF2003		Planning	1430	1430-5505 MIS Professional Services (co	Information Technology	170,000.00	21,403.05	148,596.95
c03other	CF2003		Planning	1430	1430-5503 Property Inspections	UPCS Inspections	40,000.00	0.00	40,000.00
c03other	CF2003		Planning	1430	1430-5515 Other Professional Fees	UPCS Training	0.00	5,750.00	(5,750.00)
c03other	CF2003		Planning	1430	1430-6001 JOC	JOC	30,000.00	0.00	30,000.00
c03other	CF2003		Planning	1430	1430-7001 LBP Costs	Environmental Testing/Consulting	35,000.00	0.00	35,000.00
c03other	CF2003		Planning	1430	1430-7501 Mgmt Consulting/Appraisals	Management Consulting/Appraisals	45,000.00	8,000.00	37,000.00
1430 Total									
c03wal26	CF2003	3-26	Wallace Woods	1450	1450-5501 Landscaping	Landscaping	5,000.00	0.00	5,000.00
c03lea16	CF2003	3-16A	Leafcrest	1450	1450-5501 Landscaping	Landscaping	50,000.00	0.00	50,000.00
c03other	CF2003		Site Improvements	1450	1450-5501 Landscaping	Landscaping	2,500.00	0.00	2,500.00
1450 Total									
c03pie01	CF2003	3-01	Piedmont Courts	1460	1460-7001 Roofing	Roofing	60,000.00	0.00	60,000.00
c03str07	CF2003	3-07	Strawn	1460	1460-8001 Building Systems	Fire Panel Upgrade	90,000.00	0.00	90,000.00
c03par19	CF2003	3-19	Parktowne Terrace	1460	1460-6001 Interior Dwelling	Purchase HVAC Units / Reglaze Windows	38,250.00	0.00	38,250.00
c03wal26	CF2003	3-26	Wallace Woods	1460	1460-6001 Interior Dwelling	Replace Back Door and Repair Subfloor Damage	44,000.00	0.00	44,000.00
c03lea16	CF2003	3-16A	Leafcrest	1460	1460-6001 Interior Dwelling	Interior Renovation	540,000.00	0.00	540,000.00
c03ced27	CF2003	3-16N	Cedar Knoll	1460	1460-6001 Interior Dwelling	Interior Renovation	490,000.00	0.00	490,000.00
c03mal29	CF2003	3-21P	Mallard Ridge	1460	1460-6001 Interior Dwelling	Interior Renovation	175,000.00	0.00	175,000.00
c03other	CF2003		Dwelling Improvements	1460	1460-6001 Interior Dwelling	Dwelling Improvements	7,500.00	0.00	7,500.00
1460 Total									
c03sou03	CF2003	3-03	Southside Homes	1465	1465-5501 Appliances	Appliances	0.00	978.73	(978.73)
c03other	CF2003		Dwelling Equipment	1465	1465-5501 Appliances	Appliances	71,300.00	0.00	71,300.00
1465 Total									
c03misdP	CF2003		Non-Dwelling Equipment	1475	1475-6001 Computer Equipment	Information Technology	125,000.00	5,656.23	119,343.77
c03other	CF2003		Non-Dwelling Equipment	1475	1475-5501 Vehicles	Vehicles	25,000.00	0.00	25,000.00
c03other	CF2003		Non-Dwelling Equipment	1475	1475-6001 Computer Equipment	Computer Equipment	0.00	(2,775.00)	2,775.00
1475 Total									
c03other	CF2003		Contingency	1502	1502-5501 CF Contingency	Contingency	102,995.00	0.00	102,995.00
1502 Total									
Grand Total									3,010,851.95

NC003a01 - P&E Status Report

2003 Capital Fund Grant - Second Increment of Funding

	Grant	Property ID	Property	Acct.	Description	Description of Work	Budget	Expended	Balance
cf2003#2	CF2003#2	3-16N	Cedar Knoll	1450	1450-5501 Landscaping	Landscaping	25,000.00	0.00	25,000.00
cf2003#2	CF2003#2	3-21P	Mallard Ridge	1450	1450-5501 Landscaping	Landscaping	13,039.00	0.00	13,039.00
1450 Total									38,039.00
cf2003#2	CF2003#2	3-16A	Leafcrest	1460	1460-6001 Interior Dwelling	Interior Renovation	168,900.00	0.00	168,900.00
cf2003#2	CF2003#2	3-16N	Cedar Knoll	1460	1460-6001 Interior Dwelling	Interior Renovation	312,000.00	0.00	312,000.00
cf2003#2	CF2003#2	3-21P	Mallard Ridge	1460	1460-6001 Interior Dwelling	Interior Renovation	353,631.00	0.00	353,631.00
1460 Total									834,531.00
Grand Total									872,570.00

NC003a01 - P&E Status Report

2004 Capital Fund Grant

	Grant	Property ID	Property		Description	Description of Work	Budget	Expended	Balance
c04bel04	CF2004	3-4	Belvedere	1485	1485-0001 Demolition	Demolition	814,000.00	0.00	814,000.00
Total c04bel04							814,000.00	0.00	814,000.00
c04caam	CF2004	3-4	Administrative Expense	1410	1410-1001 Personnel - Salary	Administrative Expense	0.00	98,385.98	(98,385.98)
c04caam	CF2004	3-4	Administrative Expense	1410	1410-1002 Personnel - FICA Expense	Administrative Expense	0.00	7,512.79	(7,512.79)
c04caam	CF2004	3-4	Administrative Expense	1410	1410-1003 Personnel - Retirement Expense	Administrative Expense	0.00	5,536.51	(5,536.51)
c04caam	CF2004	3-4	Administrative Expense	1410	1410-1004 Personnel - Medical Insurance	Administrative Expense	0.00	6,944.96	(6,944.96)
c04caam	CF2004	3-4	Administrative Expense	1410	1410-1005 Personnel - Dental Insurance	Administrative Expense	0.00	484.00	(484.00)
c04caam	CF2004	3-4	Administrative Expense	1410	1410-1006 Personnel - Life Insurance	Administrative Expense	0.00	218.40	(218.40)
c04caam	CF2004	3-4	Administrative Expense	1410	1410-1007 Personnel - Disability Insuran	Administrative Expense	0.00	626.85	(626.85)
c04caam	CF2004	3-4	Administrative Expense	1410	1410-1008 Personnel - Vision Insurance	Administrative Expense	0.00	132.00	(132.00)
c04caam	CF2004	3-4	Administrative Expense	1410	1410-2001 Technical Salaries & Benefits	Administrative Expense	453,031.00	0.00	453,031.00
c04caam	CF2004	3-4	Administrative Expense	1410	1410-3004 Sundry(incl Advert & Legal)	Administrative Expense	15,000.00	0.00	15,000.00
c04caam	CF2004	3-4	Audit	1411	1411-5501 Audit	Audit	1,000.00	0.00	1,000.00
Total c04caadm							469,031.00	119,841.49	349,189.51
c04cha18	CF2004	3-18	Charlottetown Terrace	1460	1460-8001 Building Systems	Elevator Upgrade / Fire Control Panel	166,572.00	0.00	166,572.00
Total c04cha18							166,572.00	0.00	166,572.00
c04dil12	CF2004	3-12	Dillehay Courts	1450	1450-5501 Landscaping	Landscaping	45,000.00	0.00	45,000.00
Total c04dil12							45,000.00	0.00	45,000.00
c04edw06	CF2004	3-6	Edwin Towers	1460	1460-6001 Interior Dwelling	HVAC Units	14,000.00	0.00	14,000.00
Total c04edw06							14,000.00	0.00	14,000.00
c04hal22	CF2004	3-4	Hall House	1460	1460-7501 Extraordinary Maintenance	Repairs on Fire Control Panel	14,200.00	0.00	14,200.00
Total c04hal22							14,200.00	0.00	14,200.00
c04lea16	CF2004	3-16A	Leafcrest	1450	1450-5501 Landscaping	Landscaping	53,000.00	0.00	53,000.00
Total c04lea16							53,000.00	0.00	53,000.00
c04mea17	CF2004	3-17F	Meadow Oaks	1450	1450-5501 Landscaping	Landscaping	7,663.00	0.00	7,663.00
Total c04mea17							7,663.00	0.00	7,663.00
c04misd	CF2004		Planning	1430	1430-5505 MIS Professional Services (co	Information Technology	200,000.00	16,620.15	183,379.85
c04misd	CF2004		Non-Dwelling Equipment	1475	1475-6001 Computer Equipment	Information Technology	50,000.00	0.00	50,000.00
Total c04misd							250,000.00	16,620.15	233,379.85
c04other	CF2004		Operations Transfer	1406	1406-0001 CF Operations Transfer	Operations Transfer	700,000.00	100,000.00	600,000.00
c04other	CF2004		Administrative Expense	1408	1408-1543 ECO Other Supplies/Program Cos	Administrative Expense	7,000.00	0.00	7,000.00
c04other	CF2004		Administrative Expense	1408	1408-5501 Enterprise Software	Administrative Expense	25,000.00	0.00	25,000.00
c04other	CF2004		Administrative Expense	1408	1408-6511 Salary & Benefits	Administrative Expense	0.00	1,128.46	(1,128.46)
c04other	CF2004		Administrative Expense	1408	1408-6521 Other Costs	Administrative Expense	50,000.00	0.00	50,000.00
c04other	CF2004		Administrative Expense	1410	1410-1001 Personnel - Salary	Administrative Expense	0.00	30,979.92	(30,979.92)
c04other	CF2004		Administrative Expense	1410	1410-1002 Personnel - FICA Expense	Administrative Expense	0.00	2,315.42	(2,315.42)
c04other	CF2004		Administrative Expense	1410	1410-1003 Personnel - Retirement Expense	Administrative Expense	0.00	1,741.07	(1,741.07)
c04other	CF2004		Administrative Expense	1410	1410-1004 Personnel - Medical Insurance	Administrative Expense	0.00	2,234.88	(2,234.88)
c04other	CF2004		Administrative Expense	1410	1410-1005 Personnel - Dental Insurance	Administrative Expense	0.00	156.51	(156.51)
c04other	CF2004		Administrative Expense	1410	1410-1006 Personnel - Life Insurance	Administrative Expense	0.00	67.97	(67.97)
c04other	CF2004		Administrative Expense	1410	1410-1007 Personnel - Disability Insuran	Administrative Expense	0.00	193.01	(193.01)
c04other	CF2004		Administrative Expense	1410	1410-1008 Personnel - Vision Insurance	Administrative Expense	0.00	42.91	(42.91)
c04other	CF2004		Planning	1430	1430-0505 Miscellaneous Fees	Fees	75,000.00	0.00	75,000.00
c04other	CF2004		Planning	1430	1430-5503 Property Inspections	UPCS Inspections	40,000.00	0.00	40,000.00

c04other	CF2004		Planning	1430	1430-6001 JOC	JOC	30,000.00	0.00	30,000.00
c04other	CF2004		Planning	1430	1430-7501 Mgmt Consulting/Appraisals	Managment Consulting/Appraisals	150,000.00	0.00	150,000.00
c04other	CF2004		Planning	1430	1430-8001 Environmental Consulting	Environmental Consulting	60,000.00	0.00	60,000.00
c04other	CF2004		Site Work	1450	1450-5501 Landscaping	Landscaping	5,000.00	0.00	5,000.00
c04other	CF2004		Dwelling Units	1460	1460-6001 Interior Dwelling	Interior Dwelling	4,000.00	0.00	4,000.00
c04other	CF2004		Non-Dwelling Equipment	1475	1475-5503 PHA-Wide Misc. Equipment	Equipment	50,000.00	0.00	50,000.00
c04other	CF2004		Contingency	1502	1502-5501 CF Contingency	Contingency	130,007.00	0.00	130,007.00
Total c04other							1,326,007.00	138,860.15	1,187,146.85
c04par19	CF2004	3-19	Parktowne Terrance	1460	1460-6001 Interior Dwelling	HVAC Units	5,100.00	5,928.65	(828.65)
Total c04par19							5,100.00	5,928.65	(828.65)
c04resad	CF2004		Administrative Expense	1408	1408-7011 RAC - Facilities Expense	Resident Advisory Council	5,000.00	0.00	5,000.00
c04resad	CF2004		Administrative Expense	1408	1408-7021 RAC - Travel & Training	Resident Advisory Council	7,000.00	0.00	7,000.00
Total c04resad							12,000.00	0.00	12,000.00
c04sou03	CF2004	3-3	Southside Homes	1430	1430-6501 A & E Fees	Architectural Fees	50,000.00	0.00	50,000.00
c04sou03	CF2004	3-3	Southside Homes	1460	1460-6001 Interior Dwelling	Interior Renovation	578,974.00	(5,928.65)	584,902.65
c04sou03	CF2004	3-3	Southside Homes	1470	1470-1001 Community Center	Interior Renovation	150,000.00	0.00	150,000.00
c04sou03	CF2004	3-3	Southside Homes	1495	1495-1001 Professional Movers	Resident Relocation	12,350.00	0.00	12,350.00
Total c04sou03							791,324.00	(5,928.65)	797,252.65
c04str07	CF2004	3-7	Strawn Apartments	1460	1460-8001 Building Systems	Elevator Upgrade / Fire Control Panel	119,869.00	0.00	119,869.00
Total c04str07							119,869.00	0.00	119,869.00
c04train	CF2004		Administrative Expense	1408	1408-7598 Future Training	Training	40,000.00	0.00	40,000.00
Total c04train							40,000.00	0.00	40,000.00
Grand Total							4,127,766.00	275,321.79	3,852,444.21

Capital Fund Report As of September 30, 2005

Sorted by HUD Account

Grant	Property ID	Property	Acct.	Description	Description of Work	Budget	Expended	Balance	
c04other	CF2004	Operations Transfer	1406	1406-0001 CF Operations Transfer	Operations Transfer	700,000.00	100,000.00	600,000.00	
1406 Total									
c04other	CF2004	Administrative Expense	1408	1408-1543 ECO Other Supplies/Program Cos	Administrative Expense	7,000.00	0.00	7,000.00	
c04other	CF2004	Administrative Expense	1408	1408-5501 Enterprise Software	Administrative Expense	25,000.00	0.00	25,000.00	
c04other	CF2004	Administrative Expense	1408	1408-6511 Salary & Benefits	Administrative Expense	0.00	1,128.46	(1,128.46)	
c04other	CF2004	Administrative Expense	1408	1408-6521 Other Costs	Administrative Expense	50,000.00	0.00	50,000.00	
c04resad	CF2004	Administrative Expense	1408	1408-7011 RAC - Facilities Expense	Resident Advisory Council	5,000.00	0.00	5,000.00	
c04resad	CF2004	Administrative Expense	1408	1408-7021 RAC - Travel & Training	Resident Advisory Council	7,000.00	0.00	7,000.00	
c04train	CF2004	Administrative Expense	1408	1408-7598 Future Training	Training	40,000.00	0.00	40,000.00	
1408 Total									
c04caam	CF2004	3-4	Administrative Expense	1410	1410-1001 Personnel - Salary	Administrative Expense	0.00	98,385.98	(98,385.98)
c04caam	CF2004	3-4	Administrative Expense	1410	1410-1002 Personnel - FICA Expense	Administrative Expense	0.00	7,512.79	(7,512.79)
c04caam	CF2004	3-4	Administrative Expense	1410	1410-1003 Personnel - Retirement Expense	Administrative Expense	0.00	5,536.51	(5,536.51)
c04caam	CF2004	3-4	Administrative Expense	1410	1410-1004 Personnel - Medical Insurance	Administrative Expense	0.00	6,944.96	(6,944.96)
c04caam	CF2004	3-4	Administrative Expense	1410	1410-1005 Personnel - Dental Insurance	Administrative Expense	0.00	484.00	(484.00)
c04caam	CF2004	3-4	Administrative Expense	1410	1410-1006 Personnel - Life Insurance	Administrative Expense	0.00	218.40	(218.40)
c04caam	CF2004	3-4	Administrative Expense	1410	1410-1007 Personnel - Disability Insuran	Administrative Expense	0.00	626.85	(626.85)
c04caam	CF2004	3-4	Administrative Expense	1410	1410-1008 Personnel - Vision Insurance	Administrative Expense	0.00	132.00	(132.00)
c04caam	CF2004	3-4	Administrative Expense	1410	1410-2001 Technical Salaries & Benefits	Administrative Expense	453,031.00	0.00	453,031.00
c04caam	CF2004	3-4	Administrative Expense	1410	1410-3004 Sundry(incl Advert & Legal)	Administrative Expense	15,000.00	0.00	15,000.00
c04other	CF2004	Administrative Expense	1410	1410-1001 Personnel - Salary	Administrative Expense	0.00	30,979.92	(30,979.92)	
c04other	CF2004	Administrative Expense	1410	1410-1002 Personnel - FICA Expense	Administrative Expense	0.00	2,315.42	(2,315.42)	
c04other	CF2004	Administrative Expense	1410	1410-1003 Personnel - Retirement Expense	Administrative Expense	0.00	1,741.07	(1,741.07)	
c04other	CF2004	Administrative Expense	1410	1410-1004 Personnel - Medical Insurance	Administrative Expense	0.00	2,234.88	(2,234.88)	
c04other	CF2004	Administrative Expense	1410	1410-1005 Personnel - Dental Insurance	Administrative Expense	0.00	156.51	(156.51)	
c04other	CF2004	Administrative Expense	1410	1410-1006 Personnel - Life Insurance	Administrative Expense	0.00	67.97	(67.97)	
c04other	CF2004	Administrative Expense	1410	1410-1007 Personnel - Disability Insuran	Administrative Expense	0.00	193.01	(193.01)	
c04other	CF2004	Administrative Expense	1410	1410-1008 Personnel - Vision Insurance	Administrative Expense	0.00	42.91	(42.91)	
1410 Total									
c04caam	CF2004	3-4	Audit	1411	1411-5501 Audit	Audit	1,000.00	0.00	1,000.00
1411 Total									
c04sou03	CF2004	3-3	Southside Homes	1430	1430-6501 A & E Fees	Architectural Fees	50,000.00	0.00	50,000.00
c04misdp	CF2004	Planning	1430	1430-5505 MIS Professional Services (co	Information Technology	200,000.00	16,620.15	183,379.85	
c04other	CF2004	Planning	1430	1430-0505 Miscellaneous Fees	Fees	75,000.00	0.00	75,000.00	
c04other	CF2004	Planning	1430	1430-5503 Property Inspections	UPCS Inspections	40,000.00	0.00	40,000.00	
c04other	CF2004	Planning	1430	1430-6001 JOC	JOC	30,000.00	0.00	30,000.00	
c04other	CF2004	Planning	1430	1430-7501 Mgmt Consulting/Appraisals	Managment Consulting/Apparisals	150,000.00	0.00	150,000.00	
c04other	CF2004	Planning	1430	1430-8001 Environmental Consulting	Environmental Consulting	60,000.00	0.00	60,000.00	
1430 Total									
c04dil12	CF2004	3-12	Dillehay Courts	1450	1450-5501 Landscaping	Landscaping	45,000.00	0.00	45,000.00
c04lea16	CF2004	3-16A	Leafcrest	1450	1450-5501 Landscaping	Landscaping	53,000.00	0.00	53,000.00
c04mea17	CF2004	3-17F	Meadow Oaks	1450	1450-5501 Landscaping	Landscaping	7,663.00	0.00	7,663.00
c04other	CF2004	Site Work	1450	1450-5501 Landscaping	Landscaping	5,000.00	0.00	5,000.00	
1450 Total									
c04sou03	CF2004	3-3	Southside Homes	1460	1460-6001 Interior Dwelling	Interior Renovation	578,974.00	(5,928.65)	584,902.65
c04hal22	CF2004	3-4	Hall House	1460	1460-7501 Extraordinary Maintenance	Repairs on Fire Control Panel	14,200.00	0.00	14,200.00
c04edw06	CF2004	3-6	Edwin Towers	1460	1460-6001 Interior Dwelling	HVAC Units	14,000.00	0.00	14,000.00
c04str07	CF2004	3-7	Strawn Apartments	1460	1460-8001 Building Systems	Elevator Upgrade / Fire Control Panel	119,869.00	0.00	119,869.00
c04cha18	CF2004	3-18	Charlottetown Terrace	1460	1460-8001 Building Systems	Elevator Upgrade / Fire Control Panel	166,572.00	0.00	166,572.00
c04par19	CF2004	3-19	Parktowne Terrace	1460	1460-6001 Interior Dwelling	HVAC Units	5,100.00	5,928.65	(828.65)
c04other	CF2004	Dwelling Units	1460	1460-6001 Interior Dwelling	Interior Dwelling	4,000.00	0.00	4,000.00	
1460 Total									
c04sou03	CF2004	3-3	Southside Homes	1470	1470-1001 Community Center	Interior Renovation	150,000.00	0.00	150,000.00

			1470 Total				150,000.00	
c04misd	CF2004	Non-Dwelling Equipment	1475	1475-6001 Computer Equipment	Information Technology	50,000.00	0.00	50,000.00
c04other	CF2004	Non-Dwelling Equipment	1475	1475-5503 PHA-Wide Misc. Equipment	Equipment	50,000.00	0.00	50,000.00
			1475 Total				100,000.00	
c04bel04	CF2004	3-4 Belvedere	1485	1485-0001 Demolition	Demolition	814,000.00	0.00	814,000.00
			1485 Total				814,000.00	
c04sou03	CF2004	3-3 Southside Homes	1495	1495-1001 Professional Movers	Resident Relocation	12,350.00	0.00	12,350.00
			1495 Total				12,350.00	
c04other	CF2004	Contingency	1502	1502-5501 CF Contingency	Contingency	130,007.00	0.00	130,007.00
			1502 Total				130,007.00	
			Grand Total				3,852,444.21	

NC003a01 - P&E Status Report

2005 Capital Fund Grant

	Grant	Property ID	Property		Description	Description of Work	Budget	Expended	Balance
c05blv11	CF2005	3-11	Boulevard Homes	1450	1450-1001 Infrastructure	Replace Sanitary Sewer Line Behind Brooksvale	30,000.00	0.00	30,000.00
c05blv11	CF2005	3-11	Boulevard Homes		1460-7501 Extraordinary Maintenance	Reinforce Entrance Door Jamb/Kitchen Bath Reno	600,000.00	0.00	600,000.00
Total c05blv11							630,000.00	0.00	630,000.00
c05caadm	CF2005		Administrative Expense	1410	1410-1001 Personnel - Salary	Administrative Expense	460,000.00	0.00	460,000.00
c05caadm	CF2005		Planning	1430	1430-1003 A & E Fees	A&E Fees	140,000.00	0.00	140,000.00
c05caadm	CF2005		Planning	1430	1430-2504 Appraisal & Environmental	Appraisals and Environmental	40,000.00	0.00	40,000.00
c05caadm	CF2005		Planning	1430	1430-4001 Fees & Costs	Fees	25,000.00	0.00	25,000.00
c05caadm	CF2005		Planning	1430	1430-6001 JOC	JOC	30,000.00	0.00	30,000.00
c05caadm	CF2005		Site Expense	1450	1450-5501 Landscaping	Landscaping	40,000.00	0.00	40,000.00
c05caadm	CF2005		Dwelling Units	1460	1460-6501 Exterior Structures	Exterior Structures	50,000.00	0.00	50,000.00
c05caadm	CF2005		Non-Dwelling Equipment	1475	1475-5501 Vehicles	Vehicles	30,000.00	0.00	30,000.00
c05caadm	CF2005		Contingency	1502	1502-5501 CF Contingency	Contingency	90,813.00	0.00	90,813.00
Total c05caadm							905,813.00	0.00	905,813.00
c05ced27	CF2005	3-16N	Cedar Knoll	1450	1450-5501 Landscaping	Tree Removal	15,000.00	0.00	15,000.00
c05ced27	CF2005	3-16N	Cedar Knoll	1470	1470-1001 Community Center	Security Screens at Office	30,000.00	0.00	30,000.00
Total c05ced27							45,000.00	0.00	45,000.00
c05dil12	CF2005	3-12	Dillehay Courts	1450	1450-1001 Infrastructure	Re-Route Water Lines	200,000.00	0.00	200,000.00
c05dil12	CF2005	3-12	Dillehay Courts	1460	1460-7501 Extraordinary Maintenance	Install Flip Screens	7,000.00	0.00	7,000.00
Total c05dil12							207,000.00	0.00	207,000.00
c05gla25	CF2005	3-25	Gladedale	1460	1460-7501 Extraordinary Maintenance	Replace Water Heaters and Repair Subfloor	20,000.00	0.00	20,000.00
Total c05gla25							20,000.00	0.00	20,000.00
c05lea16	CF2005	3-16A	Leafcrest	1450	1450-5501 Landscaping	Tree Removal	15,000.00	0.00	15,000.00
c05lea16	CF2005	3-16A	Leafcrest	1470	1470-1001 Community Center	Security Screens at Office	30,000.00	0.00	30,000.00
Total c05lea16							45,000.00	0.00	45,000.00
c05msmdp	CF2005		Administrative Expense	1408	1408-5501 Enterprise Software	Information Technology	60,000.00	0.00	60,000.00
c05msmdp	CF2005		Planning	1430	1430-5505 MIS Professional Services (co	Information Technology	230,000.00	0.00	230,000.00
c05msmdp	CF2005		Non-Dwelling Equipment	1475	1475-6001 Computer Equipment	Information Technology	50,000.00	0.00	50,000.00
Total c05msmdp							340,000.00	0.00	340,000.00
c05other	CF2005		Operations Transfer	1406	1406-0001 CF Operations Transfer	Operations Transfer	800,000.00	0.00	800,000.00
c05other	CF2005		Administrative Expense	1408	1408-1543 ECO Other Supplies/Program Cos	Section 3 Employment Initiatives	12,000.00	0.00	12,000.00
c05other	CF2005		Administrative Expense	1408	1408-6521 Other Costs	Work Order Call Center	50,000.00	0.00	50,000.00
c05other	CF2005		Audit	1411	1411-5501 Audit	Audit	1,000.00	0.00	1,000.00
c05other	CF2005		Planning	1430	1430-5515 Other Professional Fees	Professional Fees	40,000.00	0.00	40,000.00
Total c05other							903,000.00	0.00	903,000.00
c05resad	CF2005		Administrative Expense	1408	1408-4531 Resident Organization Training	Resident Advisory Council	20,000.00	0.00	20,000.00
Total c05resad							20,000.00	0.00	20,000.00
c05sav21	CF2005	3-21M	Savanna Woods	1450	1450-5501 Landscaping	Replace Retaining Wall and Tree Trimming	15,000.00	0.00	15,000.00
Total c05sav21							15,000.00	0.00	15,000.00
c05sou03	CF2005	3-03	Southside Homes	1460	1460-7501 Interior Renovation	Interior Renovation	1,395,000.00	0.00	1,395,000.00
c05sou03	CF2005		Southside Homes	1495	1495-4002 Residential Moving Expense	Resident Relocation	25,400.00	0.00	25,400.00
Total c05sou03							1,420,400.00	0.00	1,420,400.00
c05train	CF2005		Administrative Expense	1408	1408-7598 Future Training	Training	40,000.00	0.00	40,000.00
Total c05train							40,000.00	0.00	40,000.00
c05wal26	CF2005	3-26	Wallace Woods	1460	1460-7501 Extraordinary Maintenance	Replace Water Heaters	25,000.00	0.00	25,000.00
Total c05wal26							25,000.00	0.00	25,000.00
Grand Total							4,616,213.00	0.00	4,616,213.00

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Sorted by HUD Account

Grant	Property ID	Property	Acct.	Description	Description of Work	Budget	Expended	Balance	
c05other	CF2005	Operations Transfer	1406	1406-0001 CF Operations Transfer	Operations Transfer	800,000.00	0.00	800,000.00	
1406 Total								800,000.00	
c05misdp	CF2005	Administrative Expense	1408	1408-5501 Enterprise Software	Information Technology	60,000.00	0.00	60,000.00	
c05other	CF2005	Administrative Expense	1408	1408-1543 ECO Other Supplies/Program Cos	Section 3 Employment Initiatives	12,000.00	0.00	12,000.00	
c05other	CF2005	Administrative Expense	1408	1408-6521 Other Costs	Work Order Call Center	50,000.00	0.00	50,000.00	
c05resad	CF2005	Administrative Expense	1408	1408-4531 Resident Organization Training	Resident Advisory Council	20,000.00	0.00	20,000.00	
c05train	CF2005	Administrative Expense	1408	1408-7598 Future Training	Training	40,000.00	0.00	40,000.00	
1408 Total								182,000.00	
c05caadm	CF2005	Administrative Expense	1410	1410-1001 Personnel - Salary	Administrative Expense	460,000.00	0.00	460,000.00	
1410 Total								460,000.00	
c05other	CF2005	Audit	1411	1411-5501 Audit	Audit	1,000.00	0.00	1,000.00	
1411 Total								1,000.00	
c05caadm	CF2005	Planning	1430	1430-1003 A & E Fees	A&E Fees	140,000.00	0.00	140,000.00	
c05caadm	CF2005	Planning	1430	1430-2504 Appraisal & Environmental	Appraisals and Environmental	40,000.00	0.00	40,000.00	
c05caadm	CF2005	Planning	1430	1430-4001 Fees & Costs	Fees	25,000.00	0.00	25,000.00	
c05caadm	CF2005	Planning	1430	1430-6001 JOC	JOC	30,000.00	0.00	30,000.00	
c05misdp	CF2005	Planning	1430	1430-5505 MIS Professional Services (co	Information Technology	230,000.00	0.00	230,000.00	
c05other	CF2005	Planning	1430	1430-5515 Other Professional Fees	Professional Fees	40,000.00	0.00	40,000.00	
1430 Total								505,000.00	
c05blv11	CF2005	3-11	Boulevard Homes	1450	1450-1001 Infrastructure	Replace Sanitary Sewer Line Behind Brookvale	30,000.00	0.00	30,000.00
c05dil12	CF2005	3-12	Dillehay Courts	1450	1450-1001 Infrastructure	Re-Route Water Lines	200,000.00	0.00	200,000.00
c05lea16	CF2005	3-16	Leafcrest	1450	1450-5501 Landscaping	Tree Removal	15,000.00	0.00	15,000.00
c05sav21	CF2005	3-21	Savanna Woods	1450	1450-5501 Landscaping	Replace Retaining Wall and Tree Trimming	15,000.00	0.00	15,000.00
c05ced27	CF2005	3-27	Cedar Knoll	1450	1450-5501 Landscaping	Tree Removal	15,000.00	0.00	15,000.00
c05caadm	CF2005		Site Expense	1450	1450-5501 Landscaping	Landscaping	40,000.00	0.00	40,000.00
1450 Total								315,000.00	
c05sou03	CF2005	3-03	Southside Homes	1460	1460-7501 Interior Renovation	Interior Renovation	1,395,000.00	0.00	1,395,000.00
						Reinforce Entrance Door Jambs/Kitchen Bath			
c05blv11	CF2005	3-11	Boulevard Homes	1460	1460-7501 Extraordinary Maintenance	Reno	600,000.00	0.00	600,000.00
c05dil12	CF2005	3-12	Dillehay Courts	1460	1460-7501 Extraordinary Maintenance	Install Flip Screens	7,000.00	0.00	7,000.00
c05gla25	CF2005	3-25	Gladedale	1460	1460-7501 Extraordinary Maintenance	Replace Water Heaters and Repair Subfloor	20,000.00	0.00	20,000.00
c05wal26	CF2005	3-26	Wallace Woods	1460	1460-7501 Extraordinary Maintenance	Replace Water Heaters	25,000.00	0.00	25,000.00
c05caadm	CF2005		Dwelling Units	1460	1460-6501 Exterior Structures	Exterior Structures	50,000.00	0.00	50,000.00
1460 Total								2,097,000.00	
c05lea16	CF2005	3-16	Leafcrest	1470	1470-1001 Community Center	Security Screens at Office	30,000.00	0.00	30,000.00
c05ced27	CF2005	3-27	Cedar Knoll	1470	1470-1001 Community Center	Security Screens at Office	30,000.00	0.00	30,000.00
1470 Total								60,000.00	
c05caadm	CF2005		Non-Dwelling Equipment	1475	1475-5501 Vehicles	Vehicles	30,000.00	0.00	30,000.00
c05misdp	CF2005		Non-Dwelling Equipment	1475	1475-6001 Computer Equipment	Information Technology	50,000.00	0.00	50,000.00
1475 Total								80,000.00	
c05sou03	CF2005		Southside Homes	1495	1495-4002 Residential Moving Expense	Resident Relocation	25,400.00	0.00	25,400.00
1495 Total								25,400.00	
c05caadm	CF2005		Contingency	1502	1502-5501 CF Contingency	Contingency	90,813.00	0.00	90,813.00
1502 Total								90,813.00	
Grand Total								4,616,213.00	

NC003a01 - P&E Status Report

2002 Replacement Housing Factor Grant

	Grant	Acct.	Description	Budget	Expended	Balance
cfrh2002	RHF2002	1410	1410-3001 Communication	0.00	78.84	(78.84)
cfrh2002	RHF2002	1410	1410-5502 Telephone Expense	500.00	0.00	500.00
cfrh2002	RHF2002	1410	1410-5503 Publishing/Printing Expense	500.00	0.00	500.00
cfrh2002	RHF2002	1410	1410-5504 Legal Expense	50,000.00	0.00	50,000.00
cfrh2002	RHF2002	1410	1410-5510 Sundry Expense	200.00	393.74	(193.74)
cfrh2002	RHF2002	1430	1430-0501 Master Site Planning UDA	0.00	2,675.00	(2,675.00)
cfrh2002	RHF2002	1430	1430-0505 Miscellaneous Fees	0.00	61,312.30	(61,312.30)
cfrh2002	RHF2002	1430	1430-7501 Mgmt Consulting/Appraisals	102,941.00	75.00	102,866.00
cfrh2002	RHF2002	1430	1430-8001 Environmental Consulting	0.00	2,500.00	(2,500.00)
cfrh2002	RHF2002	1430	1430-8501 P&D Professional Services	40,000.00	13,000.00	27,000.00
cfrh2002	RHF2002	1440	1440-1001 Land Purchase	432,749.00	438,532.06	(5,783.06)
cfrh2002	RHF2002	1485	1485-3001 Demolition - Piedmont Courts	0.00	97,470.00	(97,470.00)
cfrh2002	RHF2002	1485	1485-4001 Demolition - Belvedere	60,020.00	0.00	60,020.00
Total cfrh2002				686,910.00	616,036.94	70,873.06

NC003a01 - P&E Status Report
2003 Replacement Housing Factor Grant

	Grant	Account	Description	Budget	Expended	Balance
cfrh2003	RHF2003	1460	1460-1000 Dwelling Structures	219,263.00	0.00	219,263.00
Total cfrh2003				219,263.00	0.00	0.00

NC003a01 - P&E Status Report

2004 Replacement Housing Factor Grant

	Grant	Account	Description	Budget	Expended	Balance
cfrh2004	RHF2004	1430	1430-1003 A & E Fees	50,931.00	0.00	0.00
cfrh2004	RHF2004	1440	1440-1001 Land Purchase	288,609.00	0.00	0.00
Total cfrh2004				339,540.00	0.00	0.00

NC003a01 - P&E Status Report

2005 Replacement Housing Factor Grant

	Grant	Account	Description	Budget	Expended	Balance
cfrh2005	RHF2005	1430	1430-1003 A & E Fees	61,473.50	0.00	61,473.50
cfrh2005	RHF2005	1440	1440-1001 Land Purchase	184,420.50	0.00	184,420.50
Total cfrh2005				245,894.00	0.00	245,894.00

nc003c01

ADMISSIONS & OCCUPANCY POLICY PROVISION –
DECONCENTRATION OF POVERTY

Income mixing and deconcentration of poverty. The Authority will, at least once each year, evaluate data and information reasonably available to it regarding the economic demographics of each of its twenty-two family and scattered site developments in order to determine the respective average household income, from all sources, for each of those developments. Such data and information may include the Authority's own demographic data, data available to the Authority from HUD, United States Census data, or any other such data reasonably calculated to provide pertinent and accurate information concerning development demographics. At the same time, the Authority will also determine the average household income for all households, from all sources, in its family and scattered site developments (the "Average Income"). Based upon that evaluation, the Authority will designate those family or scattered site developments with average household incomes less than the Average Income as its "Low Income Developments", and those family or scattered site developments with average household incomes higher than the Average Income as its "High Income Developments".

As a Unit becomes available for new occupancy in any of its family or scattered site developments, the Authority will determine whether that Unit should be occupied by an applicant Family whose income is greater or less than the Average Income, with the goal of (a) offering Units in Low Income Developments to Families with incomes greater than the Average Income, and (b) offering Units in High Income Developments to Families with incomes less than the Average Income. The Authority will then offer that Unit to the next family on the waiting list whose income satisfies the foregoing goal, which may or may not be the family at the head of the list (i.e., the family whose name is in first position on the waiting list, and who would otherwise receive the offer for the next available Unit in the Authority), and which may accordingly require the Authority to skip down the waiting list in order to reach and then offer the Unit to a Family with the appropriate income. If that Family declines the Unit, the Authority will offer the Unit to the Family at the head of the list, it being the intent of the Authority that Units not remain vacant for an inordinate length of time.

If the Authority skips down the waiting list in order to reach and then offer a Unit to a Family, and that Family declines the Unit offered to it, then that Family shall receive a second offer of a Unit, but not until its name reaches the head of the waiting list, and such offer shall be made to that Family without any regard to the Family's income or whether the unit is in a low or high income development. If any Family at the head of the list declines a Unit offered to it, that

Family's application will be re-dated with the date and time the offer was rejected, the Family will be placed at the bottom of the waiting list, and the Family will be notified of that action.

However, and notwithstanding the foregoing, nothing in this section shall affect the right of an Elderly/Near Elderly Family or a Disabled Family to receive the number of offers of a Unit in the types of communities (family, mixed, or elderly) provided elsewhere in this Admission & Occupancy Policy. Further, nothing in this section shall affect, prevent or interfere with any site-based waiting list adopted by the Authority. Finally, the provisions of this section shall provide only one of the factors to be considered in determining admissions to sites at which all residents are required to be participants in the Authority's Family Self-Sufficiency program; in addition to the provisions of this section, admissions to those sites shall be in accordance with all other criteria governing admissions to the Authority's Family Self-Sufficiency program.

The Authority may, at any time, reevaluate the data available to it regarding the economic demographics of its developments, and may at any time change the developments it has designated as low income developments and high income developments as a result of those reevaluations.

The provisions of this section shall not apply to sites designated for occupancy by the Near Elderly and Elderly or for those designated for Mixed Occupancy by the Near Elderly, Elderly, and Disabled.

nc003d01

Housing Authority of the City of Charlotte, NC

RESIDENT GRIEVANCE POLICY AND PROCEDURES

Effective Date: September 16, 1997

I. PURPOSE:

To establish uniform policies and procedures for the presentation, hearing, and disposition of individual grievances of residents in certain, specific cases.

II. SCOPE:

This policy and procedures shall apply to residents of Charlotte Housing Authority properties, Charlotte Housing Authority staff, and other persons, departments or agencies involved in the Grievance process concerning residents. This policy and procedures do not apply to employee grievances or any other grievance which is not brought by a resident.

III. POLICY:

A. DEFINITIONS. The following definitions apply:

Authority Housing Authority of the City of Charlotte, N.C.

Complainant A resident who presents a grievance to the Authority at its central office or at the Authority's management office for the community in accordance with this procedure.

Criminal peaceful Activity (a) Any criminal activity that threatens the health or safety of, or the right to enjoyment of the Authority's premises by, other residents or employees of the Authority; or

(b) Any drug-related criminal activity on or near the premises of the Authority.

Grievance Any dispute which a resident may have concerning an Authority action or failure to act in accordance with the resident's lease or the Authority's regulations, if the action or failure to act adversely affects the resident's rights, duties, welfare or status.

Hearing Panel A panel selected in accordance with Section D of this procedure to hear a complainant's grievance and render a decision on it.

Lease The conventional public housing dwelling lease agreement or home buyer's

agreement for occupancy of a housing unit owned (wholly or in part by either direct or indirect ownership) by the Authority.

Resident An adult person (or persons) (other than a live-in aide) who resides in a housing unit owned (wholly or in part by either direct or indirect ownership) by the Authority, and either:

(a) is a person who executed the lease with the Authority, or, if no such person now resides in the unit,

(b) is a person who resides in the unit, and who is the remaining head of household of the family residing in the unit and is listed on the lease.

B. PRESENTATION AND INFORMAL SETTLEMENT OF GRIEVANCES.

As the first step in the grievance process, the resident and the Authority must try to resolve the grievance informally, unless the grievance involves eviction or termination of tenancy for criminal activity on the part of a resident or a member of his/her household, in which case the Authority shall not provide any grievance procedure. However, a resident being evicted for criminal activity shall be entitled to examine any relevant Authority documents, records and regulations prior to any judicial proceeding involving that resident as set forth in footnote 2 of this Grievance Policy, and the Authority shall provide copies of a reasonable number of relevant documents to that resident at no charge to him or her.

1. How to Present a Grievance. The resident must present his or her grievance personally, either orally or in writing, at the Authority's office in the resident's housing development or at the Authority's main office, so that the grievance may be discussed informally and, if possible, settled without a hearing. A grievance presented at the main office should be directed to the Authority's Director of Housing Management.
2. When to Present a Grievance. The grievance must be presented within five (5) calendar days after the date of the Authority action or notice of proposed action that the resident disputes. If the fifth calendar day falls on a weekend or a legal holiday, then the 5-day period will be extended to 5:00 p.m. on the first working day after the weekend or holiday.

A notice of lease termination or other notice of proposed action that is sent to the resident by mail shall be presumed to have been received by the resident on the third business day after the date of the notice.'

3. Informal Discussion of Grievance. As soon as practicable following presentation of a grievance, the manager or another member of the Authority's staff will meet

with the resident to discuss the grievance and try to settle the dispute without a hearing.

4. Written Summary of Discussion. The Authority will prepare a written summary of the discussion, send or personally deliver one copy to the resident, and keep one copy for the resident's file. The summary will specify who participated in the discussion, the date(s) of the discussion, the Authority's decision on what (if anything) it proposes to do about the resident's grievance, and the specific reasons for the Authority's decision. The summary will also describe the procedures the resident must follow to obtain a hearing if he or she is not satisfied with the result of the informal process.

C. **PROCEDURE FOR OBTAINING A FORMAL HEARING.**

If the resident is not satisfied with the outcome of the informal discussion, the resident may request and obtain a formal grievance hearing.

1. How to Request a Hearing. To obtain a hearing, the resident must submit a written request at the Authority's office in the resident's housing development or at the Authority's main office. A request presented at the main office should be addressed to the Authority's Director of Housing Management. The manager or other Authority staff person who receives the resident's request can assist the resident in preparing the request, which must be signed and dated by the resident and should be co-signed by the assisting staff person.
2. When to Make the Request. To obtain a hearing, the resident must submit the written request for a hearing within five (5) calendar days after the date he or she receives the written summary of the informal discussion. If the fifth calendar day falls on a weekend or a legal holiday, then the 5-day period will be extended to 5:00 p.m. on the first working day after the weekend or holiday.

A written summary of their formal discussion which is sent to the resident by mail shall be presumed to have been received by the resident on the third business day after the date of the notice.

3. What the Request for a Hearing Must Say. The written request must specify, at a minimum:
 - A. Nature of Complaint. The nature of the complaint (for example, the reasons the resident believes he or she should not be evicted or the reasons the believes the Authority should or should not take some other

action); and

(b) Action Requested. The action the resident wants the Authority to take or refrain from taking (for example, not filing an eviction complaint for poor

housekeeping).

D. PROCEDURE FOR SELECTING A HEARING PANEL.

The Hearing Panel selected to conduct each grievance hearing shall consist of three (3) impartial persons appointed by the Authority according to the following rules and procedures.

1. **List of Eligible Panelists**. The Authority will at all times maintain a list of eligible panelists who shall have been selected in three separate categories, as follows:
 - (a) **Residents**. Residents selected by the Resident's Advisory Council (which is composed of the presidents of the resident organizations in the Authority's communities) to serve as eligible panelists for terms of one calendar year (or until their successors shall have been elected);
 - (b) **Authority**. All Commissioners and those staff members of the Authority appointed by its Executive Director to serve as eligible panelists for terms of one calendar year (or until their successors shall have appointed); and
 - (c) **Neutral**. Neutral persons selected to serve as eligible panelists by the Commissioners of the Authority, after considering advice from the Residents' Advisory Council.

The resident and Authority panelists shall normally be selected for the coming calendar year between October 1 and December 31, but additional selections and appointments may be made at any time for terms expiring at the end of that calendar year. The neutral panelists shall be selected as follows:

- (a) In or about September of each year, the Authority will solicit suggestions from its staff, its Commissioners, the Residents' Advisory Council, Legal Services of the Southern Piedmont, Inc., and other interested groups for the names of persons who might make suitable, impartial panelists.
- (b) On or about October 1 of each year, the Authority will compile a list of names of all suggested panelists who are preliminarily acceptable to its Executive Director and will submit the list to the Residents' Advisory Council for comment within 30 days thereafter.
- (c) Upon the expiration of that 30 day period, the Authority will submit to its Commissioners the (i) list of proposed panelists and (ii) any written comments or other indications of approval or disapproval which the Authority shall have received from the Residents' Advisory Council.
- (d) By December 31, the Commissioners shall select and appoint (from the

persons whose names appear on the list) the persons who are to serve as neutral hearing panelists during the coming year and until their successors shall have been selected. The Commissioners may select other persons to be added to the list during the year, following consideration of written comments, if any, received from the Residents' Advisory Council within 30 days after the names of those persons shall have been submitted to the Council.

2. **Choosing a Panel.** For each grievance hearing, the Authority's Director of Housing Management (or his or her designee) shall designate and appoint a hearing panel consisting of three (3) impartial panelists selected from the list of eligible panelists, one from each of the three categories. The Authority's Director of Housing Management (or his or her designee) will use all reasonable efforts to utilize all persons on the list of eligible panelists; however, it is acknowledged that some persons may be unavailable for service because of personal or business commitments or schedules. The panel may include an officer or employee of the Authority (as the Authority appointee), but may not include a person who made or approved the Authority action in question or who is a subordinate of the person who made or approved that action. The neutral appointee shall normally serve as a chairperson of the three-person hearing panel.

E. CONDITIONS THAT MUST BE MET BEFORE A HEARING CAN BE SCHEDULED (FOR GRIEVANCES INVOLVING THE AMOUNT OF RENT THE AUTHORITY CLAIMS IS DUE).

Payment Requirement. In any grievance involving the amount of rent the Authority claims is due where the Authority claims an increase in rent is due, the complainant shall pay to the Authority an amount equal to the amount of the rent due and payable as of the first of the month preceding the month in which the Authority's action or failure to act took place (i.e., the amount of rent that was due and payable before the act giving rise to the grievance occurred). In any grievance involving the amount of rent the Authority claims is due, where the resident claims he/she is entitled to a decrease in rent, the resident must pay rent in the amount of 30% of his/her income at the time the resident makes the payment, but in no event shall that amount be less than the minimum rent established by the Authority which is in effect at that time. In either case, this payment must be made no later than five (5) calendar days after the date the complainant receives the written summary of the informal discussion (i.e., the same date by which the complainant must make his or her request for a formal hearing). If the fifth calendar day falls on a weekend or a legal holiday, then the 5-day period will be extended to 5:00 p.m. on the first working day after the weekend or holiday. The complainant must pay that same amount of rent to the Authority, on the regular due date for rent payments, each month thereafter until the complaint is formally resolved by a decision of the hearing panel.

2. **No Waiver.** These payments by the complainant shall not constitute a waiver by

the complainant of his or her grievance, nor shall their acceptance by the Authority constitute a waiver of its right to demand the amount of rent it claims is due or its right to pursue any remedies available to it after the hearing panel issues its decision.

3. Waiver of Payment Requirement in Extenuating Circumstances. The Authority may in its discretion waive this monthly rent payment requirement in extenuating circumstances. Unless the Authority waives this requirement due to extenuating circumstances, the complainant must make these rent payments to the Authority, and if the complainant fails to do so, the Authority shall terminate the grievance procedure and may proceed with its intended action. However, the complainant's failure to make such payments to the Authority shall not constitute a waiver of any right the complainant may have to contest in an appropriate judicial proceeding the Authority's disposition of the grievance.

F. SCHEDULING THE HEARING.

Schedule. Upon complainant's compliance with the requirements for obtaining a hearing, the chairperson of the hearing panel (with administrative assistance from the Authority) shall promptly schedule the hearing for a time and place reasonably convenient to both the complainant and the Authority.

2. Notification. The chairperson of the hearing panel (with administrative assistance from the Authority) shall send the complainant and the Authority's Director of Housing Management (or his or her designee) written notification specifying the time and place of the hearing and a brief statement describing the procedures that will govern the hearing. Requests to change the time or place of the hearing at any time shall be submitted to the chairperson of the hearing panel who may grant or deny it in his or her discretion.

G. PROCEDURES GOVERNING THE HEARING.

Due Process. The hearing panel will conduct the hearing. The complainant is entitled to a hearing that includes the basic safeguards of due process. These safeguards include the following:

(a) Document Examination and Copying. The opportunity before the hearing to examine and to copy all unprivileged files, documents, records and regulations of the Authority that are directly relevant to the hearing.² The Authority shall provide copies of a reasonable number of relevant documents to the complainant at no charge to him or her.

(b) Representation. The right to be represented at the hearing by a lawyer or other representative of the complainant's choice and to have that person make statements on the complainant's behalf;

(c) Private Hearing. The right to a private hearing, unless the complainant requests a public hearing;

(d) Evidence. The right to present evidence and arguments in support of the complainant's position, to dispute and controvert evidence relied on by the Authority, and to confront and cross-examine all witnesses on whose testimony or information the Authority relies;

(e) Excluding Witnesses. The right to request that persons who are expected to testify be excluded from the hearing room except while presenting testimony;³

A. Accommodations for Persons with Disabilities. Reasonable accommodation for persons with disabilities to participate in the hearing;⁴ and

B. Decision. A decision by the hearing panel based solely and exclusively on the facts presented at the hearing.

2. Issue Previously Decided. The hearing panel may render a decision without proceeding with the hearing if the hearing panel determines that

²In a case involving a proposed lease termination, the Authority's notice of termination must inform the resident of the right to examine Authority records. A request to examine documents must be made through the Authority's management office in the complainant's housing development or through the Authority's main office at least 24 hours in advance of the desired examination. The complainant may make his or her examination only during the Authority's regular business hours.

The Authority will make copies or permit the complainant to make copies of a reasonable number of such documents using the Authority's copying equipment at no charge.

If the Authority fails to make a requested, unprivileged and relevant document available to the complainant, the Authority may not rely on the document at the grievance hearing or at a court proceeding.

³Authority may also make such a request. The request in either case shall be granted or denied in the discretion of the hearing panel.

⁴These accommodations may include qualified sign language interpreters, readers, accessible locations, or attendants. If the resident is visually impaired, any notice to the resident that is required by this procedure must be in an accessible format.

the issue in dispute has already been decided in an earlier proceeding involving the rights of a complainant (for example, an earlier grievance hearing or a court proceeding).

3. Failure to Appear. If the complainant or the Authority fails to appear at a scheduled or rescheduled hearing, the hearing panel may decide to:

(a) Postpone. Postpone the hearing for no more than five business days; or

(b) Waive. In the case of the complainant's failure, rule that the complainant has waived the right to a grievance hearing; or

(c) Proceed. In the case of the Authority's failure, hear the complainant's evidence and rule based solely on it.

The hearing panel shall notify both the complainant and the Authority of the panel's determination. A determination that the complainant has waived his or her right to a hearing shall not constitute a waiver of any right the complainant may have to contest in an appropriate judicial proceeding the hearing panel's disposition of the grievance.

4. Burden of Persuasion. At the hearing, the complainant must first make a showing that he or she is entitled to the relief sought. If the complainant makes that showing, the Authority must then sustain the burden of justifying the Authority's action or failure to act which is the subject of the grievance.
5. Informality. The hearing panel will conduct the hearing informally and will receive testimony, documents and other evidence relevant to the grievance without regard to the rules of evidence that would apply in court. The complainant, the Authority, and any lawyer or other representative for these parties will respect this informality and will not object to evidence as he or she might do if formal rules of evidence applied, though the parties and their representatives are free to argue that certain evidence (for example, hearsay) is less reliable. The hearing panel may refuse to hear or accept offered evidence if the panel considers it repetitive or irrelevant.
6. Orderliness. The hearing panel shall require that the complainant and the Authority, and their lawyers or other representatives, and all other participants and spectators, conduct themselves in an orderly fashion. Failure to comply with the hearing panel's orders on comportment at the hearing or on the admission of evidence may result in exclusion from the hearing or in a decision adverse to the non complying party.
7. Transcript. The complainant or the Authority may arrange, in advance, for a transcript of the hearing to be made at the expense of the requesting party. Any interested person may purchase a copy of the transcript.

H. DECISION OF THE HEARING PANEL.

1. Written Decision. The hearing panel will prepare a written decision, including the reasons for the decision, within a reasonable time after the hearing. A copy of the decision will be sent to the complainant and the Authority, which will retain a copy of the decision in the complainant's file. The Authority shall also keep on file a copy of the decision, with all names and identifying references deleted, which the Authority shall make available for inspection by a prospective complainant, his or her representative, or the hearing panel.
2. Form and Content of Decision. The Authority may provide the hearing panel sample decision forms, conforming to the requirements of this procedure, and administrative assistance, to assist the panel in the preparation of a written decision.

In a case involving lease termination, a decision upholding the Authority's decision to terminate the lease will advise the complainant that:

- (a) Eviction Possible. The Authority may begin an eviction action if the resident does not vacate by the first to occur of the following: (i) the expiration of the notice period stated in the notice of lease termination, or (ii) the third (3rd) day after the decision of the hearing panel;
- (b) Cost of Eviction. The complainant may be required to pay the costs of an eviction action; and
- (c) Proof of Good Cause. If the resident contests an eviction action, the Authority will have to prove in court that its reasons for terminating the lease constitute good cause for lease termination under North Carolina law.

3. Binding Effect. The decision of the hearing panel shall be binding on the Authority, and the Authority will take all actions or refrain from taking any actions necessary to carry out the decision, unless the Authority's Board of Commissioners decide within a reasonable time and promptly notify the complainant that the Board has determined that:
 - (a) No "Grievance". The resident's complaint does not constitute a "grievance" as that term is defined in this procedure (for example, if the complainant involves a dispute between residents rather than between a resident and the Authority, or if the grievance has to do with a policy change a resident thinks the Authority should make); or
 - (b) Contrary to Law. The decision of the hearing panel is contrary to

applicable Federal, State or local law including HUD regulations, or contrary to the requirements of the Annual Contributions Contract between HUD and the Authority.

A decision of the hearing panel or Commissioners in favor of the Authority, or a decision that denies all or any part of what the complainant sought at the grievance hearing, does not in any way affect the right of the complainant in any court action on the subject that may take place later.

1. WAIVER OR LOSS OF RIGHT TO GRIEVANCE HEARING.

If the resident does not begin the grievance process by requesting an informal settlement discussion within the time allowed, the hearing panel at any hearing on the resident's grievance may rule against the resident solely on that basis. However, the hearing panel may refrain from doing so upon finding that the resident has shown good cause for the failure to begin the process on time.

If the resident does not request a hearing on time or in the required manner, the Authority will have the right to proceed with eviction proceedings or such other action as may have been the subject of the grievance.

If the resident waives or otherwise loses his or her right to a grievance hearing, he or she shall not lose the right to contest in an appropriate judicial proceeding the Authority's disposition of the grievance.

nc003e05

Agency Plan: Implementation of Public Housing Community Service Requirement

1. The administrative steps being taken to implement the requirement:

The Community Service Requirement has been incorporated into the public housing lease. A written description of the service requirement was developed after gathering input from residents (via Resident Advisory Council) and staff. A copy of the full administrative policy is included as a supporting document to the CHA's Agency Plan.

For new residents to public housing, participation status is determined at lease signing. For current residents of public housing, the requirement is being phased in at annual recertification. A checklist is used to determine exemption status. This checklist is made a part of the resident's permanent file. In addition, residents sign a "Community Service Compliance Certification" form that lists all household members who are required to complete the service requirement. A form has also been developed that is completed by the local TANF agency in order to verify family members' participation in a state welfare program.

The Charlotte Housing Authority is administering the Community Service Requirement.

2. Policy

It shall be the policy of the Charlotte Housing Authority to implement and enforce the Community Service Requirement as legislated in the Quality Housing and Work Responsibility Act of 1998. This shall be accomplished by adhering to requirements set forth in this document.

Copies of this document are available for review in the Property Manager's office at each community, the Resident Advisory Council (RAC) office located in the Strawn Activity Center, Resident Organization offices at the community level where applicable, the Client Services office, and in the library at the Central Office of the Charlotte Housing Authority.

3. Exemptions--persons who are:

- a) 62 or older
- b) blind or disabled
- c) employed (working at least 20 hours per week)
- d) engaged in self-sufficiency activities at least eight (8) hours per month
- e) a Section 8 recipient
- f) engaged in a work program as part of the state's welfare reform efforts
- g) anyone in a family receiving assistance in a state that has a welfare to work program and is complying with program requirements

A checklist has been developed for use when determining exempt status. The resident will be responsible for obtaining documentation to support the exemption. Documentation must be provided within 10 business days of the date requested.

4. Definitions

a) Adult Resident

A resident who is 18 years of age or older.

b) Elderly

Persons who are 62 years of age or older

c) Disabled

- 1. The inability to engage in any substantial gainful activity by reason of any medically determinable physical or mental impairment which can be expected to result in death, or has lasted or can be expected to last for a continuous period of not less than 12 months.
- 2. An individual shall be determined to be under a disability only if his/her physical or mental impairment or impairments are of such severity that he/she is not only unable to do his previous work but cannot, considering his/her age, engage in education or work experience, engage in any other substantial gainful work which exists in the national economy, regardless of whether such work exists in the immediate area in which he/she lives, or whether a specific job vacancy exists for him/her, or whether he/she would be hired if he/she applied for work.
- 3. A "physical or mental impairment" is an impairment that results from anatomical, physiological, or psychological abnormalities which are demonstrable by medically accepted clinically and laboratory diagnostic techniques.
- 4. Verification of a disability will only be honored if it is obtained from a licensed medical doctor.

d) Community Service

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

Community service hours can be completed at any point during the year. For example, a resident may choose to complete all 96 hours in three months instead of contributing eight hours per month

for 12 consecutive months. Also, “community” is defined as anywhere in Charlotte or Mecklenburg County.

5. Eligible Community Services Activities

The following list of eligible activities has been generated pursuant to the requirement that all non-exempt adults not participating in an economic self-sufficiency program contribute eight hours of community service within the community in which that adult resides. In determining whether or not an activity is eligible, consideration will be given to the following: 1) the work is not considered hazardous; 2) the work is not labor that would be performed by CHA employees responsible for essential maintenance and property services; or 3) that the work is otherwise unacceptable. The service should be considered a rewarding activity that assists residents in improving their own and their neighbors’ economic and social well-being and give them a greater stake in their communities.

Adults residents may volunteer in any of the areas listed below. Additional activities may be identified by residents, Resident Organization officers, RAC, Property Managers, Case Managers or other CHA staff. Whether or not an identified activity is in fact eligible will be determined by committee. The committee shall be comprised of at least one representative from RAC, Property Management and Client Services.

- CHA Learning Centers
- Other after-school/educational programs
- Community clean-up, litter & debris activities, and beautification projects
- Monitoring children at bus stops (connected to truancy program)
- Assist in various CHA offices/departments
- Chaperone for field trips and other community-related activities
- Provide assistance to outside agencies who bring programs into the community (e.g., Boy Scouts)
- Work with Youth Councils
- Serve as officer in community’s Resident Organization
- CHA van driver
- Local schools (classroom aide, media center, etc.)
- Local library
- Hospital (read to patients, etc.)
- Donate time to local non-profit organizations
- Serve as member of Speakers Bureau (for those persons engaging in activities in which sharing of information would be beneficial to others)
- Resident Patrols
- Block Captains
- Church-sponsored volunteer work
- Food banks
- Assist in daycare facilities (provided qualifications are met)

*****For purposes of QHWRA, Political Activity does not qualify as Community Service!**

6. The process to cure noncompliance is as follows:

a) the resident must enter into a written agreement with the CHA to cure such noncompliance by completing the additional hours of community service or economic self-sufficiency activity needed to make up the total number of hours required over the twelve-month term of the new lease, and in fact cure such noncompliance in accordance with such agreement; or

b) the family provides written assurance satisfactory to the CHA that the resident or other noncompliant resident no longer resides in the unit.

PET POLICY AND PROCEDURE

**Public Housing Developments
Other Than Developments
for the Elderly or Persons with Disabilities**

Effective Date: March 25, 2003

I. PURPOSE

The purpose of this policy is to establish guidelines regarding the owning and keeping of pets in public housing developments owned or managed by the Housing Authority of the City of Charlotte, N.C. (the "Housing Authority") other than public housing developments for the elderly or persons with disabilities.

II. SCOPE

These guidelines apply to all public housing developments owned or managed by the Housing Authority other than public housing developments for the elderly or persons with disabilities.

III. POLICY

All residents in public housing developments owned or managed by the Housing Authority other than developments for the elderly or persons with disabilities are allowed to own and keep certain common household pets in their respective units, subject to the following rules and regulations.

Those common household pets are limited to small dogs; small cats; small tropical birds such as parakeets, budgies, etc.; and fish suitable for and commonly kept in a home aquarium. They do not include dangerous breeds of dogs (such as Doberman pinschers, pit bulls [a/k/a American Staffordshire terriers], or Rottweilers) of any age or size; any bird other than small tropical birds which are commonly kept as pets; or dangerous fish. No other animals other than those listed in this paragraph may be kept as pets on any Housing Authority property.

These rules are part of the dwelling lease between the Housing Authority and the resident by reference and are enforceable accordingly.

These rules do not apply to animals that are used to assist the handicapped and/or disabled.

IV. ESTABLISHED RULES FOR KEEPING COMMON HOUSEHOLD PETS:

1. Approval by the Housing Authority as evidenced by a signed lease addendum must be obtained prior to a resident owning and/or keeping a pet in the dwelling unit.
2. The Housing Authority will allow only the following common household pets: small dogs; small cats; small tropical birds such as parakeets, budgies, etc.; domesticated rabbits, hamsters and guinea pigs (They must be caged at all times.); and fish suitable for and commonly kept in a home aquarium. The Housing Authority will not allow dangerous breeds of dogs (such as Doberman pinschers, pit bulls [a/k/a American Staffordshire terriers], or Rottweilers) of any age or size; any bird other than small tropical birds which are commonly kept as pets; or dangerous fish. No other animals other than those listed in this paragraph may be kept as pets on any Housing Authority property. There is a limit of one pet per dwelling unit, with the exception of fish and birds.
3. A dog or cat must not weigh over 20 pounds when fully grown. Dogs and cats must be on a leash and accompanied by the owner whenever outside the dwelling unit.

Birds, rabbits, hamsters and guinea pigs must be caged at all times. Aquariums cannot exceed ten (10) gallons each.

4. There is a mandatory non-refundable pet deposit of \$150.00 and a refundable pet deposit of \$600.00 for a dog or cat. Both deposits are due and payable in full at the time of the execution of the lease addendum allowing the pet to be present. The foregoing pet deposits are in addition to the security deposit paid by the resident.

The pet deposit may be used by the Housing Authority in its discretion to pay for reasonable expenses directly attributable to the presence of the dog or cat in the property, including (but not limited to) the cost of repairs and replacement to, and fumigations of, the resident's dwelling unit, as well as pet-caused damage to any public or common areas. In the event that the pet deposit or any part of it is used by the Housing Authority to pay for such reasonable expenses, the Housing Authority will notify the resident and the resident will be required to replenish the deposit in accordance with paragraph 1 of this Rule.

The Housing Authority shall refund the unused portion of the pet deposit to the resident within a reasonable time after the resident has moved from the property or no longer owns or keeps a pet in the dwelling unit.

5. Residents will be prohibited from owning and keeping pets in the dwelling unit or on Housing Authority property which the Housing Authority reasonably believes to be dangerous to other pets, residents or staff such as dangerous breeds of pets, including, but not limited to, dog breeds such as Doberman pinschers, pit bulls [a/k/a American Staffordshire terriers], and Rottweilers, regardless of their sizes.
- A. Residents must abide by all state and local laws and ordinances governing the owning and keeping of pets, including all licensing and permit requirements, where applicable.

7. The resident must furnish a current license tag, where applicable, a current photograph of the pet, a statement(s) from a veterinarian showing that the dog or cat has had all inoculations and has been spayed or neutered prior to the signing of the lease addendum, and must thereafter furnish a current license tag, where applicable, a current photograph of the pet and/or statements with respect to inoculations at the resident's subsequent yearly recertifications.
8. Pet Care
 - a. No outside cages, fences, or houses are permitted
 - b. Waste shall be disposed of immediately and properly in sealed plastic bags. Litter in cat litter boxes must be disposed of no less often than twice per week; waste must be scooped from cat litter boxes no less often than daily. Precautions must be taken by the resident to eliminate odors and maintain sanitary conditions inside the unit.
 - c. Food for pets must be sealed in a container kept inside the apartment.
 - d. Pets will not be allowed in areas such as lobbies, meeting rooms and laundry rooms. Dogs and cats must be carried on elevators and when passing through common areas to the outside. Dogs and cats must be kept on leashes when outside on Housing Authority property.
 - e. Dogs and cats cannot be left alone over eight (8) hours. The Housing Authority will attempt to contact the pet owner or responsible parties designated by the pet owner if any pet has been left unattended for more than 24 hours; however, in the event the Housing Authority is unable to obtain a favorable response to those efforts, the Housing Authority may remove or cause the appropriate authorities to remove the pet to a kennel or other facility, which will be at the pet owner's expense.
 - f. The resident will be responsible to ensure that the pet does not disturb the neighbors, create odor problems, or constitute a threat or nuisance to others.
 - g. Residents cannot take pets with them while visiting other Housing Authority residents. Also, visitors will not be allowed to bring pets onto Housing Authority property for the purpose of either visiting or pet-sitting. Neighbors who pet-sit must do so in the pet owner's apartment.
 - h. Exterminations for fleas, mites, etc. at the pet owner's apartment will be the resident's responsibility; exterminations for fleas in common areas and in neighboring apartments shall be undertaken at the pet owner's expense.
 - i. The Housing Authority assumes no responsibility for pets during its own pest extermination program. The resident will be required to remove the pet during the Housing Authority-provided exterminations.

- j. The Housing Authority reserves the right to inspect any pet owner's unit without prior notice if the Housing Authority has reasonable cause to suspect the pet is not being cared for and/or that the resident is unable to care for the pet properly.
- k. The resident must be present during a scheduled dwelling unit inspection and any maintenance work order service if the unit is occupied by a dog or cat or other unrestrained ambulatory pet.
- l. Pet bedding shall not be washed in any common laundry facilities.
- m. Pets cannot be kept, bred or used for any commercial purpose.

10. Pet Safety

- a. The Charlotte Housing Authority reserves the right to refuse pet ownership to any resident whom the Housing Authority has reason to believe is unable to care for a pet properly.
- b. Pets are not to be left chained or leashed outside the dwelling unit or anywhere on Housing Authority property.
- c. Pets must be leashed and restrained under the control of a responsible person while being exercised outside the resident's dwelling unit.
- d. Any pet waste must be scooped, bagged, and properly disposed of immediately in all areas, including pet waste dropped outdoors.
 - A. The Housing Authority has the right to require removal of a pet if the pet's conduct or condition is determined to constitute a nuisance or threat to other residents, visitors, or staff.
 - B. Any pet which bites, attacks or threatens a human or animal shall be removed from Housing Authority property and permanently banned from all property owned by the Housing Authority.
 - C. A resident who violates any conditions of this policy may be required to remove his/her pet from the development within 10 days of written notice from the Housing Authority. The resident may also be subject to termination of his/her dwelling lease.
 - D. The Housing Authority's grievance procedures shall be applicable to all individual grievances or disputes arising out of violations or alleged violations of this policy.

11. Emergencies

- a. Prior to obtaining a pet, the resident must have at least two responsible persons who will sign a statement agreeing to remove the pet from the premises if the owner becomes ill or incapacitated or dies.

- A. The Housing Authority has the right to remove the pet to a shelter at resident's expense in the case of emergency.
- 12. The Charlotte Housing Authority carries no insurance for pet owners with respect to any action by or to their pets. Residents are responsible for any damage caused by their pet, including the cost of fumigating or cleaning the unit. Also, any pet related insect infestation in the pet owner's unit will be the financial responsibility of the resident. The CHA reserves the right to exterminate, fumigate and clean any resident's unit and charge the responsible pet owner. A resident assumes full responsibility and liability for the pet and agrees to hold the CHA harmless from any claims caused by an action or inaction of the pet. A resident will be held responsible for any pets residing in his/her unit.
- 13. The Housing Authority reserves the right to create pet-free areas within any CHA property; in which event, a pet owner may be required to relocate to another dwelling unit.

nc003g02

Statement of Progress In Meeting the 5-Year Plan and Mission and Goals

This section will outline the progress made by the CHA in meeting its mission and goals in its current 5-Year Plan.

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

To achieve the goal of expanding the supply of assisted public housing units the CHA will focus on the following areas:

Development/Acquisition of Additional Units: The Authority has created a development subsidiary whose sole purpose is to expand the supply of assisted housing in Charlotte/Mecklenburg. The subsidiary will be governed by a board of directors with skill in varying aspects of housing development. The CHA will leverage its real estate assets and funds from the Replacement Housing Factor Grant to develop mixed-income communities. We will also pursue the acquisition existing communities. A mixed-finance approach is our preferred model. Preliminary development work indicates a mixture of land sale proceeds, HUD funds, low-income housing tax credits, bond financing, and conventional debt. In addition, the City of Charlotte has created a Housing Trust Fund. The fund establishes a competitive pool of dollars aimed at providing gap financing for affordable housing projects. Because the lowest income rental market has been identified as the highest priority for the Fund, the CHA's priority will be to submit competitive applications for replacement of housing units lost.

In 2005 the Authority was awarded more than \$6 million in Housing Trust Fund dollars to build and renovate public housing units in mixed-income communities. Our development subsidiary has finalized a project that will include homeownership units.

HOPE VI: Through our First Ward (Earle Village), Arbor Glen (Dalton Village) and Park at Oaklawn (Fairview Homes) HOPE VI grants, the CHA will be leveraging private and other local government funds to acquire or build units to provide off-site replacement housing. The Authority received a 2003 \$20 million revitalization grant for Piedmont Court and a \$1.4 million demolition grant for Belvedere Homes; those projects are in positive motion.

HUD Strategic Goal: Improve the quality of assisted housing.

To improve the quality of assisted housing the CHA initiated the following:

Property Database: Developed a computer database from the PHAS results. This database has and will guide CHA staff in addressing the deficiencies outlined in the PHAS results in a systematic and priority order. Likewise, using the SEMAP results as a guide, the Section 8 Department will continue to improve voucher management.

Asset Management: In addition, the CHA continues to build its operating and capital budgets from the site up. The new budget process will impact accounting procedures and move accountability and responsibility to site managers and site maintenance personnel. The new process is one component of our renewed emphasis on asset management. Our asset management goal is to maximize the value of public housing communities by enhancing their long-term physical and financial viability with the appropriate capital renovations, while providing cost effective on-going maintenance, increasing the rental income, influencing residents' behavior toward greater compliance with the lease, and limiting overhead costs.

Additionally, we have identified several public housing communities that represent an underutilization of the land they occupy. We have begun to test the real estate market to determine if the private sector can offer development solutions to maximize the value of the properties while maintaining or increasing the current amount and quality of public housing units.

Customer Service: The CHA has already begun to increase customer satisfaction by providing skills and practices in customer service training to staff. This training will continue on a regular basis. In addition, the Authority conducts its own annual customer satisfaction survey. Satisfaction has increased the last two years. Customer service has also been institutionalized into the performance appraisal system.

HUD Strategic Goal: Increase assisted housing choices.

To achieve the goal of increased assisted housing choices the CHA has initiated the following:

Relocation Assistance: Entered into a Memorandum of Understanding with the City of Charlotte to provide assistance and counseling to Section 8 participants in the City's Relocation Program to find housing. In addition, the CHA will be using the website SocialServe.com to assist participants in locating housing within the neighborhood at rents they can afford.

Outreach & Homeownership: CHA has continues to attract new landlords to the Section 8 program. This has been a result of direct marketing to landlords and the help of Socialserve.com, which has a plethora of information for landlords. The CHA has a successful home ownership program already in place. If HUD, through these PHA Plans, takes no objection, the CHA is ready to implement a site-based waiting list.

HUD Strategic Goal: Improve quality of life and economic vitality.

To improve community quality of life and economic vitality measures to deconcentrate poverty:

Deconcentration Program: A Deconcentration Program is planned for nine CHA communities falling between the 85-115 percent range, unless justification can be shown through these PHA Plans.

Resident Safety: Security improvements will be accomplished through the Resident Safety Department and Crime Prevention. In addition, the Charlotte-Mecklenburg Police Department has assigned a police officer to serve as a full-time liaison to the CHA.

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

The CHA has and will continue to strive to have a premier family self-sufficiency program. Since 1994, a total of 550 families have graduated from the CHA's Family Self-Sufficiency Program. Nearly 40 percent of graduating families have purchased single-family homes. There are currently over 700 families participating in the CHA's Family Self-Sufficiency Program.

Charlotte Housing Authority's
Public Housing Homeownership
Capacity Plan
nc003h01

Mission:

The Homeownership Institute seeks to move people from dependency to self-sufficiency. The Institute works with public housing residents who are committed to the goal of becoming homeowners and provides the stepping-stones necessary to achieve this goal. The program is two years in length and includes a 13- month comprehensive education program.

Curriculum:

- Self-Improvement
- Credit History and Reporting
- “Should I Rent or Buy?”
- Buying a Home – An Overview
- What’s in a Mortgage Payment? How much can you Afford?
- Qualifying for a mortgage Loan
- Consumer Protection
- Budgeting/ Money Management
- Helpers in the Housing Business
- Your right as a Homeowner
- Qualities of a Successful Homeowner
- Down Payments, Closing Costs, and Financing
- Selecting your House
- Maintaining your Home
- Post Occupancy Counseling

Eligibility Criteria:

- Current residents and individuals on the waiting list
- Must full time, stable (12 mos.) employment
- Must have a minimum gross income of \$18,000 per year
- Must accept the terms and conditions of the Homeownership Institute
- Must sign and follow a contract of participation

Employee support:

Two full time employees manage this process under the direction of the Client Services Director.

Capital Fund Committee Meeting
Review of 2006 Agency Plan Submission and Changes to Agency Plan
November 29, 2005 10:00 A.M.

The following people were present for the meeting:

Cheryl Campbell, CHA
Fara Robinson, CHA
Mary Stitt
Rosa Hunter
Dianne Lance
Debra Hill
Louelle Cuthbertson

Ms. Campbell explained that the proposed amount of the 2006 CF Grant is based on the amount of the 2005 CF Grant. The final award amount may differ and if necessary, the allocation of the grant will be changed to reflect the actual grant award.

Ms. Campbell reviewed a summary of the 2006 Grant with attendees. Ms. Stitt asked for an explanation of the \$800,000 operations transfer. Ms. Campbell explained that this money was transferred from the Capital Fund to Operations to be used primarily for site related expenses (vacancy prep, etc.).

Ms. Campbell explained the other major categories of the 2006 Grant as follows:

- Management Improvements – This includes RAC training and facility funds and funding for proposed new Asset Management program.
- Administration – Costs associated with running the Modernization Department
- Non Dwelling Equipment – Computer equipment and maintenance equipment
- Fees – Fees for professional services
- Contingency – Reserved for emergency requests and unexpected construction costs.
- Dwelling Costs – Renovations and capital expenditures proposed for public housing sites. Ms. Stitt asked how the determination was made to include one property in the budget and not others and why no money was allocated for Tarlton Hills. Ms. Campbell explained that the allocation of funds was based on need. While Tarlton Hills does need work, there are other properties with greater need.

The Performance and evaluation reports for all open grants were briefly reviewed. No questions were asked.

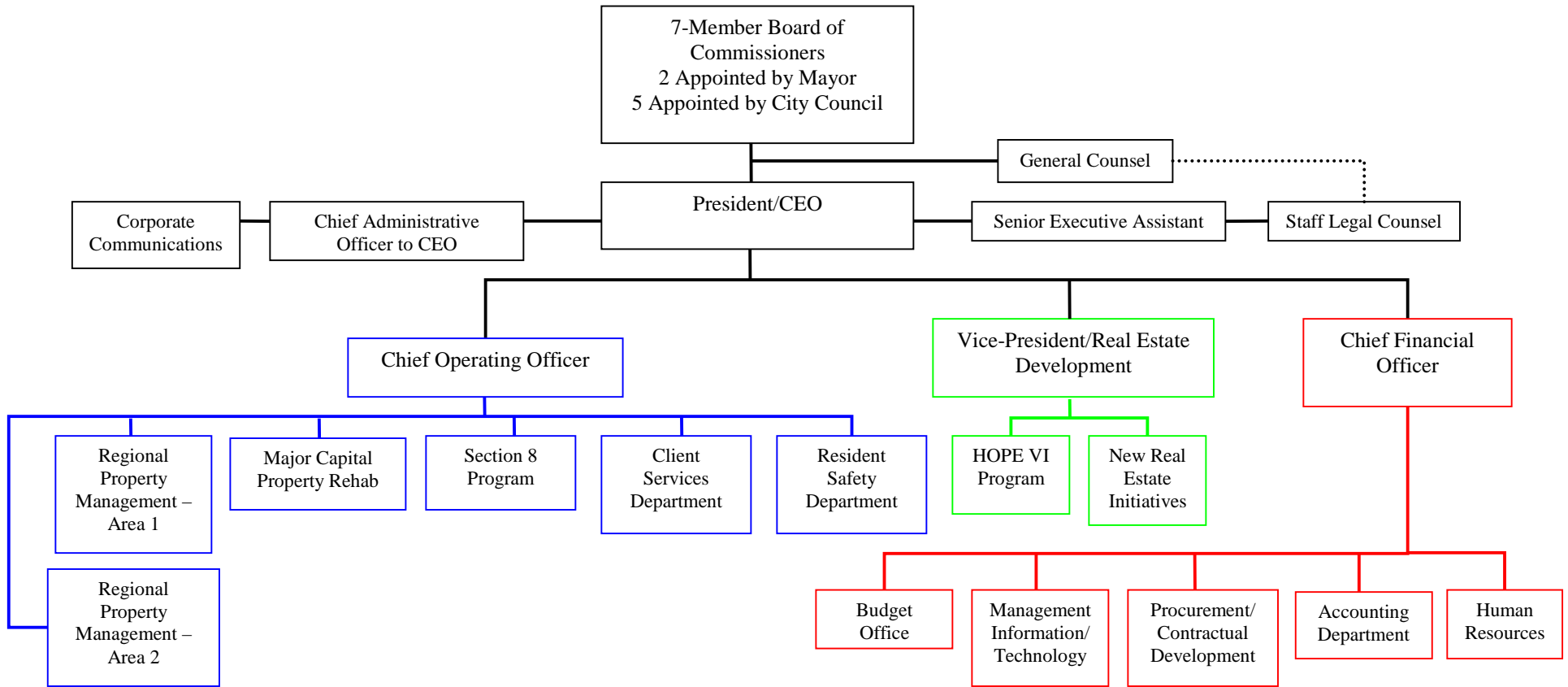
Ms. Campbell discussed how the Agency Plan has been changed from the previous year. The waiting list numbers, the demo/disposition list and the FSS policy have all been updated. Ms. Stitt asked for clarification of the demo/disposition list and Ms. Campbell explained that this list includes all properties that it might, at some point, be advantageous for the CHA to demolish or dispose of, regardless of whether there are any current plans to do so. This is because unless a property is on the list, the CHA may not dispose of it.

The resident advisory council will get a copy of the final approved agency plan.

The RAC committee asked for a more thorough explanation site budgets to understand how much money is available through Operating versus Capital Fund and how that money is allocated. Ms. Campbell stated that she would bring samples of site budgets (one each for a scattered site, large family site and highrise) to the next meeting and go over them and discuss the strategy behind the budgets.

Next Meeting: date to be determined.

**ORGANIZATION CHART
CHARLOTTE HOUSING AUTHORITY
FY2005- 06**



STRATEGIC BUSINESS UNITS

- Real Estate Management ■
- Real Estate Development ■
- Finance/Administration ■

NC003k02

Project-Based Section 8 Voucher Program

The Housing Authority of the City of Charlotte is planning to convert approximately 30 of its Housing Choice Vouchers to Project-Based Vouchers in the McAden Park project (Siegle 60), 60 vouchers in the 940 Brevard project and 50 vouchers in the Seigle Point project. The conversion of these 140 vouchers will support revitalization efforts associated with the Piedmont Courts HOPE VI grant. The revitalization plan for Piedmont Courts calls for all 242 public housing units to be demolished and replaced with a combination of mixed-income rental units (including public housing and project based Section 8), Section 8 homeownership, and market rate for sale units. All of the vouchers will be used within the Piedmont Courts/Belmont community (the area designated for revitalization).

The CHA has acquired land on Prosperity Church Road. In conjunction with a local developer, the CHA will provide replacement housing units on the site as a part of the 1998 Fairview Homes HOPE VI Revitalization Plan. The site will be used for the development of a 168 unit mixed-income project to include 84 ACC units and 84 Project-Based Section 8 units. This project is known as Prosperity Creek.

The CHA proposes to redevelop the Live Oak community, a prime property located in the prestigious South Park area. Comprised of 2 residential components, the first phase will consist of 50 mixed-income units for the elderly. Of these 50 units, 18 units will be leased under the Project Based Section 8 Program. The second phase will consist of approximately 200 multi-family units of which 40 will be affordable. Of the 40 affordable units approximately 25 will be leased under the Project Based Section 8 Program.

The CHA also proposes to administer 50 special needs Project Based Vouchers to construct housing for persons with physical disabilities.

The use of these 317 project-based vouchers in the aforementioned properties will assure the availability of low income housing, while providing the market rate rents necessary to ensure the financial viability of the mixed-income development in a highly competitive market.

The Authority's PHA-Plan outlines its goals and objectives for creating more financially self-sufficient and mixed-income developments and to serve as many families as possible in such an environment. Based on our outlined strategy the use of Project-Based Section 8 Vouchers will assist in accomplishing these goals and is therefore consistent with our Agency Plan.

CHARLOTTE HOUSING AUTHORITY SECTION 8

PROJECT-BASED ASSISTANCE SELECTION POLICY

The Charlotte Housing Authority will follow this policy in selecting housing for Project-Based Assistance.

1. The Charlotte Housing Authority will advertise that it will accept applications for Project- Based Assistance (PBA) through the Section 8 program in the following papers of general circulation, The Charlotte Observer, The Charlotte Post and The Dodge Report. The advertisement will state that the Charlotte Housing Authority will accept Project-Based Assistance applications for specific projects.
 - The advertisement will run once a week for three consecutive weeks in The Charlotte Observer and will specify an application deadline of 30 days after the last advertisement date.
 - The application will state the number of units the Charlotte Housing Authority plans to assist under the Project-Based Assistance Program.
 - The advertisement will state that only applications submitted in response to the advertisement will be considered.
2. The Charlotte Housing Authority has developed the following process to help rank and select applications. The Charlotte Housing Authority will accept proposals that involve new construction. HUD will use the Charlotte Housing Authority's 100-point ranking system to rate the applications received. The applications will be evaluated on a competitive basis, with those receiving the largest number of points receiving the PBA. The following points will be allocated to each factor. In order to receive points, you must meet the criteria for points described in each factor. If you do not meet the criteria for points, you will receive 0 points.
3. All projects must comply with the:
 - HUD Minimum Housing Quality Standards
 - North Carolina Housing Finance Agency (NCHFA) List of Design Quality Standards and Requirements
 - Federal Fair Housing Amendments Act of 1988
 - Americans with Disabilities Act
 - North Carolina State Accessibility Code Volume 1-C
 - Section 504 of the Rehabilitation Act of 1974
 - Form HUD 5370 General Conditions of the Contract for Construction

An architect's certification confirming such compliance will be required prior to the execution of the HAP contract.

10 Points – Site Locations and Convenience to Shopping Areas and Human Services

This category focuses on how the neighborhood will affect the proposed development. 24 CFR 983.6 Site and Neighborhood Standards shall serve as a guide for site location. The site must be located in a census tract with less than a 20% poverty rate unless HUD approves the exception. (It is the Charlotte Housing Authority's policy to support such an exception if the project is located within a 2 mile radius of City of Charlotte or Charlotte Housing Authority revitalization area, including but not limited to those revitalizations funded by HOPE VI.) Existing neighborhood and surrounding land uses are compatible with proposed development. The ideal neighborhood should be primarily residential and

have a balance of other land uses, including single-family dwelling units, recreational facilities, churches, shopping and services.

10 Points Total –

Within 1 ½ miles of major shopping area with grocery store, drug store, other retail businesses, restaurants and services and/or

Within 1 ½ miles of medical services and/or human service agencies and/or

Within 1 ½ miles of employment centers (for family units)

5 Points - Within 3 miles of the above described amenities.

5 Points – Convenience to Public Transportation

5 Points - Convenient to public transportation (within one block to bus stop) or developer will provide or arrange transportation (as with a seniors complex)

3 Points - Convenient to public transportation (within 1 mile of bus stop)

10 Points - Housing that serves special populations, (Elderly, persons with disabilities and the homeless or family housing which offers supportive services through a family self-sufficiency program.)

In order to receive 10 points, you must serve one of the above-described special populations and will be required to provide a supportive services plan, subject to CHA approval prior to the execution of a HAP contract.

15 Points – Experience of the development team (Owner, developer, architect and builder) To

receive these points any individual member or combination of members of the development team must have the experience described below.

15 Points - 15 plus projects totaling at least 3,000 units developed in compliance

10 Points - 10-14 projects totaling at least 2,000 units developed in compliance 5

Points - Less than 10 projects totaling at least 1,000 units developed in

compliance with 0 Points – Property Management Experience:

with applicable codes and regulations.

with applicable codes and regulations.

applicable codes and regulations.

10 Points - 10 plus projects totaling at least 1,000 units managed and operating in compliance with ting in compliance with applicable 5 Points – Project Financial Feasibility

applicable codes and regulations. Must have experience with at least 200 subsidized affordable units operated in accordance with HUD and/or tax credit compliance rules. 5

Points – 5 plus projects totaling at least 500 units managed and opera

codes and regulations. Must have experience with at least 100 subsidized affordable units operated in accordance with HUD and/or tax credit compliance rules.

10 To receive the maximum points under this factor the applicant must have either a commitment letter, a low income housing tax credits Points – Commitment letters from at least 50% of the funding sources. 0 Points – Leveraging in projects involving other affordable housing initiatives and funding

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letter acknowledging the specific project and pending request for funding or a formal application for funding must have been submitted to all public or private funding sources. 15 Points - Commitment letter from all funding sources except for low

(federal and/or state). In projects involving tax credit financing, evidence of a completed tax credit application in the current 2005, or 2006 forward commitment rounds meets this requirement;

5

sources

Because of the importance of financial leveraging and in the interest of promoting and coordinating local 0 Points - Projects in which at least 30% of the financing comes from an affordable housing program

15 Points – Projects in which at least 10% of the financing comes from an affordable housing program (other than federal low income housing tax credits)

housing initiatives, 30 points will be awarded for those projects which are a part of other affordable housing initiatives as evidenced by the fact that the projects have commitment letters from sources such as HOPE VI, the City of Charlotte Housing Trust Fund, the Affordable Housing Program of the Federal Home Loan Bank or other comparable affordable housing programs.

3

(other than federal low income housing tax credits)

1

CHARLOTTE HOUSING AUTHORITY SECTION 8

PROJECT-BASED ASSISTANCE SELECTION POLICY

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1. The Charlotte Housing Authority will advertise that it will accept applications for Project- Based Assistance (PBA) through the Section 8 program in the following papers of general circulation, The Charlotte Observer, The Charlotte Post and The Dodge Report. The advertisement will state that the Charlotte Housing Authority will accept Project-Based Assistance applications for specific projects.
 - The advertisement will run once a week for three consecutive weeks in The Charlotte Observer and will specify an application deadline of 30 days after the last advertisement date.
 - The application will state the number of units the Charlotte Housing Authority plans to assist under the Project-Based Assistance Program.
 - The advertisement will state that only applications submitted in response to the advertisement will be considered.
2. The Charlotte Housing Authority has developed the following process to help rank and select applications. The Charlotte Housing Authority will accept proposals that involve new construction. HUD will use the Charlotte Housing Authority's 100-point ranking system to rate the applications received. The applications will be evaluated on a competitive basis, with those receiving the largest number of points receiving the PBA. The following points will be allocated to each factor. In order to receive points, you must meet the criteria for points described in each factor. If you do not meet the criteria for points, you will receive 0 points.
3. All projects must comply with the:
 - HUD Minimum Housing Quality Standards
 - North Carolina Housing Finance Agency (NCHFA) List of Design Quality Standards and Requirements
 - Federal Fair Housing Amendments Act of 1988
 - Americans with Disabilities Act
 - North Carolina State Accessibility Code Volume 1-C
 - Section 504 of the Rehabilitation Act of 1974
 - Form HUD 5370 General Conditions of the Contract for Construction

An architect's certification confirming such compliance will be required prior to the execution of the HAP contract.

10 Points – Site Locations and Convenience to Shopping Areas and Human Services

This category focuses on how the neighborhood will affect the proposed development. 24 CFR 983.6 Site and Neighborhood Standards shall serve as a guide for site location. The site must be located in a census tract with less than a 20% poverty rate unless HUD approves the exception. (It is the Charlotte Housing Authority's policy to support such an exception if the project is located within a 2 mile radius of City of Charlotte or Charlotte Housing Authority revitalization area, including but not limited to those revitalizations funded by HOPE VI.) Existing neighborhood and surrounding land uses are compatible with proposed development. The ideal neighborhood should be primarily residential and have a balance of other land uses, including single-family dwelling units, recreational facilities, churches, shopping and services.

10 Points Total –

Within 1 ½ miles of major shopping area with grocery store, drug store, other retail businesses, restaurants and services and/or

Within 1 ½ miles of medical services and/or human service agencies and/or

Within 1 ½ miles of employment centers (for family units)

5 Points - Within 3 miles of the above described amenities.

5 Points – Convenience to Public Transportation

5 Points - Convenient to public transportation (within one block to bus stop) or developer will provide or arrange transportation (as with a seniors complex)

3 Points - Convenient to public transportation (within 1 mile of bus stop)

10 Points - Housing that serves special populations, (Elderly, persons with disabilities and the homeless or family housing which offers supportive services through a family self-sufficiency program.)

In order to receive 10 points, you must serve one of the above-described special populations and will be required to provide a supportive services plan, subject to CHA approval prior to the execution of a HAP contract.

15 Points – Experience of the development team (Owner, developer, architect and builder)
To receive these points any individual member or combination of members of the development team must have the experience described below.

15 Points - 15 plus projects totaling at least 3,000 units developed in compliance

10 Points - 10-14 projects totaling at least 2,000 units developed in compliance

5 Points - Less than 10 projects totaling at least 1,000 units developed in compliance with

10 Points – Property Management Experience:

10 Points - 10 plus projects totaling at least 1,000 units managed and operating in compliance with applicable codes and regulations. Must have experience with at least 200 subsidized affordable units operated in accordance with HUD and/or tax credit compliance rules.

5 Points – Project Financial Feasibility

5 Points – 5 plus projects totaling at least 500 units managed and operating in compliance with applicable codes and regulations. Must have experience with at least 100 subsidized affordable units operated in accordance with HUD and/or tax credit compliance rules.

15 Points – Project Financial Feasibility

To receive the maximum points under this factor the applicant must have either a commitment letter, a letter acknowledging the specific project and pending request for funding or a formal application for funding must have been submitted to all public or private funding sources.

15 Points - Commitment letter from all funding sources except for low – income housing tax credits(federal and/or state). In projects involving tax credit financing, evidence of a completed tax credit application in the current 2005, or 2006 forward commitment rounds meets this requirement;

5 Points – Commitment letters from at least 50% of the funding sources.

30 Points – Leveraging in projects involving other affordable housing initiatives and funding sources

Because of the importance of financial leveraging and in the interest of promoting and coordinating local housing initiatives, 30 points will be awarded for those projects which are a part of other affordable housing initiatives as evidenced by the fact that the projects have commitment letters from sources such as HOPE VI, the City of Charlotte Housing Trust Fund, the Affordable Housing Program of the Federal Home Loan Bank or other comparable affordable housing programs.

30 Points - Projects in which at least 30% of the financing comes from an affordable housing program (other than federal low income housing tax credits)

15 Points – Projects in which at least 10% of the financing comes from an affordable housing program (other than federal low income housing tax credits)

5 Points – Long Term Affordability Guarantees. (Willingness to obligate the units as affordable rental housing for lower income person and/or families for 15 plus years).

5 Points - 30 years or more

3 Points - 15 years to 30 year

100 – Maximum Points Available

nc003l01

Resident Member on the PHA Governing Board

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

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

Ms. Montega Everett

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

Elected

Appointed

C. The term of appointment is (include the date term expires):

Three years term

Current Resident member term ends December 2007

nc003m01

Membership Roster for
RAB

1. Sheila Jones
2. Cheryl Campbell
3. Fara Robinson
4. Mary Stitt
5. Rosa Dargins-Hunter
6. Debra Hill
7. Louella Cutherston

Substantial Deviation and
Significant Amendment or Modification
nc003n01

The Charlotte Housing Authority's current 5 year plan is in line with the current Annual Plan. The items in the 5 year plan that reference the items below are in direct relationship to the items listed in the Annual Plan. Additionally, the Authority will view any changes to policy that affect the items listed below to be deemed substantial and significant. If the change is deemed substantial and significant the Authority will follow HUD's guidelines on making the change to the Plan.

- Rents and admissions policies or waiting lists organization
- Additions of non-emergency work items or change in use of replacement reserve funds under the Capital Fund
- Changes to demolition/ disposition, designation, homeownership programs or conversion activities