

# **PHA Plans**

## **Streamlined Annual Version**

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

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

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

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

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# **Streamlined Annual PHA Plan**

## **for Fiscal Year: 2006**

### **PHA Name: Town of Chapel Hill**

**NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue.**

## Streamlined Annual PHA Plan Agency Identification

**PHA Name:** Town of Chapel Hill

**PHA Number:** NC046

**PHA Fiscal Year Beginning:** 7/2006

**PHA Programs Administered:**

- Public Housing and Section 8**       **Section 8 Only**       **Public Housing Only**  
Number of public housing units:      Number of S8 units:      Number of public housing units: 336  
Number of S8 units:

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

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

**PHA Plan Contact Information:**

Name: Glenn Davis      Phone: (919) 968-2850 Ext. 12  
TDD: (919) 932-2937      Email: Gdavis@Townofchapelhill.org

**Public Access to Information**

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

- PHA's main administrative office at 317 Caldwell Street Ext., Chapel Hill, NC  
 PHA's development management offices

**Display Locations For PHA Plans and Supporting Documents**

The PHA Plan revised policies or program changes (including attachments) are available for public review and inspection.       Yes       No.

If yes, select all that apply:

- Main administrative office of the PHA at 317 Caldwell Street Ext., Chapel Hill, NC  
 PHA development management offices  
 Main administrative office of the local, county or State government at the Clerk's Office in Town Hall on 405 Martin Luther King, Jr. Blvd., Chapel Hill, NC  
 Public library       PHA website       Other (list below)

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

- Main business office of the PHA at 317 Caldwell Street Ext., Chapel Hill, NC  
 PHA development management offices  
 Other (list below)

**Streamlined Annual PHA Plan**  
**Fiscal Year 2006**  
[24 CFR Part 903.12(c)]

**Table of Contents**

[24 CFR 903.7(r)]

Provide a table of contents for the Plan, including applicable additional requirements, and a list of supporting documents available for public inspection.

**A. PHA PLAN COMPONENTS**

1. Site-Based Waiting List Policies  
**903.7(b)(2) Policies on Eligibility, Selection, and Admissions**
2. Capital Improvement Needs  
**903.7(g) Statement of Capital Improvements Needed**
3. Section 8(y) Homeownership  
**903.7(k)(1)(i) Statement of Homeownership Programs**
4. Project-Based Voucher Programs
5. PHA Statement of Consistency with Consolidated Plan. Complete only if PHA has changed any policies, programs, or plan components from its last Annual Plan.
6. Supporting Documents Available for Review
7. Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report
8. Capital Fund Program 5-Year Action Plan

Attachment 1: Follow-Up Plan to the PHAS Resident Satisfaction Survey

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

**Form HUD-50076, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Streamlined Annual Plan** identifying policies or programs the PHA has revised since submission of its last Annual Plan, and including Civil Rights certifications and assurances the changed policies were presented to the Resident Advisory Board for review and comment, approved by the PHA governing board, and made available for review and inspection at the PHA's principal office;

For PHAs Applying for Formula Capital Fund Program (CFP) Grants:

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

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

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

**1. Site-Based Waiting Lists (Eligibility, Selection, Admissions Policies)**

[24 CFR Part 903.12(c), 903.7(b)(2)]

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

**A. Site-Based Waiting Lists-Previous Year**

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

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

2. What is the number of site based waiting list developments to which families may apply at one time?
3. How many unit offers may an applicant turn down before being removed from the site-based waiting list?
4.  Yes  No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

**B. Site-Based Waiting Lists – Coming Year**

If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to next component.

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

3.  Yes  No: May families be on more than one list simultaneously  
If yes, how many lists?
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
- PHA main administrative office
  - All PHA development management offices
  - Management offices at developments with site-based waiting lists
  - At the development to which they would like to apply
  - Other (list below)

## **2. Capital Improvement Needs**

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

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

### **A. Capital Fund Program**

1.  Yes  No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 7 and 8 of this template (Capital Fund Program tables). If no, skip to B.
2.  Yes  No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

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

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

1.  Yes  No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to #3; if yes, provide responses to the items on the chart located on the next page, copying and completing as many times as necessary).

#### 2. Status of HOPE VI revitalization grant(s):

<b>HOPE VI Revitalization Grant Status</b>	
a. Development Name:	
b. Development Number:	
c. Status of Grant:	
	<input type="checkbox"/> Revitalization Plan under development
	<input type="checkbox"/> Revitalization Plan submitted, pending approval

<input type="checkbox"/> Revitalization Plan approved
<input type="checkbox"/> Activities pursuant to an approved Revitalization Plan underway

3.  Yes  No: Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year?  
If yes, list development name(s) below:

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

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

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

(if applicable) [24 CFR Part 903.12(c), 903.7(k)(1)(i)]

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

2. Program Description:

a. Size of Program

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

If the answer to the question above was yes, what is the maximum number of participants this fiscal year?

b. PHA-established eligibility criteria

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

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

3. Capacity of the PHA to Administer a Section 8 Homeownership Program:

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

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

#### **4. Use of the Project-Based Voucher Program**

##### **Intent to Use Project-Based Assistance**

Yes  No: Does the PHA plan to "project-base" any tenant-based Section 8 vouchers in the coming year? If the answer is "no," go to the next component. If yes, answer the following questions.

1.  Yes  No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option? If yes, check which circumstances apply:
  - low utilization rate for vouchers due to lack of suitable rental units
  - access to neighborhoods outside of high poverty areas
  - other (describe below):
2. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

#### **5. PHA Statement of Consistency with the Consolidated Plan**

[24 CFR Part 903.15]

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary) only if the PHA has provided a certification listing program or policy changes from its last Annual Plan submission.

1. Consolidated Plan jurisdiction: County of Orange, NC; Town of Carrboro, NC; Town of Chapel Hill, NC; and Town of Hillsborough, NC
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
  - The PHA has based its statement of needs of families on its waiting lists on the needs expressed in the Consolidated Plan/s.
  - The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.

- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
- Other: (list below)

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

The Consolidated Plan of the jurisdiction supports the PHA Plan by annually convening public hearing for citizen comments regarding housing and community development needs and proposed activities.

The most recent update of the Plan identified the following eight housing priorities:

- 1) Rehabilitation assistance for very low- and low-income homeowners and renters.
- 2) Reduce the number of housing units without indoor plumbing.
- 3) Assistance to households at less than 80% of the median family income to connect with public water and sewer systems.
- 4) Facilitate the construction of new or substantially rehabilitated housing units that are affordable to families below 60% of the area median income.
- 5) Facilitate the construction of up to 50 new units of rental housing affordable to very low- and low-income families.
- 6) Create transitional housing units for shelter residents who can live independently.
- 7) Assist local non-profit human service agencies to provide a continuum of housing options for special populations, including older adults, the disabled, the mentally ill, and persons with AIDS.
- 8) Facilitate the purchase of new and existing housing units by first-time homebuyers with incomes 80% and below of the area median income.

The Plan also identified the following non-housing Community Development priorities:

- 1) Provide economic development opportunities to low- and moderate-income citizens in Chapel Hill.
- 2) Revitalize the business areas serving low-income neighborhoods of Chapel Hill.
- 3) Provide funds that support other community development objectives and activities or serve public housing residents.



## **6. Supporting Documents Available for Review for Streamlined Annual PHA Plans**

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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;</i>	5 Year and Annual Plans
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan</i>	Streamlined Annual Plans
X	<i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.</i>	5 Year and standard Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA’s public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
	Any policy governing occupancy of Police Officers and OverIncome Tenants in Public Housing. <input type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents. <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development. <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input 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	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary) (See Attachment 1)	Annual Plan: Operations and Maintenance and Community Service & Self-

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
		Sufficiency
	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	Any policies governing any Section 8 special housing types <input type="checkbox"/> Check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input type="checkbox"/> Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
	Section 8 informal review and hearing procedures. <input type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
X	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
	Consortium agreement(s) and for Consortium Joint PHA Plans <u>Only</u> : Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection.	Joint Annual PHA Plan for Consortia: Agency Identification and Annual Management and Operations

## 7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Town of Chapel Hill		Grant Type and Number Capital Fund Program Grant No: NC19P04650106 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:    )	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration	\$ 62,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ 141,133			
10	1460 Dwelling Structures	\$ 274,995			
11	1465.1 Dwelling Equipment—Nonexpendable	\$ 32,500			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service	\$ 91,100			
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$ 601,728			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs	\$ 47,800			
26	Amount of line 21 Related to Energy Conservation Measures				

## 7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part II: Supporting Pages</b>								
PHA Name: Town of Chapel Hill		Grant Type and Number Capital Fund Program Grant No: NC19P04650106 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
NC46-7/Eastwood and	Replace refrigerators and ranges	1465.1	56 ea	\$ 32,500				
NC46-9/Rainbow Heights								
NC46-2/North Columbia	Replace overhang framing, soffit & fascia boards	1460	11 ea	\$ 55,885				
	Abatement of asbestos floor tile	1460	10,980 sf	\$ 23,850				
	Modify bath	1460	11 ea	\$ 31,850				
	Modify kitchen	1460	11 ea	\$ 33,050				
	Repair drywall and paint interior	1460	11 ea	\$ 20,070				
	Replace and install windows with security screens	1460	864 sf	\$ 47,800				
	Pressure wash and clean exterior buildings	1460	32,000 sf	\$ 27,200				
	Replace porch posts	1460	276 lf	\$ 5,965				
	Replace privacy fences	1460	11 ea	\$ 16,825				
	Replace/repair roof shingles and deck	1460	75 sq	\$ 12,500				
				\$ 274,995				
	Seal coat and restripe parking lots and driveways	1450	5,718 sf	\$ 5,030				
	Add top soil, reseed and fertilize	1450	550 cy	\$ 54,400				
	Replace catch basins	1450	6 ea	\$ 595				
	Landscaping and grading	1450	220 sy	\$ 68,758				
	Replace walkways and sidewalks	1450	2,336 sf	\$ 8,850				
	Install security lights	1450	10 ea	\$ 3,500				
				\$ 141,133				

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

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

**Part II: Supporting Pages**

PHA Name: Town of Chapel Hill		Grant Type and Number Capital Fund Program Grant No: NC19P04650106 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
HA-Wide Activities	Administrative staff cost	1410.2	2 ea	\$ 60,000				
	Maintenance training	1410	6 ea	\$ 2,000				
				\$ 62,000				
	Debt service cost for maintenance facility	1470	1 ea	\$ 91,100				

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

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

PHA Name: <b>Town of Chapel Hill</b>	Grant Type and Number Capital Fund Program No: NC19P04650106 Replacement Housing Factor No:	Federal FY of Grant: 2006
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NC46-7/Eastwood and NC46-9/Rainbow Heights	8/31/2008			8/31/2010			
NC46-2/North Columbia	8/31/2008			8/31/2010			
HA-Wide Activities	8/31/2008			8/31/2010			

## 7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name: Town of Chapel Hill</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: NC19P04650105 Replacement Housing Factor Grant No:		<b>Federal FY of Grant:</b> 2005	
<input type="checkbox"/> <b>Original Annual Statement</b>		<input type="checkbox"/> <b>Reserve for Disasters/ Emergencies</b>		<input type="checkbox"/> <b>Revised Annual Statement (revision no:    )</b>	
<input checked="" type="checkbox"/> <b>Performance and Evaluation Report for Period Ending: 12/31/2005</b>		<input type="checkbox"/> <b>Final Performance and Evaluation Report</b>			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration	\$ 60,000	\$ -	\$ 60,000	\$ 11,616
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ 123,516	\$ -	\$ 123,516	\$ -
10	1460 Dwelling Structures	\$ 320,212	\$ -	\$ 29,843	\$ -
11	1465.1 Dwelling Equipment—Nonexpendable	\$ 24,000	\$ -	\$ -	\$ -
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service	\$ 74,000	\$ -	\$ -	\$ -
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$ 601,728	\$ -	\$ 213,359	\$ 11,616
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs	\$ 24,369	\$ -	\$ -	\$ -
26	Amount of line 21 Related to Energy Conservation Measures				

## 7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part II: Supporting Pages</b>								
PHA Name: Town of Chapel Hill		Grant Type and Number Capital Fund Program Grant No: NC19P04650105 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
NC46-3/Trinity Court	Replace refrigerators and ranges	1465.1	40 ea	\$ 24,000	\$ -	\$ -	\$ -	Planning
NC46-2/North Columbia	Replace furnaces with A/C and duct modifications	1460	11 ea	\$ 42,141	\$ -	\$ -	\$ -	Planning
	Washer and dryer connections	1460	11 ea	\$ 4,009	\$ -	\$ -	\$ -	Planning
	Upgrade interior plumbing system	1460	1050 lf	\$ 21,719	\$ -	\$ -	\$ -	Planning
	Replace interior doors with hardware and frame	1460	38 ea	\$ 18,440	\$ -	\$ -	\$ -	Planning
	Replace drywall and paint interior	1460	11 ea	\$ 19,056	\$ -	\$ -	\$ -	Planning
	Replace VCT and resilient floor with underlayment	1460	10,980 sf	\$ 36,234	\$ -	\$ -	\$ -	Planning
	Replace exterior doors with hardware and frame	1460	11 ea	\$ 16,535	\$ -	\$ -	\$ -	Planning
	Upgrade electrical system	1460	11 ea	\$ 16,500	\$ -	\$ -	\$ -	Planning
	Replace water heaters	1460	11ea	\$ 4,950	\$ -	\$ -	\$ -	Planning
	Replace security screen door	1460	22 ea	\$ 7,834	\$ -	\$ -	\$ -	Planning
	Replace porch railing and posts	1460	352 lf	\$ 7,603	\$ -	\$ -	\$ -	Planning
	Replace and paint wood siding	1460	17,000 sf	\$ 66,456	\$ -	\$ -	\$ -	Planning
	Replace wood baseboard, closet shelving & rod	1460	5,130 lf	\$ 5,468	\$ -	\$ -	\$ -	Planning
	Replace gutter and downspouts	1460	1,640 lf	\$ 6,730	\$ -	\$ -	\$ -	Planning
	Install vinyl step treads	1460	396 lf	\$ 2,142	\$ -	\$ -	\$ -	Planning
	Replace wood handrail	1460	165 lf	\$ 2,265	\$ -	\$ -	\$ -	Planning
				\$ 278,082	\$ -	\$ -	\$ -	
HA-Wide Activities	Administrative staff cost	1410.2	2 ea	\$ 58,000	\$ -	\$ 58,000	\$ 11,616	Underway
	Maintenance training	1410	6 ea	\$ 2,000	\$ -	\$ 2,000	\$ -	Underway
				\$ 60,000	\$ -	\$ 60,000	\$ 11,616	
	Debt service cost for maintenance facility	1501	1 ea	\$ 74,000	\$ -	\$ -	\$ -	Underway



## 7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part II: Supporting Pages</b>								
PHA Name: Town of Chapel Hill		Grant Type and Number Capital Fund Program Grant No: NC19P04650105 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
NC46-5/Airport Gardens	Modify community center	1460	1 ea	\$ 34,986	\$ -	\$ 29,843	\$ -	Underway
	Replace/repair roof shingles and deck	1460	55 sq	\$ 7,144	\$ -	\$ -	\$ -	Underway
				\$ 42,130	\$ -	\$ 29,843	\$ -	
	Replacement of playground equipment	1450	1 ea	\$ 15,590	\$ -	\$ 15,590	\$ -	Underway
	Replacement of wooden planters	1450	5 ea	\$ 8,360	\$ -	\$ 8,360	\$ -	Underway
	Replacement of storm water drainage system	1450	325 lf	\$ 25,598	\$ -	\$ 25,598	\$ -	Underway
	Replacement of additional walkways/sidewalks	1450	300 sf	\$ 7,889	\$ -	\$ 7,889	\$ -	Underway
	Additional grading, reseeding and landscaping	1450	540 cy	\$ 53,377	\$ -	\$ 53,377	\$ -	Underway
	Remove basketball half court	1450	200 sf	\$ 4,594	\$ -	\$ 4,594	\$ -	Underway
	Additional grading and landscaping	1450	200 sf	\$ 6,708	\$ -	\$ 6,708	\$ -	Underway
	Additional topsoil	1450	70 cy	\$ 1,400	\$ -	\$ 1,400	\$ -	Underway
				\$ 123,516	\$ -	\$ 123,516	\$ -	

# 7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

<b>Annual Statement/Performance and Evaluation Report                      Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)                      Part III: Implementation Schedule</b>							
PHA Name: <b>Town of Chapel Hill</b>		Grant Type and Number Capital Fund Program No: NC19P04650105 Replacement Housing Factor No:				Federal FY of Grant: 2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NC46-3/Trinity	8/18/2007		--	8/18/2009		--	
NC46-2/North Columbia	8/18/2007		--	8/18/2009		--	
Nc46-5/Airport Gardens	8/18/2007		--	8/18/2009		--	
HA-Wide Activities	8/18/2007		--	8/18/2009		--	

## 7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
PHA Name: Town of Chapel Hill		Grant Type and Number Capital Fund Program Grant No: NC19P04650104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: )	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2005		<input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$ 3,000	\$ -	\$ -	\$ -
3	1408 Management Improvements	\$ 25,000	\$ -	\$ 25,000	\$ 14,349
4	1410 Administration	\$ 25,000	\$ -	\$ 25,000	\$ 24,165
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 145,800	\$ -	\$ -	\$ -
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ 109,392	\$ -	\$ 109,392	\$ 109,392
10	1460 Dwelling Structures	\$ 193,736	\$ -	\$ 193,736	\$ 135,216
11	1465.1 Dwelling Equipment—Nonexpendable	\$ 28,700	\$ -	\$ 28,700	\$ -
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$ 530,628	\$ -	\$ 381,828	\$ 283,122
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

## 7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part II: Supporting Pages</b>								
PHA Name: Town of Chapel Hill		Grant Type and Number Capital Fund Program Grant No: NC19P04650104 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
NC46-2/North Columbia St.	Replace refrigerators and ranges	1465.1	11 ea	\$ 7,700	\$ -	\$ 7,700	\$ -	Underway
NC46-6/Colony Woods West	Replace refrigerators and ranges	1465.1	30 ea	\$ 21,000	\$ -	\$ 21,000	\$ -	Underway
				\$ 28,700	\$ -	\$ 28,700	\$ -	
NC46-5/Airport Gardens	Replace furnace with A/C and duct modifications	1460	1 ea	\$ 3,831	\$ -	\$ 3,831	\$ 3,831	Completed
	Washer and dryer connections	1460	26 ea	\$ 12,948	\$ -	\$ 12,948	\$ 12,948	Completed
	Upgrade interior plumbing system	1460	26 ea	\$ 107,800	\$ -	\$ 107,800	\$ 49,280	Underway
	Install durock	1460	3,345 sf	\$ 2,845	\$ -	\$ 2,845	\$ 2,845	Completed
	Replace lavatory, medicine cabinet and vanity	1460	26 ea	\$ 14,485	\$ -	\$ 14,485	\$ 14,485	Completed
	Install chase for gas vents	1460	26 ea	\$ 16,900	\$ -	\$ 16,900	\$ 16,900	Completed
	Install tubliner and surround	1460	26 ea	\$ 24,700	\$ -	\$ 24,700	\$ 24,700	Completed
	Replace and add ground fault outlets	1460	26 ea	\$ 5,969	\$ -	\$ 5,969	\$ 5,969	Completed
	Install overflow pipes to water heater	1460	26 ea	\$ 4,258	\$ -	\$ 4,258	\$ 4,258	Completed
				\$ 193,736	\$ -	\$ 193,736	\$ 135,216	
	Grading, groundcover, landscaping and topsoil	1450	3,400 cy	\$ 87,574	\$ -	\$ 87,574	\$ 87,574	Completed
	Repair, seal coat and restripe asphalt parking lots	1450	726 sf	\$ 8,500	\$ -	\$ 8,500	\$ 8,500	Completed
	Replace clothesline	1450	26 ea	\$ 7,800	\$ -	\$ 7,800	\$ 7,800	Completed
	Remove and dispose of trees close to buildings	1450	11 ea	\$ 5,518	\$ -	\$ 5,518	\$ 5,518	Completed
				\$ 109,392	\$ -	\$ 109,392	\$ 109,392	

## 7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part II: Supporting Pages</b>								
PHA Name: Town of Chapel Hill			Grant Type and Number Capital Fund Program Grant No: NC19P04650104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
HA-Wide Activities	Administrative staff cost	1410.2	1 ea	\$ 17,500	\$ -	\$ 17,500	\$ 17,500	Completed
	Fringe benefits	1410.2	1 ea	\$ 5,500	\$ -	\$ 5,500	\$ 5,500	Underway
	Maintenance training	1410	6 ea	\$ 2,000	\$ -	\$ 2,000	\$ 1,645	Underway
				\$ 25,000	\$ -	\$ 25,000	\$ 24,645	
	Computer software package and upgrades	1408	10 ea	\$ 25,000	\$ -	\$ 25,000	\$ 14,350	Underway
	Architect/Engineering cost for maintenance facility	1430	1 ea	\$ 145,800	\$ -	\$ -	\$ -	Underway
	Resident activities	1406	1 ea	\$ 3,000	\$ -	\$ -	\$ -	Planning

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

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

PHA Name: Town of Chapel Hill		Grant Type and Number Capital Fund Program No: NC19P04650104 Replacement Housing Factor No:					Federal FY of Grant: 2004	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
NC46-2/North Columbia St.	9/30/2006		12/31/2005	9/30/2008		--		
NC46-6/Colony Woods West								
NC46-5/Airport Gardens	9/30/2006		12/31/2005	9/30/2008		--		
HA-Wide Activities	9/30/2006		12.31/2005	9/30/2008		--		

## 7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
PHA Name: Town of Chapel Hill		<b>Grant Type and Number</b> Capital Fund Program Grant No: NC19P04650103 Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b> 2003
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2005		<input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$ 28,500	\$ -	\$ -	\$ -
3	1408 Management Improvements				
4	1410 Administration	\$ 21,900	\$ 21,894	\$ 21,894	\$ 21,894
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 33,840	\$ 25,290	\$ 25,290	\$ 25,290
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$ 340,513	\$ 377,659	\$ 377,659	\$ 377,603
11	1465.1 Dwelling Equipment—Nonexpendable	\$ 28,700	\$ 28,610	\$ 28,610	\$ 28,610
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$ 453,453	\$ 453,453	\$ 453,453	\$ 453,397
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs	\$ 61,896	\$ 75,896	\$ 75,896	\$ 75,896
26	Amount of line 21 Related to Energy Conservation Measures	\$ 40,700	\$ 30,560	\$ 30,560	\$ 30,560

## 7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part II: Supporting Pages</b>								
PHA Name: Town of Chapel Hill		Grant Type and Number Capital Fund Program Grant No: NC19P04650103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
NC46-5/Airport Gardens and South Roberson	Replace refrigerators	1465.1	41 ea	\$ 16,400	\$ 20,268	\$ 20,268	\$ 20,268	Completed
	Replace ranges	1465.1	41 ea	<u>\$ 12,300</u>	<u>\$ 8,342</u>	<u>\$ 8,342</u>	<u>\$ 8,342</u>	Completed
				\$ 28,700	\$ 28,610	\$ 28,610	\$ 28,610	
NC46-5/Airport Gardens	Replace exterior door with frame and hardware	1460	52 ea	\$ 61,896	\$ 75,896	\$ 75,896	\$ 75,896	Completed
	Replace VCT and resilient floor	1460	26500 sf	\$ 14,575	\$ 14,575	\$ 14,575	\$ 14,575	Completed
	Paint Interior	1460	26 ea	\$ 42,900	\$ 62,900	\$ 62,900	\$ 62,900	Completed
	Repair/replace drywall	1460	3600	\$ 18,247	\$ 18,247	\$ 18,247	\$ 18,247	Completed
	Replace handrail on stairway	1460	390 lf	\$ 1,245	\$ 1,245	\$ 1,245	\$ 1,245	Completed
	Replace close shelving & rod	1460	1260 lf	\$ 2,466	\$ 3,443	\$ 3,443	\$ 3,443	Completed
	Upgrade electrical system	1460	26 ea	\$ 54,990	\$ 54,990	\$ 54,990	\$ 54,990	Completed
	Add floor underlayment	1460	19452 sf	\$ 12,060	\$ 12,060	\$ 12,060	\$ 12,060	Completed
	Replace wood privacy fence with brick	1460	52 ea	\$ 22,501	\$ 22,557	\$ 22,557	\$ 22,501	Underway
	Install vinyl siding	1460	33700 sf	\$ 45,158	\$ 45,158	\$ 45,158	\$ 45,158	Completed
	Pressure wash and graffiti removal	1460	33700 sf	\$ 20,220	\$ 20,220	\$ 20,220	\$ 20,220	Completed
	Abatement of asbestos tile	1460	26500 sf	<u>\$ 44,255</u>	<u>\$ 44,255</u>	<u>\$ 44,255</u>	<u>\$ 44,255</u>	Completed
				\$ 340,513	\$ 375,546	\$ 375,546	\$ 375,490	
	Architect/Engineering cost	1430	1 ea	\$ -	\$ 1,500	\$ 1,500	\$ 1,500	Completed
NC46-3/Trinity Court	Mold abatement and repairs	1460	12 ea	\$ -	\$ 2,113	\$ 2,113	\$ 2,113	Completed
HA-Wide Activities	Maintenance Director	1410.2	1 ea	\$ 14,400	\$ 15,500	\$ 15,500	\$ 15,500	Completed
	Fringe Benefits	1410.2	1 ea	\$ 5,500	\$ 4,400	\$ 4,400	\$ 4,400	Completed
	Maintenance Training	1410	6 ea	<u>\$ 2,000</u>	<u>\$ 1,994</u>	<u>\$ 1,994</u>	<u>\$ 1,994</u>	Completed
				\$ 21,900	\$ 21,894	\$ 21,894	\$ 21,894	



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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Town of Chapel Hill		Grant Type and Number Capital Fund Program Grant No: NC19P04650103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
HA-Wide Activities	Energy Audit for Performance Contracting	1430	1 ea	\$ 12,000	\$ 1,950	\$ 1,950	\$ 1,950	Completed
	Architect/Engineering cost for Maintenance Facility	1430	1 ea	\$ 21,840	\$ 21,840	\$ 21,840	\$ 21,840	Completed
	Resident Activities	1406	1 ea	\$ 28,500	\$ -	\$ -	\$ -	Reprogram

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

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

PHA Name: <b>Town of Chapel Hill</b>		Grant Type and Number Capital Fund Program No: NC19P04650103 Replacement Housing Factor No:					Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
NC46-5/Airport Gardens and South Roberson	9/17/2005	--	3/31/2004	9/17/2007	--	12/31/2005		
NC46-5/Airport Gardens	9/17/2005	--	7/31/2004	9/17/2007	--	--		
NC46-3/Trinity Court	--	9/17/2005	12/31/2004	--	9/17/2007	6/30/2005		
HA-Wide Activities	9/17/2005	--	12/31/2004	9/17/2007	--	12/31/2005		

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

<b>Capital Fund Program Five-Year Action Plan</b>					
<b>Part I: Summary</b>					
PHA Name <b>Town of Chapel Hill</b>				<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2  FFY Grant: 2007 PHA FY: 7/1/2007	Work Statement for Year 3  FFY Grant: 2008 PHA FY: 7/1/2008	Work Statement for Year 4  FFY Grant: 2009 PHA FY: 7/1/2009	Work Statement for Year 5  FFY Grant: 2010 PHA FY: 7/1/2010
NC46-5 South Roberson NC46-6 Colony Woods West	Annual Statement	\$ 419,628	\$ 444,372 \$ 4,256	\$ 399,828	\$ 443,128
Administration		\$ 62,000	\$ 62,000	\$ 62,000	\$ 62,000
Debt Service for Nondwelling Structures		\$ 91,100	\$ 91,100	\$ 91,100	\$ 91,100
Dwelling Equipment		\$ 29,000	\$ -	\$ 48,800	\$ 5,500
Total CFP Funds Listed for 5-year planning		\$ 601,728	\$ 601,728	\$ 601,728	\$ 601,728
Replacement Housing Factor Funds					





**FOLLOW-UP PLAN TO THE PHAS  
RESIDENT SATISFACTION SURVEY  
FISCAL YEAR ENDING JUNE 30, 2005**

This is a follow-up plan to address the deficient areas as reported in the U.S. Department of Housing and Urban Development's Customer Satisfaction Survey. The area in the Survey to be addressed is Neighborhood Appearance. The Town of Chapel Hill's Department of Housing continues to work closely with the Town's Public Works Department to address resident's concerns.

In the Neighborhood Appearance category, the areas of concerns that need improvement were exterior buildings including parking, common and recreational areas and noise. Improvements to these areas are proposed as following:

- **Exterior or Building Areas:** The Town's Public Work Department will continue to inspect and clean the common and parking areas daily including removing sediment from curbs and implementing quarterly sweeping and washings(with a street sweeper machine) and continue weekly large-item trash removal.
- **Recreational Areas:** The Town's Public Works department will continue to inspect and clean the recreational areas including eliminating graffiti within twenty-four (24) hours of notification and conducting safety inspections on playgrounds and equipment by a certified Specialist.
- **Noise:** The Town's Department of Housing will make sure that a greater effort will be taken to ensure that rules pertaining to noise in the lease are evenly applied and uniformly enforced.

The funding source for the above activities is built into the Town of Chapel Hill's Department of Housing and Public Works Department budgets. These steps will continue to strengthen our effort in addressing our resident concerns in these deficient areas.