

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 2007

**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: Town of Chapel Hill

PHA Number: NC046

PHA Fiscal Year Beginning: 07/2007

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:				

Public Access to Information

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

- Main administrative office of the PHA at 317 Caldwell St. Ext., Chapel Hill, NC
- PHA development management offices
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

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

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

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

Main business office of the PHA at 317 Caldwell St. Ext., Chapel Hill, NC

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

The mission of the Chapel Hill Housing Department is to provide decent, safe and affordable rental housing for low-income families and services to help public housing families improve basic life skills and achieve economic independence.

B. Goals

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

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)
- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: (PHAS score) Achieve higher performance rating by 6/30/09
 - Improve voucher management: (SEMAP score)
 - Increase customer satisfaction:

- Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
 - Renovate or modernize public housing units: Complete renovation work as described in the 2007 annual statement by 6/30/07.
 - Demolish or dispose of obsolete public housing:
 - Provide replacement public housing:
 - Provide replacement vouchers:
 - Other: (list below)
- PHA Goal: Increase assisted housing choices
- Objectives:
- Provide voucher mobility counseling:
 - Conduct outreach efforts to potential voucher landlords
 - Increase voucher payment standards
 - Implement voucher homeownership program:
 - Implement public housing or other homeownership programs:
 - Implement public housing site-based waiting lists:
 - Convert public housing to vouchers:
 - Other: (list below)

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

- PHA Goal: Provide an improved living environment
- Objectives:
- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments: Implement measures as described in deconcentration plan.
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - Implement public housing security improvements:
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - Other: (list below)

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

- PHA Goal: Promote self-sufficiency and asset development of assisted households
- Objectives:
- Increase the number and percentage of employed persons in assisted families:
 - Provide or attract supportive services to improve assistance recipients' employability:

- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below)

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

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
 - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability: Continue to comply with all applicable Federal laws and regulations to ensure that admission to and occupancy of public housing neighborhoods is conducted without regard to race, color, religion, creed, sex, disability or national origin.
 - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - Other: (list below)

Other PHA Goals and Objectives: (list below)

Annual PHA Plan
PHA Fiscal Year 2007
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

- Standard Plan**
- 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 Town of Chapel Hill Department of Housing, in keeping with its mission and that of the U.S. Department of Housing and Urban Development, will provide safe, decent and sanitary housing for citizens of Orange County.

The Department of Housing concentrates on three main areas to accomplish this goal by operating and offering the following: 1) Apartment Refurbishing program; 2) Preventive Maintenance and Safety program; and, 3) Self-sufficiency programs.

The goal of the refurbishing program is to refurbish all 336 public housing apartments over a five-year cycle. To this end, the Department of Housing has appropriated funds under the Community Development Block Grant program to pay for the refurbishing work. It is estimated that a minimum of 75 apartments will be refurbished during the upcoming year.

In keeping with the goal of preventive maintenance and safety, the Department of Housing inspects all 336 apartments quarterly. In addition, to further provide for and ensure the well-being of residents, repairs needed to ensure their safety are made immediately, while non-emergency and non-safety preventive maintenance repairs are completed on a regular work schedule.

The Department of Housing currently offers one voluntary self-sufficiency program, but will soon offer a second program to support residents in their efforts toward greater economic independency and quality of life. The current self-sufficiency program that is offered to residents of public housing is the Transitional Housing Program. Under the Transitional Housing Program public housing families are provided low cost rental housing and budget counseling and financial management services to help them make a successful transition from public housing to private market housing.

Plans are underway for a self-sufficiency program funded by a \$248,240 Resident Opportunities and Self-Sufficiency (ROSS) Grant. The ROSS Grant Program will provide educational

opportunities including job training, life skills training, technology training, financial counseling, and other programs to help public housing residents become self-sufficient.

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.

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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:

- Admissions Policy for Deconcentration (included in Attachment 8 of the PHA Plan)
- FY 2007 Capital Fund Program Annual Statement (included in Attachment 1 of the PHA Plan)
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY) (included in Attachment 9 of the PHA Plan)

- List of Resident Advisory Board Members (included in Component 18.A. of the PHA Plan text)
- List of Resident Board Member (included in Component 18.B. of the PHA Plan text)
- Community Service Description of Implementation (included in Attachment 4 of the PHA Plan)
- Information on Pet Policy (included in Attachment 6 of the PHA Plan)
- Section 8 Homeownership Capacity Statement, if applicable
- Description of Homeownership Programs, if applicable

Optional Attachments:

- PHA Management Organizational Chart (included in Attachment 7 of the PHA Plan)
- FY 2007 Capital Fund Program 5 Year Action Plan (included in Attachment 3 of the PHA Plan)
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (included in Component 18.A.2. of PHA Plan text)
- Other (List below, providing each attachment name)
 - FY 2006 Capital Fund Program Performance and Evaluation Report (included in Attachment 2 of the PHA Plan)
 - FY 2005 Capital Fund Program Performance and Evaluation Report (included in Attachment 2 of the PHA Plan)
 - FY 2004 Capital Fund Program Performance and Evaluation Report (included in Attachment 2 of the PHA Plan)
 - Follow-Up Plan to the PHAS Resident Satisfaction Survey for FYE 6/30/2006 (included in Attachment 5 of the PHA 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 Component Plan
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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Component Plan
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
	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 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 <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	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 HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Component Plan
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
	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
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
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 (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

The following statements are resulting from the Consolidated Plan that provides helpful information for understanding housing and homeless needs in Chapel Hill and Orange County.

There are a total of 5,739 extremely-low income renters, and 3,136 very low-income households in Orange County earning from 0-50% of the area median income (0-\$30,850).

Approximately 85% of renters in the very low-income group reported having some problems. Over one-third of all households (at any income level) experience a housing problem and almost one-third experience a cost burden of 30% or more. Sixteen percent of all households and almost two-thirds of all extremely low-income households (those earning 30% or less of the area median income \$61,700) experience a cost burden of 50% or more.

A large percentage of extremely low-income and very-low income households in Orange County experience one or more housing problems. Households with housing problems are those households that pay more than 30% of their income to cover housing expenses.

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	5,739	5	4	4	3	3	5
Income >30% but <=50% of AMI	3,136	5	4	4	3	3	5
Income >50% but <80% of AMI	4,462	4	4	4	2	3	4
Elderly	1,575	5	4	3	3	3	3
Families with Disabilities	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Whites	19,354	3	3	2	3	3	3
Race/Blacks	3,467	4	3	3	4	3	3
Race/Hispanics	1,381	5	4	4	4	5	4
Race/Asians	1,076	4	4	3	4	3	3

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

- Consolidated Plan of the Jurisdiction/s
Indicate year: 2005-2010
- 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: (select one)			
<input type="checkbox"/>	Section 8 tenant-based assistance		
<input checked="" type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	205		60
Extremely low income <=30% AMI	200	98	
Very low income (>30% but <=50% AMI)	3	1	
Low income (>50% but <80% AMI)	2	1	
Families with children	193	94	
Elderly families	10	5	
Families with Disabilities	2	1	
Caucasian	32	16	
African/American	157	77	

Housing Needs of Families on the Waiting List			
Indian/Native American	3	1	
Asian	2	1	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	80	39	
2 BR	71	35	
3 BR	51	25	
4 BR	3	0	
5 BR	0	0	
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

C. Strategy for Addressing Needs

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

In order to comply with the Deconcentration Plan related to poverty levels and income- mixing requirements of the Quality Housing and Work Responsibility Act of 1998, the Town of Chapel Hill Housing Department intent is to maintain a tenant body in each neighborhood composed of families with a broad range of incomes and rent-paying ability. The Department developed and employed admissions preferences for working families.

The Town of Chapel Hill Department of Housing also will focus on the rehabilitation and modernization of its public housing units. By increasing the marketability of these units, we can lower the vacancy rate and help raise the Public Housing Assessment System (PHAS) score.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

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

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed – finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)
 - Marketing to elderly through agency resources and community agencies.

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

[24 CFR Part 903.7 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 2007 grants)		
a) Public Housing Operating Fund	\$1,000,724	
b) Public Housing Capital Fund	\$541,361	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance		
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants	\$248,240	
h) Community Development Block Grant	\$150,000	Public Housing Capital Improvements
i) HOME		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	\$422,000	Public Housing Operations
4. Other income (list below)		
4. Non-federal sources (list below)		
Total resources	\$2,362,325	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 ®]

A. Public Housing

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

(1) Eligibility

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

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe) Initial screening at application; update screening within 10-15 days of apartment becoming available and unit being offered.

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

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe)

- c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (Either directly or through an NCIC-authorized source)

(2)Waiting List Organization

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

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

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

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

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

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

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

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

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

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

(3) Assignment

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

- One
- Two
- Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

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

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)

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

Former Federal preferences:

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

Other preferences: (select below)

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

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

4 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

- The PHA-resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list) New Tenant Orientation and Handbook

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

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

(6) Deconcentration and Income Mixing

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

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

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

- Adoption of site based waiting lists
If selected, list targeted developments below:
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- Other (list policies and developments targeted below) Preferences for working families.

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: Lindsay Street (NC046-1); North Columbia Street (NC046-2); Pritchard Park (NC046-5) and Colony Woods West (NC046-6)

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

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below: Craig-Gomains (NC046-1); Trinity Court (NC046-3); Rainbow Heights (NC046-10) and South Estes Drive (NC046-4)

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.

Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

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

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

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

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

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

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

- Criminal or drug-related activity
- Other (describe below)

(2) Waiting List Organization

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

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

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

- PHA main administrative office
- Other (list below)

(3) Search Time

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

If yes, state circumstances below:

(4) Admissions Preferences

a. Income targeting

- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

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

Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

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

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

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

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

- This preference has previously been reviewed and approved by HUD

The PHA requests approval for this preference through this PHA Plan

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

The PHA applies preferences within income tiers

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

(5) Special Purpose Section 8 Assistance Programs

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

The Section 8 Administrative Plan

Briefing sessions and written materials

Other (list below)

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

Through published notices

Other (list below)

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: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

We follow the HUD allowed exemptions. Exception to the Minimum Rent requirement for a 90-day period will be allowed for the following financial hardships:

- The family has lost eligibility or is awaiting an eligibility determination for a Federal, State, or local assistance program, including a family that includes a member who is an alien lawfully admitted permanent resident under the Immigration and Nationality Act who would be entitled to public benefits but for Title IV of the Personal Responsibility and Work Opportunity Reconciliation Act of 1996;
- The family would be evicted as a result of the imposition of the minimum rent requirements;
- The income of the family has decreased because of changed circumstance including loss of employment or
- A death in the family has occurred.

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

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

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

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

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:

- Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:

- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families

Other (describe below)

e. Ceiling rents

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

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

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

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

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

- Market comparability study
 Fair market rents (FMR)
 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 (list below)

f. Rent re-determinations:

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

- Never
 At family option
 Any time the family experiences an income increase
 Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)

If the increase of income of fifty dollars or higher, the Total Tenant Payment will not be increased by more than 10 percent during any twelve month period as a result of

redefinition or changes in government regulations. However, Total Tenant Payment may be increased by more than 10 percent during any 12 month period to the extent that the increase is attributable to an increase in income. Total Tenant Payment does not include charges for maintenance or other miscellaneous charges.

Other (list below) Any time a family experiences a permanent income decrease.

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

(2) Flat Rents

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

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

Flat rent of a unit is based on the market rent charged for comparable units in the private unassisted rental market. The Flat Rent should be equal to the estimated rent for which the PHA could promptly lease the public housing unit to an unassisted tenant after preparation for occupancy. Tenants will be given a choice between paying 30 percent of their adjusted income or a Flat Rent at the time of recertification. Tenants choosing Flat Rents will not be required to be reexamined more often than every three (3) years.

Tenants choosing to pay a Flat Rent can switch to rent based on 30 percent of monthly adjusted income in the following financial hardship situations:

- Income of the family has decreased because of changed circumstances, loss or reduction in employment, death in the family, and reduction in or loss of income or other assistance, or
- An increase, because of changed circumstances, in the family's expenses for medical costs, child care, transportation, education, or similar items.

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

At or above 90% but below 100% of FMR

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

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

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

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

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

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

- Annually
- Other (list below)

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

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

(2) Minimum Rent

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

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

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

5. Operations and Management

[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)

- An organization chart showing the PHA’s management structure and organization is attached in Attachment 7 of the PHA Plan.
- 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	335 Units	60 Units
Section 8 Vouchers	N/A	N/A
Section 8 Certificates	N/A	N/A
Section 8 Mod Rehab	N/A	N/A
Special Purpose Section 8 Certificates/Vouchers (list individually)	N/A	N/A
Public Housing Drug Elimination Program (PHDEP)	N/A	N/A
Other Federal Programs(list individually)	N/A	N/A

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.

- (1) Public Housing Maintenance and Management: (list below)
 - Administrative Policies and Procedures Manual
 - Employee Handbook
 - Admissions and Continued Occupancy Policy
 - Grievance Procedure
 - Pet Policy
 - Purchasing Policy and Procedures Manual

- Trespass Policy
- Types of Maintenance Programs
- Maintenance Replacement Charges
- Inventory Procedures
- Inspections Procedures
- Contract for Pest Control Services

(2) Section 8 Management: (list below)

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? (select all that apply)
- PHA main administrative office
- PHA development management offices
- Other (list below)

B. Section 8 Tenant-Based Assistance

1. Yes No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 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? (select all that apply)
- PHA main administrative office
- Other (list below)

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:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan (included in Attachment 1 of the PHA Plan).

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

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan (included in Attachment 3 of the PHA Plan).

-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.

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 (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

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

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

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

If yes, list development name/s below:

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:

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

If yes, list developments or activities below:

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

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

Demolition/Disposition Activity Description
1a. Development name:
1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>
5. Number of units affected:

6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

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

[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

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

Designation of Public Housing Activity Description
1a. Development name:
1b. Development (project) number:
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>
5. If approved, will this designation constitute a (select one)

<input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

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. Yes No: Have any of the PHA’s developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD 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.

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

5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)

- Units addressed in a pending or approved demolition application (date submitted or approved: _____)
- Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____)
- Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: _____)
- Requirements no longer applicable: vacancy rates are less than 10 percent
- Requirements no longer applicable: site now has less than 300 units
- Other: (describe below)

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

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

11. Homeownership Programs Administered by the PHA

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

2. Activity Description

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

**Public Housing Homeownership Activity Description
(Complete one for each development affected)**

1a. Development name:

1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected:
6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (1)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? 01/29/07

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

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

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

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

b. Economic and Social self-sufficiency programs

- Yes No: Does the PHA coordinate, promote or provide any 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)
Resident Opportunities and Self-Sufficiency	12	Applications and Waiting List	PHA Main Office and Chapel Hill Training Outreach Center	Public Housing Residents

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants* (start of FY 2005 Estimate)	Actual Number of Participants (As of: 02/01/07)
Public Housing	N/A	0
Section 8		

* The Department of Housing program does not require a specific number of participants. The goal of our program is to have twelve (12) participants. The program is in the beginning phase and we currently have no participant.

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: (select all that apply)

- 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: (list below)

D. Reserved for Community Service Requirement pursuant to section 12® 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 (select all that apply)

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the 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
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

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

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

3. Which developments are most affected? (list below) All developments are affected.

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: (select all that apply)

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

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

C. Coordination between PHA and the police

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

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

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

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2005 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2005 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

- Pet Policy is included in Attachment 5 of the PHA Plan.

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

17. PHA Asset Management

[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?
2. What types of asset management activities will the PHA undertake? (select all that apply)
 Not applicable
 Private management
 Development-based accounting
 Comprehensive stock assessment
 Other: (list below)
3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

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

The Resident Advisory Board consists of the following residents from our public housing neighborhoods:

<u>Resident</u>	<u>Neighborhood</u>
1. Serena Bethea, Chair	Pritchard Park
2. Julius Hewitt	Church/Caldwell
3. Thelma Nagy	South Roberson
4. Jessica Glover, Vice-Chair	Oakwood
5. Laverda Pride	Trinity Court

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

- Attached at Attachment (File name)
 Provided below:

- Residents should periodically receive information on homeownership opportunities offered by the Housing Department. Also, the Housing Department should feature all residents once they enter into a homeownership opportunity in a newsletter or flyer.
- Residents should be required to perform community service hours in the neighborhood they live in. Also, resident organizations should be established in all neighborhoods to be able to oversee and supervise these residents performing the community service hours.
- The Housing Department should sponsor a pet awareness day in the neighborhoods. This day would provide information to residents about the housing regulations, care and safety of pets in your households and neighborhoods.
- Public Housing neighborhoods need updated playground equipment.

3. In what manner did the PHA address those comments? (select all that apply)

- Considered comments, but determined that no changes to the PHA Plan were necessary.
 The PHA changed portions of the PHA Plan in response to comments
 List changes below:

- Other: (list below)

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

1. 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.)

- Yes
 No

2. 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.)

- Yes
 No

3. Description of Resident Election Process

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

- Candidates were nominated by resident and assisted family organizations
 Candidates could be nominated by any adult recipient of PHA assistance
 Self-nomination: Candidates registered with the PHA and requested a place on ballot
 Other: Advisory Board candidates submit application of interests to the Town Clerk Office. Mayor and Town Council review candidates and refer to appropriate Advisory Board for review and recommendation. Advisory Board provides recommendation to Mayor and Town Council, and Mayor and Town Council make final approval on appointees to the Advisory Board.

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
 Representatives of all PHA resident and assisted family organizations
 Other: Resident candidates are selected from submitted applications by Mayor and Town Council and are appointed to the Advisory Board. The Public Housing Program Advisory Board consists of the following residents from our public housing neighborhoods:

<u>Resident</u>	<u>Neighborhood</u>
1. Louise Mitchell, Vice Chair	Trinity Court
2. Laverda Pride	Trinity Court
3. Evangelee Shuler	Craig-Gomains

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: 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 in the jurisdiction 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)

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

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 housing priorities:

1. Rehabilitation assistance for very low- and low-income renters.
2. 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.
3. Facilitate the purchase of new and existing housing units by first-time homebuyers with incomes 80% and below of the area median income.
4. Provide educational opportunities related to fair housing, tenant rights, etc.

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

1. Continue to work with area Chambers of Commerce and others to promote the economic development of the community.
2. Work with neighborhoods to design and implement specific beautification strategies, including neighborhood cleanups.

D. Other Information Required by HUD

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

Attachments

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

1. FY 2007 Capital Fund Program Annual Statement
2. FY 2006 Capital Fund Program Performance and Evaluation Report
FY 2005 Capital Fund Program Performance and Evaluation Report
FY 2004 Capital Fund Program Performance and Evaluation Report
3. FY 2007 Capital Fund Program Five-Year Action Plan
4. Community Service and Self-Sufficiency Policy
5. Follow-Up Plan to the PHAS Resident satisfaction Survey FYE June 30, 2006
6. Pet Policy
7. Department of Housing's Organizational Chart
8. Deconcentration Plan
9. Department of Housing Approved 2006-07 Annual Budget
10. Criteria for Substantial Deviations and Significant Amendments
11. Optional Public Housing Asset Management Table

Component 7. Capital Fund Program Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Town of Chapel Hill			Grant Type and Number Capital Fund Program Grant No: NC19P04650107 Replacement Housing Factor Grant No:		Federal FY of Grant: 2007
<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	\$8,000			
4	1410 Administration	\$54,100			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	\$112,401			
10	1460 Dwelling Structures	\$279,702			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service	\$87,158			
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$541,361			
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				

Component 7. Capital Fund Program Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Town of Chapel Hill			Grant Type and Number Capital Fund Program Grant No: NC19P04650107 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007		
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	
NC46-9/Oakwood	Replace furnaces	1460	8 ea	\$16,000				
NC46-2/North Columbia	Landscaping	1450	600 sy	\$60,367				
	Replacement of playground equipment	1450	1 ea	\$17,590				
	Install clotheslines with concrete slab	1450	11 ea	34,444				
				\$112,401				
NC46-5/South Roberson	Replace and install windows with security screens	1460	864 sf	\$51,742				
	Add floor underlayment	1460	9095 sf	\$13,585				
	Modify bath	1460	15 ea	\$33,382				
	Modify kitchen	1460	15 ea	\$33,382				
	Repair drywall and paint interior	1460	15 ea	\$27,368				
	Replace exterior doors with hardware and frames	1460	30 ea	\$34,753				
	Pressure wash and clean exterior buildings	1460	32,000 sf	\$27,200				
	Replace porch posts	1460	276 lf	\$12,965				
	Replace privacy fences	1460	11 ea	\$16,825				
	Replace/repair roof shingles and deck	1460	75 sq	\$12,500				
				\$263,702				

Component 7. Capital Fund Program Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Town of Chapel Hill				Grant Type and Number Capital Fund Program Grant No: NC19P04650107 Replacement Housing Factor Grant No:		Federal FY of Grant: 2007		
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	\$54,100				
	Debt service cost for maintenance facility	1470	1 ea	\$87,158				
	Clerk of the works for Section 3 compliance	1408	1 ea	\$8,000				

Component 7. Capital Fund Program Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report							
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)							
Part III: Implementation Schedule							
PHA Name: Town of Chapel Hill			Grant Type and Number Capital Fund Program No: NC19P04650107 Replacement Housing Factor No:			Federal FY of Grant: 2007	
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	
NC46-9/Oakwood	8/1/2009			8/1/2011			
NC46-2/North Columbia							
NC46-5/South Roberson							
HA-Wide Activities	8/1/2009			8/1/2011			

Component 7. Capital Fund Program Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: 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 type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2006			<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	\$ -	\$ 5,850	\$ -	\$ -
4	1410 Administration	\$ 54,100	\$ 54,100	\$ -	\$ -
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ 88,666	\$ 82,816	\$ -	\$ -
10	1460 Dwelling Structures	\$ 274,995	\$ 274,995	\$ -	\$ -
11	1465.1 Dwelling Equipment—Nonexpendable	\$ 32,500	\$ 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	\$ 91,100	\$ -	\$ -
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$ 541,361	\$ 541,361	\$ -	\$ -
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	\$ 47,800	\$ -	\$ -
26	Amount of line 21 Related to Energy Conservation Measures				

Component 7. Capital Fund Program Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: 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	\$ 32,500	\$ -	\$ -	Planning
NC46-9/Rainbow Heights								
NC46-2/North Columbia	Replace overhang framing, soffit & fascia boards	1460	11 ea	\$ 55,885	\$ 55,885	\$ -	\$ -	Planning
	Abatement of asbestos floor tile	1460	10,980 sf	\$ 23,850	\$ 23,850	\$ -	\$ -	Planning
	Modify bath	1460	11 ea	\$ 31,850	\$ 31,850	\$ -	\$ -	Planning
	Modify kitchen	1460	11 ea	\$ 33,050	\$ 33,050	\$ -	\$ -	Planning
	Repair drywall and paint interior	1460	11 ea	\$ 20,070	\$ 20,070	\$ -	\$ -	Planning
	Replace and install windows with security screens	1460	864 sf	\$ 47,800	\$ 47,800	\$ -	\$ -	Planning
	Pressure wash and clean exterior buildings	1460	32,000 sf	\$ 27,200	\$ 27,200	\$ -	\$ -	Planning
	Replace porch posts	1460	276 lf	\$ 5,965	\$ 5,965	\$ -	\$ -	Planning
	Replace privacy fences	1460	11 ea	\$ 16,825	\$ 16,825	\$ -	\$ -	Planning
	Replace/repair roof shingles and deck	1460	75 sq	\$ 12,500	\$ 12,500	\$ -	\$ -	Planning
				\$ 274,995	\$ 274,995	\$ -	\$ -	
	Seal coat and restripe parking lots and driveways	1450	5,718 sf	\$ 12,930	\$ 12,930	\$ -	\$ -	Planning
	Add top soil, grading, reseed and fertilize	1450	550 cy	\$ 62,791	\$ 56,941	\$ -	\$ -	Planning
	Replace catch basins	1450	6 ea	\$ 595	\$ 595	\$ -	\$ -	Planning
	Replace walkways and sidewalks	1450	2,336 sf	\$ 8,850	\$ 8,850	\$ -	\$ -	Planning
	Install security lights	1450	10 ea	\$ 3,500	\$ 3,500	\$ -	\$ -	Planning
				\$ 88,666	\$ 82,816	\$ -	\$ -	

Component 7. Capital Fund Program Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: 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	\$ 52,100	\$ 52,100	\$ -	\$ -	Planning
	Maintenance training	1410	6 ea	\$ 2,000	\$ 2,000	\$ -	\$ -	Planning
				\$ 54,100	\$ 54,100	\$ -	\$ -	
	Debt service cost for maintenance facility	1470	1 ea	\$ 91,100	\$ 91,100	\$ -	\$ -	Underway
	Section 3 compliance	1408	1 ea	\$ -	\$ 5,850	\$ -	\$ -	Planning

Component 7. Capital Fund Program Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report							
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)							
Part III: Implementation Schedule							
PHA Name: Town of Chapel Hill		Grant Type and Number Capital Fund Program No: NC19P04650106 Replacement Housing Factor No:				Federal FY of Grant: 2006	
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		--	

Component 7. Capital Fund Program Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Town of Chapel Hill			Grant Type and Number Capital Fund Program Grant No: NC19P04650105 Replacement Housing Factor Grant No:		Federal FY of Grant: 2005
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2006			<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	\$ 60,000	\$ 60,000	\$ 60,000	\$ 51,614
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ 123,516	\$ 123,516	\$ 123,516	\$ 123,516
10	1460 Dwelling Structures	\$ 320,212	\$ 322,146	\$ 322,146	\$ 18,934
11	1465.1 Dwelling Equipment—Nonexpendable	\$ 24,000	\$ 22,066	\$ 22,066	\$ 22,066
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service	\$ 74,000	\$ 74,000	\$ 74,000	\$ -
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$ 601,728	\$ 601,728	\$ 601,728	\$ 2 16,130
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	\$ 24,369	\$ 24,369	\$ -
26	Amount of line 21 Related to Energy Conservation Measures				

Component 7. Capital Fund Program Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: 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	\$ 22,066	\$ 22,066	\$ 22,066	Underway
NC46-2/North Columbia	Replace furnaces with A/C and duct modifications	1460	11 ea	\$ 42,141	\$ 67,271	\$ 67,271	\$ -	Underway
	Washer and dryer connections	1460	11 ea	\$ 4,009	\$ 4,009	\$ 4,009	\$ -	Underway
	Upgrade interior plumbing system	1460	1050 lf	\$ 21,719	\$ 21,719	\$ 21,719	\$ -	Underway
	Replace interior doors with hardware and frame	1460	38 ea	\$ 18,440	\$ 18,440	\$ 18,440	\$ -	Underway
	Replace drywall and paint interior	1460	11 ea	\$ 19,056	\$ 19,056	\$ 19,056	\$ -	Underway
	Replace VCT and resilient floor with underlayment	1460	10,980 sf	\$ 36,234	\$ 36,234	\$ 36,234	\$ -	Underway
	Replace exterior doors with hardware and frame	1460	11 ea	\$ 16,535	\$ 16,535	\$ 16,535	\$ -	Underway
	Upgrade electrical system	1460	11 ea	\$ 16,500	\$ 16,500	\$ 16,500	\$ -	Underway
	Replace water heaters	1460	11ea	\$ 4,950	\$ 4,950	\$ 4,950	\$ -	Underway
	Replace security screen door	1460	22 ea	\$ 7,834	\$ 7,834	\$ 7,834	\$ -	Underway
	Replace porch railing and posts	1460	352 lf	\$ 7,603	\$ 7,603	\$ 7,603	\$ -	Underway
	Replace and paint wood siding	1460	17,000 sf	\$ 66,456	\$ 66,456	\$ 66,456	\$ -	Underway
	Replace wood baseboard, closet shelving & rod	1460	5,130 lf	\$ 5,468	\$ 5,468	\$ 5,468	\$ -	Underway
	Replace gutter and downspouts	1460	1,640 lf	\$ 6,730	\$ 6,730	\$ 6,730	\$ -	Underway
	Install vinyl step treads	1460	396 lf	\$ 2,142	\$ 2,142	\$ 2,142	\$ -	Underway
	Replace wood handrail	1460	165 lf	\$ 2,265	\$ 2,265	\$ 2,265	\$ -	Underway
				\$ 278,082	\$ 303,212	\$ 303,212	\$ -	
HA-Wide Activities	Administrative staff cost	1410.2	2 ea	\$ 58,000	\$ 58,000	\$ 58,000	\$ 50,702	Underway
	Maintenance training	1410	6 ea	\$ 2,000	\$ 2,000	\$ 2,000	\$ 912	Underway
				\$ 60,000	\$ 60,000	\$ 60,000	\$ 51,614	
	Debt service cost for maintenance facility	1501	1 ea	\$ 74,000	\$ 74,000	\$ 74,000	\$ -	Underway

Component 7. Capital Fund Program Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Town of Chapel Hill				Grant Type and Number		Federal FY of Grant: 2005		
				Capital Fund Program Grant No: NC19P04650105				
				Replacement Housing Factor Grant No:				
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
NC46-5/Airport Gardens	Modify community center	1460	1 ea	\$ 34,986	\$ 11,790	\$ 11,790	\$ 11,790	Reprogram
	Replace/repair roof shingles and desk	1460	55 sq	\$ 7,144	\$ 7,144	\$ 7,144	\$ 7,144	Completed
				\$ 42,130	\$ 18,934	\$ 18,934	\$ 18,934	
	Replacement of playground equipment	1450	1 ea	\$ 15,590	\$ 15,590	\$ 15,590	\$ 15,590	Completed
	Replacement of wooden planters	1450	5 ea	\$ 8,360	\$ 8,360	\$ 8,360	\$ 8,360	Completed
	Replacement of storm water drainage system	1450	325 lf	\$ 25,598	\$ 25,598	\$ 25,598	\$ 25,598	Completed
	Replacement of additional walkways/sidewalks	1450	300 sf	\$ 7,889	\$ 7,889	\$ 7,889	\$ 7,889	Completed
	Additional grading, reseeding and landscaping	1450	540 cy	\$ 53,377	\$ 53,377	\$ 53,377	\$ 53,377	Completed
	Remove basketball half court	1450	200 sf	\$ 4,594	\$ 4,594	\$ 4,594	\$ 4,594	Completed
	Additional grading and landscaping	1450	200 sf	\$ 6,708	\$ 6,708	\$ 6,708	\$ 6,708	Completed
	Additional topsoil	1450	70 cy	\$ 1,400	\$ 1,400	\$ 1,400	\$ 1,400	Completed
				\$ 123,516	\$ 123,516	\$ 123,516	\$ 123,516	

Component 7. Capital Fund Program Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Town of Chapel Hill		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		--	

Component 7. Capital Fund Program Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: 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 checked="" type="checkbox"/> Revised Annual Statement (revision no: 1)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2006			<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	\$ 23,379	\$ 23,379	\$ 23,379
4	1410 Administration	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 145,800	\$ 78,217	\$ 78,217	\$ 78,217
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ 109,392	\$ 109,392	\$ 109,392	\$ 109,392
10	1460 Dwelling Structures	\$ 193,736	\$ 195,653	\$ 195,653	\$ 193,736
11	1465.1 Dwelling Equipment—Nonexpendable	\$ 28,700	\$ 28,404	\$ 28,404	\$ 28,404
12	1470 Nondwelling Structures	\$ -	\$ 70,583	\$ 70,583	\$ 70,583
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$ 530,628	\$ 530,628	\$ 530,628	\$ 528,711
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				

Component 7. Capital Fund Program Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: 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	\$ 7,700	\$ 7,700	Completed
NC46-6/Colony Woods West	Replace refrigerators and ranges	1465.1	30 ea	\$ 21,000	\$ 20,704	\$ 20,704	\$ 20,704	Reprogram
				\$ 28,700	\$ 28,404	\$ 28,404	\$ 28,404	
NC46-5/Airport Gardens	Replace furnace with A/C and duct modifications	1460	1 ea	\$ 3,831	\$ 3,831	\$ 3,831	\$ 3,831	Completed
	Washer and dryer connections	1460	26 ea	\$ 12,948	\$ 12,948	\$ 12,948	\$ 12,948	Completed
	Upgrade interior plumbing system	1460	26 ea	\$ 107,800	\$ 107,800	\$ 107,800	\$ 107,800	Completed
	Install durock	1460	3,345 sf	\$ 2,845	\$ 2,845	\$ 2,845	\$ 2,845	Completed
	Replace lavatory, medicine cabinet and vanity	1460	26 ea	\$ 14,485	\$ 14,485	\$ 14,485	\$ 14,485	Completed
	Install chase for gas vents	1460	26 ea	\$ 16,900	\$ 16,900	\$ 16,900	\$ 16,900	Completed
	Install tubliner and surround	1460	26 ea	\$ 24,700	\$ 24,700	\$ 24,700	\$ 24,700	Completed
	Replace and add ground fault outlets	1460	26 ea	\$ 5,969	\$ 5,969	\$ 5,969	\$ 5,969	Completed
	Install overflow pipes to water heater	1460	26 ea	\$ 4,258	\$ 4,258	\$ 4,258	\$ 4,258	Completed
				\$ 193,736	\$ 193,736	\$ 193,736	\$ 193,736	
	Grading, groundcover, landscaping and topsoil	1450	3,400 cy	\$ 87,574	\$ 87,574	\$ 87,574	\$ 87,574	Completed
	Repair, seal coat and restripe asphalt parking lots	1450	726 sf	\$ 8,500	\$ 8,500	\$ 8,500	\$ 8,500	Completed
	Replace clothesline	1450	26 ea	\$ 7,800	\$ 7,800	\$ 7,800	\$ 7,800	Completed
	Remove and dispose of trees close to buildings	1450	11 ea	\$ 5,518	\$ 5,518	\$ 5,518	\$ 5,518	Completed
				\$ 109,392	\$ 109,392	\$ 109,392	\$ 109,392	
NC46-2/N. Columbia St.	Caulking and weatherstripping	1460	7 ea	\$ -	\$ 1,917	\$ 1,917	\$ -	Underway

Component 7. Capital Fund Program Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: 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	\$ 17,500	Completed
	Fringe benefits	1410.2	1 ea	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500	Completed
	Maintenance training	1410	6 ea	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	Completed
				\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	
	Computer software package and upgrades	1408	10 ea	\$ 25,000	\$ 23,379	\$ 23,379	\$ 23,379	Reprogram
	Architect/Engineering cost for maintenance facility	1430	1 ea	\$ 145,800	\$ 78,217	\$ 78,217	\$ 78,217	Reprogram
	Resident activities	1406	1 ea	\$ 3,000	\$ -	\$ -	\$ -	Reprogram
	Construction cost for maintenance facility	1470	1 ea	\$ -	\$ 70,583	\$ 70,583	\$ 70,583	Completed

Component 7. Capital Fund Program Annual Statement/Performance and Evaluation Report

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

Component 7. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name Town of Chapel Hill		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA- Wide	Year 1	Work Statement for Year 2 FFY Grant: 2008 PHA FY: 7/1/2008	Work Statement for Year 3 FFY Grant: 2009 PHA FY: 7/1/2009	Work Statement for Year 4 FFY Grant: 2010 PHA FY: 7/1/2010	Work Statement for Year 5 FFY Grant: 2011 PHA FY: 7/1/2011
NC46-5 South Roberson NC46-6 Colony Woods West	Annual Statement	\$ 388,261	\$ 176,845 \$ 166,458	\$ 386,603	\$ 380,103
Administration		\$ 54,100	\$ 54,100	\$ 54,100	\$ 54,100
Debt Service for Nondwelling Structures		\$ 87,158	\$ 87,158	\$ 87,158	\$ 87,158
Dwelling Equipment		\$ 3,842	\$ 48,800	\$ 5,500	\$ 12,000
Management Improvements		\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000
Total CFP Funds Listed for 5-year planning		\$ 541,361	\$ 541,361	\$ 541,361	\$ 541,361
Replacement Housing Factor Funds					

COMMUNITY SERVICE AND SELF-SUFFICIENCY POLICY

GENERAL POLICY STATEMENT

The Quality Housing and Work Responsibility Act of 1998 requires that all public housing residents who are 18 years of age and older are not exempt as defined in the 24 CFR Part 960.6 shall be required to perform eight (8) hours of community service each month. The service can be provided at any local community, charitable or civic organization. Residents may also choose to enroll in a self-sufficiency program.

Definitions

Community Service:

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

Exempt Individuals:

- Age 62 years or older
- Blind or disabled (as defined under 216(i)(1) or 1614 of the Social Security Act (42 U.S.C. 416(i)(1); 1382c) and who certify that because of this disability they are unable to comply with the service provisions; or primary caretakers of such individuals.
- Engaged in work activities as defined in section 407(d) of the Social Security Act (42 U.S.C.607 (d), specified below:
 1. Unsubsidized employment;
 2. Subsidized private-sector employment;
 3. Subsidized public-sector employment;
 4. Work experience (including work associated with the refurbishing of publicly assisted housing) if sufficient private sector employment is not available;
 5. On-the-job-training;
 6. Job-search and job-readiness assistance;
 7. Community service programs;
 8. Vocational educational training (not to exceed 12 months with respect to any individual);
 9. Job-skills training directly related to employment;
 10. Education directly related to employment in the case of a recipient who has not received a high school diploma or a certificate of high school equivalency;

11. Satisfactory attendance at secondary school or in a course of study leading to a certificate of general equivalence, in the case of a recipient who has not completed secondary school or received such a certificate; and
 12. The provision of childcare services to an individual who is participating in a community service program.
- Meet the requirements for being exempt from having to engage in a work activity under the State program funded under part A of title IV of the Social Security Act (42 U.S.C. 601 et seq.) or under any other welfare program of the state in which the PHA is located, including a State-administered welfare-to-work program.
 - If a member of a family receiving TANF assistance, benefits, or service under the State program funded under part A of title IV of the Social Security Act (42 U.S.C. 601 et seq.); or under any other welfare program of the State in which the PHA is located, including a State administered welfare-to-work program and has not been found by the State or other administering entity to be in non-compliance with such program.

Service Requirements:

Each Adult resident family member of a public housing development shall contribute eight (8) hours of community service.

Economic Self-Sufficiency Program:

Any program designed to encourage, assist, train, or facilitate the economic independence of HUD-assisted families or to provide work for such families. These programs include job training, employment counseling, work placement, basic skills training, education, English proficiency, workfare, financial or household management, apprenticeship, and any program necessary to ready a participant for work (including a substance abuse or mental health treatment program) or other work activities.

Community Service Program Administration:

The Community Service Program will be administered by the Housing Department. The Department will provide compliance monitoring as part of the annual recertification process.

Compliance Requirement

Each adult (18 years or older) non-exempt household member is required to:

1. Perform eight (8) hours of community service each month.
2. Participate in eight (8) hours of Economic Self-Sufficiency each month or,
3. Participate in a combination of the both.

Community Service maybe satisfied by participating in one or more of the following:

- Volunteer at a local institution including but not limited to: school, childcare center, hospital, hospice, recreation center, senior center, adult day care center, homeless shelter, indigent feeding program, cooperative food bank, etc.;
- Volunteer with a non-profit organization that serves PHA residents or their children such as: Boy Scouts, Girl Scouts, Boys or Girls clubs, 4-H program, PAL, Garden Center, Community clean-up programs, beautification programs, other youth or senior organizations;
- Work at the Housing Department to help improve physical conditions;
- Work at the Housing Department to help with children's programs;
- Work at the Housing Department to help senior programs;
- Helping neighborhood groups with special projects;
- Working through resident organization to help other residents with problems, serving as an officer in a Resident organization, serving on the Resident Advisory Board; and
- Caring for the children of other residents so they may volunteer.

NOTE: Political activity is excluded.

Self Sufficiency Activities – activities that include, but are not limited to:

- Job readiness programs;
- Job training programs;
- GED classes;
- Substance abuse or mental health counseling;
- English Proficiency or literacy (reading) classes;
- Apprenticeships;
- Budgeting and credit counseling;
- Any kind of class that helps a person toward economic independence.

Each Adult non-exempt household will be required to complete a Community Service Compliance Certification each year at re-examination. The Certification will state that the adult resident have received and read the Community Service/Self Sufficiency Policy.

Each Adult non-exempt household member will be required to complete a Resident Community Service Timesheet. This timesheet will include a brief description of the service performed, number of hours performed and the date performed.

The head of household will be responsible for lease compliance and is responsible for providing information and documentation as may be requested by the Housing Department to determine compliance.

The Housing Department will maintain Community Service records for each adult household member.

Notification

All residents will be notified in writing of the requirements to participate in community service and self-sufficiency activities.

Each household will receive a written notice explaining the requirements and instructions regarding compliance and penalty if they fail to comply.

Exemption

The Housing Department will provide exemption status to any resident that request such Status and who meet one of the following qualifications as defined in CFR Part 960.6.

1. A person 62 years or older.
2. A person with vision impairment.
3. A person with disabilities as defined under 216(i)(10 OR 1614 of the Social Security Act (42 U.S.C. 416 CT) (1): 1382 c) and who is unable to comply with this Section (or is a primary caretaker of such individual.
4. Employed.
5. Participating in an economic self-sufficiency program.
6. Participate in a state welfare to work program or who is required by law to participate in such a program.

Request for Exemption

A resident wishing to be exempt from service requirements must make the request in writing. The Housing Department will review the request and make a determination. The resident will be notified in writing as to the determination of the request.

Reporting a change in status

The head of household is responsible for reporting any change in status between annual re-examination. The Housing Department will process the change in status and make a determination in writing to the resident.

Annual Re-examination and Compliance

Prior to the Annual re-examination all non-exempt adult residents shall be required to report and certify as to their compliance with the Community Service or self-sufficiency requirements under the lease. The Housing Department may require a third party verification of compliance.

If an Adult resident is found to be non-compliance, the Housing Department may not renew the lease unless the following conditions are met:

1. The head of household and the non-compliance adult family member enters into an agreement with the Housing Department.
2. All family members who are subject to the service requirements are currently complying with the service requirements or no longer reside at the residence.

Grievance

All residents shall have a right to a grievance hearing upon requesting a hearing in writing to the Director of Housing as a result of any action taken by the Housing Department as it relates to the implementation of the Community service and self-sufficiency requirement of CFR part 960.6.

FOLLOW-UP PLAN TO THE PHAS
RESIDENT SATISFACTION SURVEY
FISCAL YEAR ENDING JUNE 30, 2006

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 concern that need improvement were Recreational Areas, Noise and Exterior or Building Areas including parking.

- **Recreational Areas:** The Town's Public Works Department will continue to inspect and clean recreational areas including eliminating graffiti within twenty-four (24) hours of notification and conducting safety inspections on playground 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.
- **Exterior or Building Areas:** The Town's Public Works Department will continue to inspect and clean the common and parking areas daily including removing sediment from curbs and implementing quarterly sweeping and washing (with a street sweeper machine) and continue weekly large-item trash removal.

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

TOWN OF CHAPEL HILL
DEPARTMENT OF HOUSING

PET POLICY

1. Introduction

Pursuant to 24 CFR Part 960 of the Federal Register issued July 10, 2000, public housing residents may own common domesticated household pets. Ownership of pets however, is subject to reasonable requirements of the Town of Chapel Hill. Pet ownership shall also be subject to the Code of Ordinances of the Town of Chapel Hill and animal control laws.

There is recognition that some pets are used to assist persons with disabilities. Therefore, assistive animals (as required under the American Disabilities Act) shall be permitted with no restrictions other than to maintain the apartment and associated areas in a decent, safe and sanitary manner and to refrain from neighborhood disturbances.

2. Pet Ownership in Public Housing

In multi-family and multi-building public housing developments consideration must be given to the safety and peaceful enjoyment of all residents. Because Chapel Hill's public housing consists of multi-buildings development pet ownership shall be permitted on a limited basis as determined by the Department of Housing.

3. Application of Pet Ownership

Prior to owning a pet, public housing residents must submit an Application for Pet Ownership to the Department of Housing. For dogs and cats, the Application for Pet Ownership must include the following information:

- a. The names, addresses, and telephone numbers of persons who will care for pet in the event the resident becomes ill, is away from the apartment, or in any other emergency situation (required for all pet owners).
- b. Certification of vaccination against rabies and immunization against other diseases.
- c. Certification that a pet has been spayed or neutered.

Revised May 2007

4. **Pet Fee for Dogs and Cats**

Prior to receiving permission to keep a dog or cat, residents shall pay a non-refundable pet fee in the amount of \$150.00. The pet fee does not cover any incurred costs (e.g. damage, extermination expenses). The pet fee is in addition to the rental security deposit.

5. **Breeds, Weight and Limitation of Number of Pets**

Pet ownership shall be permitted; however, the ownership of dogs and cats will be limited to one dog or one cat per household. In addition, any pet deemed to be potentially dangerous, including animals that have trained to fight or attached shall not be allowed. Dog ownership will be limited to two other specific criteria: (1) The maximum weight allowed for adult dogs shall be 30 pounds; and (2) The following breeds shall not be allowed.

1. Rotweiller
2. Chow
3. Pitt Bull
4. Sharpei
5. Husky
6. German Shepard
7. Doberman Pincher
8. Boxer
9. Any mix of the above breeds

6. **Rules Governing Pet Ownership**

When permission to own a pet has been granted, the following rules shall apply.

- a. Dogs and cats must be vaccinated yearly and the resident must provide the Department of Housing with documentation of vaccination.
- b. Pets shall not be loose in yards, parking areas or public housing common areas.
- c. When taken outside the apartment, the dogs and cats must be on a leash and under the control of (adult) resident.
- d. Pets shall not be staked in the yard or anywhere on the property.
- e. Residents who own dogs shall be responsible for carrying a “pooper scooper”, and picking up waste left by a pet and disposing of it in an appropriate garbage receptacle.
- f. Residents who own cats must provide litter boxes inside the apartment for the pet’s waste. The litter boxes must be kept clean and odor free.
- g. When a resident is not in an apartment dogs and cats must be kept in a secured cage.
- h. Pets such as birds, hamsters, rabbits, gerbils, etc. shall be kept in a cage.
- i. All dogs must wear a tag bearing the resident’s name, phone number, and the date the latest rabies immunization.
- j. All pets waste shall be disposed of in a sanitary manner.
- k. If a pet causes harm to any person, the resident shall be required to permanently remove the pet from public housing property within 24 hours.

7. Miscellaneous Rules

Residents who have been approved for pet ownership must comply with the following rules and requirements.

- a. Not to allow guest or visitors to bring pets into your apartment or onto public housing property.
- b. Not to engage in caring for pets of others in their own apartment.
- c. Not to feed or harbor stray animals.
- d. Not to alter the apartment, balcony, or porch to create an enclosure for pet.
- e. To pay for exterminating, deodorizing, and damage caused by a pet.
- f. Pets can not be kept, bred, or used for any commercial purposes.
- g. Not to leave pets in an apartment unattended for over 24 hours. If a pet is left unattended for over 24 hours, and no arrangements have been made for its care, the Department of Housing shall have the right to contact the local animal control agency and to have the pet removed.

8. Termination of Lease

Ownership of a pet is contingent upon the rules as set forth above. Failure to comply with all of the pet ownership rules shall result in a notice of termination. A notice of termination shall only be issued for good cause, including but not limited to, the pet becomes destructive, creates a threat to the safety and health of other residents, or Town staff, or interferes with the right to peaceful enjoyment of the premises by residents.

**APPLICATION FOR
PET OWNERSHIP**

(Please complete all that applies ... Thank you)

Name _____ Address _____

Type of Pet _____ Age of Pet _____

Name of Pet _____ Weight of Pet _____

1. How long have you had this pet? _____
2. Has this pet lived in rental apartment before? _____ if so, fill in the following:
Name of Apartment Complex _____
Manager's Name _____ Telephone Number _____
3. Date of pet's last vaccination _____
4. County License Number _____
6. Has your pet been spayed or neutered? () Yes () No
If no, please explain _____

7. If your pet is a cat, has it been declawed? () Yes () No
If no, please explain _____

8. If your pet is a dog, does the pet respond to voice command? () Yes () No
If no, please explain _____

Attachment 6

I certify that all information is correct and that I have read and understand the rules governing pet ownership and I shall and all members of my household agree to comply. I accept all financial responsibilities that may occur because of my pet.

Signature/Head of Household

Date

Housing Officer

Date

PHYSICIAN'S STATEMENT

Name of Facility _____

Address _____

(City) (State) (Zip Code)

Physicians Name _____

Phone Number _____

Your Patient _____ had requested or has in their possession, a pet _____. In your medical opinion, do you believe? _____ is physically and mentally capable of caring for this animal? () Yes () No

Comments:

Signature

Date

AFFIDAVIT OF PET OWNER'S EMERGENCY ABSENCE AGREEMENT

This is to certify that I will assume immediate and all responsibility for the pet of

_____, _____
Name Address

Should an emergency require his/her absence from the apartment?

Witness Signature

Date

Please Print:

Name _____

Address _____

Telephone Number (Daytime) _____ (Nighttime) _____

VETERINARIAN'S STATEMENT

This is to certify that _____, a () cat, () dog,
was () spayed () neutered on _____
and is in good health with no communicable diseases.

Comments:

Veterinarian's Name

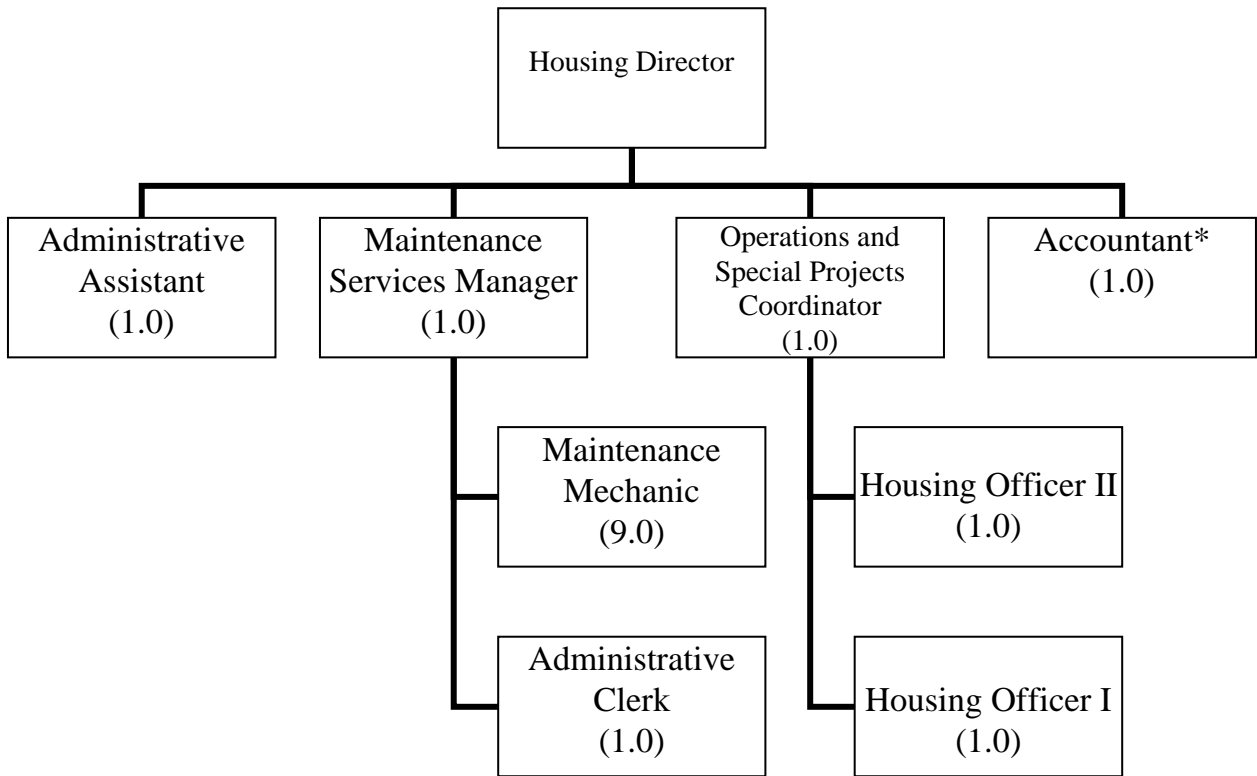
Business Address

Phone Number

Veterinarian's Signature

Date

HOUSING DEPARTMENT



* Position is funded by the Housing Department and supervised by the Finance Department.

**TOWN OF CHAPEL HILL
DEPARTMENT OF HOUSING**

DECONCENTRATION PLAN

JUNE 1999

**317 CALDWELL STREET EXTENSION
CHAPEL HILL, NORTH CAROLINA 27516
(919) 968-2850**

I. Plan Overview

It is the intent of the Department of Housing to maintain a tenant body in each neighborhood composed of families with a broad range of incomes and rent-paying ability which are generally representative of the range of incomes of low-income families in the Department's area of operation as defined by State Law. Further, in the spirit of the Quality Housing & Work Responsibility Act of 1998 the Department has conducted analyses of its current tenant population and strengthened this commitment through income-targeting and site-based incentives offered to prospective tenants.

The Department of Housing has undertaken an analysis of household income by development and cross-referenced it with comparable census tract data for our service territory. The Department will keep this database current to ensure its use as an effective management tool for tenant admissions. The Department thus will have the information needed to manage its waiting list so as to facilitate the goal to achieve a balance of income levels and rent-paying ability as closely comparable to the general population as possible.

II. Analysis of Public Housing Developments by Household Income

We have conducted an analysis of each of development to determine the current mix of incomes and rent-paying abilities. This analysis categorizes households by 30%, 50%, 80%, and 80%+ of the area median income. Corresponding figures from the census tract data enable us to compare the range of household incomes by census tract of the general population and residents of public housing within those tracts. This characterization helps to inform our strategies for tenant admissions to achieve a balance of income levels.

For the purposes of our de-concentration plan, we have defined 30% of the median income and below as extremely low income, 31-50% of the area median income as very low income, and 50-80% of the median area incomes as low income. As is common nationally, most of our public housing developments are located in generally low to moderate-income neighborhoods. Yet, even within that context our residents are clearly the poorest of the poor.

A full 98% of public housing residents are in the 50% of median income or below categories. This is compared to 54% of the general population in these neighborhoods who fall within the 50% of median income or below categories.

Of the seven census tracts in which our developments are located, five tracts (representing 52% of our housing units) have concentrations in the general population at 25% or higher of households whose incomes fall within the 80%+ of the median income category. Of these five tracts, two tracts have 80%+ median income concentrations exceeding 40%. None (0%) of the public housing residents fall within the 80%+ of the median income category.

It is clear that our resident population is far poorer than its neighbors. Without any residents in the relatively higher low income level (80%+ of median income), we cannot attempt to replicate the same range of income levels as is present in the general community.

What we can do is to employ development-based strategies that will create better balances of extremely low and very low incomes (representing 98% of the public housing population) within each housing development. The data analysis we conducted in preparation of this plan will enable us to have snapshots of the existing mix in each neighborhood. This database of income levels and rent-paying ability by development and census tract will be maintained and kept current on an ongoing basis.

III. Development-Based Marketing Incentives

The placement of tenants with the lowest incomes and rent-paying ability in sites with a predominance of relatively higher incomes has not proven to require incentives to tenants. This process will continue to be employed as one of the strategies to achieve the appropriate range of income levels and rent-paying ability on a site-specific basis.

Our new incentives are linked primarily to housing developments with concentrations of the extremely low income that are inconsistent with the income range in our public housing community-at-large. They are designed in particular to encourage prospective tenants who are in the very low and low income categories to occupy sites that have traditionally been harder to market to these groups. The goal is that these sites over time will achieve the desired balance.

The following incentives will be employed as needed on a development-specific basis.

- A. Defer the security deposits—Tenants may enter into a payment plan that will spread payment of their security deposit over a period to be determined by the prospective tenant and the Department of Housing; period not to exceed twelve (12) months.
- B. Waive rent for the first and last months of the lease—Tenants will be exempt from payment of the monthly rent for the first and last months of the tenant lease.

TABLES

TABLE 1.

Household Income by Census Tract for the General Population					
(% of median income)					
Tract	30%	50%	80%	80%+	Total
112.01	251 / 18%	387 / 24%	279 / 17%	700 / 43%	1,617
113	526 / 55%	250 / 26%	147 / 15%	41 / 4%	964
117	440 / 38%	352 / 30%	140 / 12%	240 / 20%	1,172
118	191 / 20%	383 / 39%	159 / 17%	227 / 24%	960
119	509 / 15%	906 / 28%	497 / 15%	1,373 / 42%	3,285
121	522 / 20%	956 / 30%	455 / 17%	710 / 27%	2,643
107.02 Carrboro	557 / 28%	620 / 31%	329 / 16%	511 / 25%	2,017
Totals	2,966 / 24%	3,854 / 30%	2,006 / 16%	3,802 / 30%	12,658

TABLE 2.

Household Income by Census Tract and Development for Public Housing						
(% of median income)						
Development	Tract	30%	50%	80%	80%+	Total
Rainbow Heights	112.01	14 / 61%	7 / 30%	2 / 9%	0 / 0%	23
Lindsay Street	113	8 / 89%	1 / 11%	0 / 0%	0 / 0%	9
Craig-Gomains	113	7 / 50%	5 / 36%	2 / 14%	0 / 0%	14
No. Columbia	113	11 / 100%	0 / 0%	0 / 0%	0 / 0%	11
Trinity Court	113	33 / 87%	4 / 10%	1 / 3%	0 / 0%	38
Pritchard Park	113	14 / 93%	1 / 7%	0 / 0%	0 / 0%	15
Caldwell Street	113	22 / 85%	1 / 5%	0 / 0%	0 / 0%	20
South Roberson	117	30 / 94%	1 / 7%	0 / 0%	0 / 0%	14
Airport Gardens	118	37 / 84%	4 / 15%	0 / 0%	0 / 0%	26
Eastwood	119	19 / 63%	2 / 6%	0 / 0%	0 / 0%	32
So. Estes Drive	121	37 / 84%	7 / 16%	0 / 0%	0 / 0%	44
Colony Woods West	121	19 / 63%	10 / 33%	1 / 4%	0 / 0%	30
Oakwood- CARRBORO	107.02	26 / 87%	4 / 13%	0 / 0%	0 / 0%	30
Totals		253 / 83%	47 / 15%	6 / 2 %	0 / 0%	306

TABLE 3.

Comparison of Household Income for the General Population And Public Housing Residents in Chapel Hill/Carrboro						
(% of median income)						
Census Tract	Household Type	30%	50%	80%	80%+	Total
112.01	General Population	251/ 18%	387/ 24%	279/ 17%	700/ 43%	1,617
	Public Housing	14/ 61%	7/ 30%	2/ 9%	0/ 0%	23
113	General Population	526/ 55%	250/ 26%	147/ 15%	41/ 4%	964
	Public Housing	92/ 86%	12/ 11%	3/ 3%	0/ 0%	107
117	General Population	440/ 38%	350/ 30%	140/ 12%	240/ 20%	1,172
	Public Housing	13/ 93%	1/ 7%	0/ 0%	0/ 0%	14
118	General Population	191/ 20%	383/ 39%	159/ 17%	227/ 24%	960
	Public Housing	22/ 85%	4/ 15%	0/ 0%	0/ 0%	26
119	General Population	509/ 15%	906/ 28%	906/ 28%	1373/42%	3,285
	Public Housing	30/ 94%	2/ 6%	2/ 6%	0/ 0%	32
121	General Population	522/ 60%	956/ 30%	956/ 30%	710/ 27%	2,643
	Public Housing	56/ 76%	17/ 23%	17/ 23%	0/ 0%	74
107.02	General Population	557/ 28%	620/ 31%	620/ 31%	511/ 25%	2,017
Carrboro	Public Housing	26/ 87%	4/ 13%	4/ 13%	0/ 0%	30
Total	General Population	2996/24%	3854/30%	3854/30%	3802/30%	12,658
	Public Housing	253/ 83%	47/ 15%	47/ 15%	0/ 0%	306



TOWN of CHAPEL HILL

NORTH CAROLINA

2006-2007

ANNUAL BUDGET

Town of Chapel Hill North Carolina

2006-2007

ANNUAL BUDGET



Mayor

Kevin C. Fay

Mayor pro tem

Bill Strom

Town Council

Laurin Eastham

Sally Greene

Ed Harrison

Cam Hill

Mark Kleinschmidt

Bill Thorpe

James Ward

Town Manager

W. Calvin Horton

Finance Director

Kay Johnson



TOWN OF CHAPEL HILL

July 1, 2006

The Honorable Mayor and Members of the Town Council:

It is a pleasure to present the final budget for 2006-07 adopted by the Council on June 26, 2006. The budget adopted by the Council sets a combined tax rate for the General Fund and Transportation Fund of 52.2 cents. The tax rate is equal to that of 2005-06, with a General Fund rate of 47.4 cents and a Transportation Fund rate of 4.8 cents. The adopted budget sets a tax rate for the Downtown Service District of 9.0 cents, 3.7 cents higher than the Downtown Service District Tax Rate in 2005-06.

The adopted budget for 2006-07 maintains the Town's high level of services as in prior years. In addition, it reflects the Council's most important goals.

Format and Organization of Budget Document

The budget document continues to employ the format and organization of the document in keeping with governmental budget practices as recommended by the Government Finance Officers Association.

Developing a budget for Town services each year is a key responsibility of the Town Council as elected representatives of the community. We were pleased to work with the Council in making its final decisions on types and levels of Town services and how they would be funded in the 2006-07 budget year.

Respectfully submitted,

A handwritten signature in black ink that reads "W. Calvin Horton".

W. Calvin Horton
Town Manager

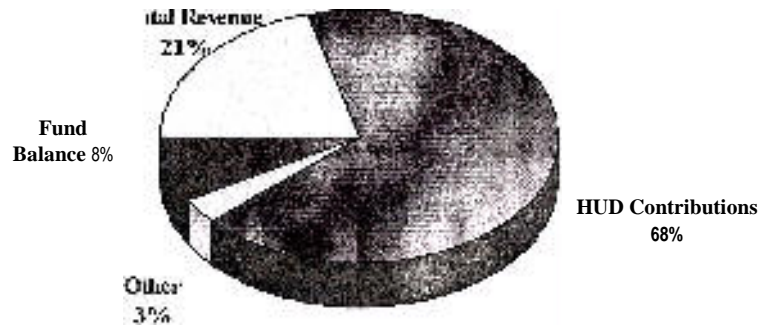
405 Martin Luther King Jr. Blvd., Chapel Hill, NC 27514-5705 phone (919) 968-2743 fax (919) 967-8406
www.townofchapelhill.org

form HUD 50075 (03/2003)

PUBLIC HOUSING FUND

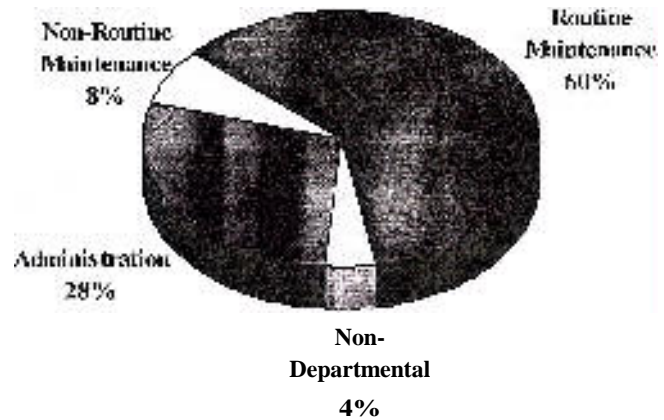
The Public Housing Fund is used to account for federal grants restricted for the Town's public housing programs.

Housing Revenues



Total \$1,638,561

Housing Expenditures



DEPARTMENT OF HOUSING

MISSION STATEMENT: *The primary mission of the Department of Housing is to provide safe and affordable rental housing for Chapel Hill's public housing families.*

The Department of Housing manages the Town's 336 public housing apartments and provides programs and services to help public housing families improve basic life skills in an effort to achieve economic independence. Services provided by the Department of Housing include:

- Management of Public Housing and Capital Fund Programs in accordance with the U.S. Department of Housing and Urban Development regulations
- Provision of low cost or no cost rental housing for low-income families
- Referral services for residents with alcohol or drug dependency problems
- Provision of home visits to determine eligibility or collect rental payments
- Comprehensive orientation for new residents
- Response to residents' requests for repairs, including 24-hour emergency repair service
- Provision of quarterly preventive maintenance and safety inspections
- Refurbishment of public housing apartments every five years

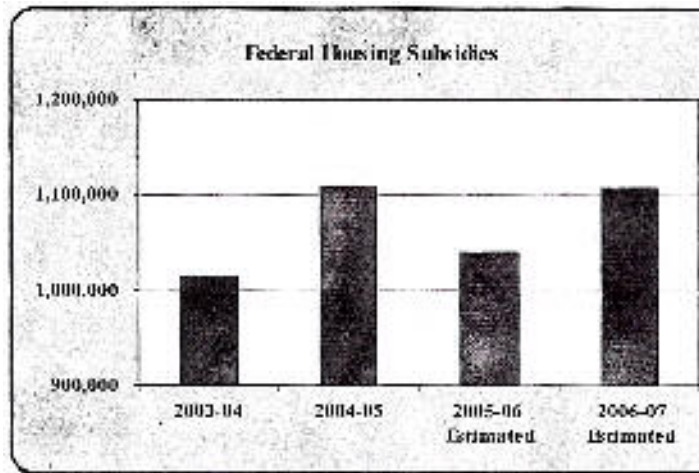
PUBLIC HOUSING FUND

Major Revenue Sources - Descriptions and Estimates

The Town's Public Housing program provides for the administration and operation of the Town's 336 public housing units, and is funded primarily through federal grants and rents paid by residents.

In 1987, the Chapel Hill Public Housing Authority was abolished by the Chapel Hill Town Council. Since then, the Town's public housing program has been operated as a Town Department administered by Town staff and a Public Housing Director.

Primary revenue sources include dwelling rents paid by residents and an operating grant from the Department of Housing and Urban Development (HUD). The Town has not yet received notice from HUD for the second half of this year's funding. The department's budget totals \$1,639,000 for fiscal year 2006-07, including a federal subsidy amount of



\$1.1 million, slightly higher than originally budgeted in 2005-06. The budget is based primarily on preliminary information from HUD, but may need to return to the Council if an amendment is necessary. Because HUD has begun budgeting on a calendar year basis, the Housing Department will not have a final budget for the federal subsidy, the largest revenue for the Public Housing Fund, until late 2006-07.

The Housing Department estimates dwelling rents, the second largest revenue for the Public Housing Fund, at \$340,000, \$37,000 less than budgeted in 2005-06. The total budget for fiscal year 2006-07 is about \$1.6 million.

Major Expenditures and Estimates

Expenditures for the housing program are primarily for the operation and maintenance of the 336 public housing units. Major expenditure categories include about \$1,116,000 for the routine and non-routine maintenance of the units, \$456,000 for administration and \$67,000 for non-departmental operations.

PUBLIC HOUSING BUDGET SUMMARY

Public Housing functions include administration of the Housing program, routine and non-routine maintenance and non-departmental operations for the Town's 336 public housing units, funded primarily through federal grants from the U.S. Department of Housing and Urban Development and rents paid by residents. The 2006-07 adopted budget includes a decrease in rental revenue based on the established HUD occupancy formula and an increase in the use of appropriated fund balance.

EXPENDITURES

	2004-05 Actual	2005-06 Original Budget	2005-06 Revised Budget	2005-06 Estimated	2006-07 Adopted Budget	% Change from 2005-06
Administration	469,027	476,805	480,122	472,468	459,708	-3.6%
Routine Maintenance	861,981	956,148	963,507	963,078	990,001	3.5%
Non-Routine Maintenance	61,711	101,966	121,909	120,453	122,266	19.9%
Non- Departmental	47,640	65,831	66,797	66,797	66,586	1.1%
Total	1,440,359	1,600,750	1,632,335	1,622,796	1,638,561	2.4%

REVENUES

	2004-05 Actual	2005-06 Original Budget	2005-06 Revised Budget	2005-06 Estimated	2006-07 Adopted Budget	% Change from 2005-06
Rental Revenue	332,327	396,734	396,734	396,734	339,971	-14.3%
BUD Contributions	1,109,767	1,077,089	1,040,017	1,040,017	1,107,020	2.8%
Other Revenues	23,024	24,072	24,072	28,073	28,269	17.4%
Interest Income	11,601	10,364	10,364	18,152	25,500	
Appropriated Fund Balance	(36,360)	92,491	161,148	139,820	137,801	49.0%
	1,440,359	1,600,750	Total	1,622,796	1,638,561	2.4%

form HUD 50075 (03/2003)

***PUBLIC HOUSING – Administration
BUDGET SUMMARY***

The adopted budget for the Administration division reflects an 8.8% decrease in personnel costs following the elimination of the Resident Services position in 2005-06. Operating expenses are budgeted to increase 18.5% to account for fuel cost increases, contract custodial services, an energy audit required by HUD, and legal fees..

EXPENDITURES

	2004-05 Actual	2005-06 Original Budget	2005-06 Revised Budget	2005-06 Estimated	2006-07 Adopted Budget	% Change From 2005-06
Personnel	387,849	385,845	385,845	377,422	351,894	-8.8%
Operating Costs	81,178	90,960	94,277	95,046	107,814	18.5%
Capital Outlay	-	-	-	-	-	N/A
Total	469,027	476,805	480,122	472,468	459,708	-3.6%

PUBLIC HOUSING – Non-Departmental BUDGET SUMMARY

The adopted budget for Non-Departmental operations remains largely unchanged from last year.

EXPENDITURES

	2004-05 Actual	2005-06 Original Budget	2005-06 Revised Budget	2005-06 Estimated	2006-07 Adopted Budget	% Change From 2005-06
Personnel	-	-	-	-	-	N/A
Operating Costs	47,640	65,831	66,797	66,797	66,586	1.1%
Capital Outlay	-	-	-	-	-	N/A
Total	47,640	65,831	66,797	66,797	66,586	1.1%

PUBLIC HOUSING – Routine Maintenance BUDGET SUMMARY

The adopted budget for routine maintenance projects a decrease of 0.9% in personnel costs for reductions in medical insurance and workers' compensation costs. An increase of 8.5% in operating costs includes increases in utilities, uniform rentals and stormwater management fees in addition to dumpster fees, gutter and roof cleaning, and repair and maintenance of vacant units.

EXPENDITURES

	2004-05 Actual	2005-06 Original Budget	2005-06 Revised Budget	2005-06 Estimated	2006-07 Adopted Budget	% Change From 2005-06
Personnel	540,743	619,073	619,073	616,404	624,424	0.9%
Operating Costs	321,238	337,075	344,434	346,674	365,577	8.5%
Capital Outlay	-	-	-	-	-	N/A
Total	861,981	956,148	963,507	963,078	990,001	3.5%

PUBLIC HOUSING - Non-Routine Maintenance BUDGET SUMMARY

The adopted budget for Non-Routine Maintenance includes a 21% increase in operating costs. Software licensing and the purchase of replacement equipment and furnaces account for the \$18,300 increase. The 13.3% increase in capital outlay is the result of anticipated expenditures for motor vehicles in accordance with the established vehicle replacement schedule.

EXPENDITURES

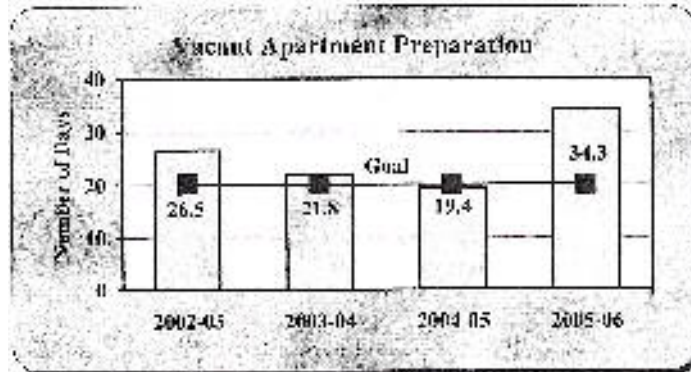
	2004-05 Actual	2005-06 Original Budget	2005-06 Revised Budget	2005-06 Estimated	2006-07 Adopted Budget	% Change from 2005-06
Personnel	-	-	954	-	-	N/A
Operating Costs	39,680	86,966	87,589	87,589	105,266	21.0%
Capital Outlay	22,031	15,000	33,366	32,864	17,000	13.3%
Total	61,711	101,966	121,909	120,453	122,266	19.9%

HOUSING TRENDS

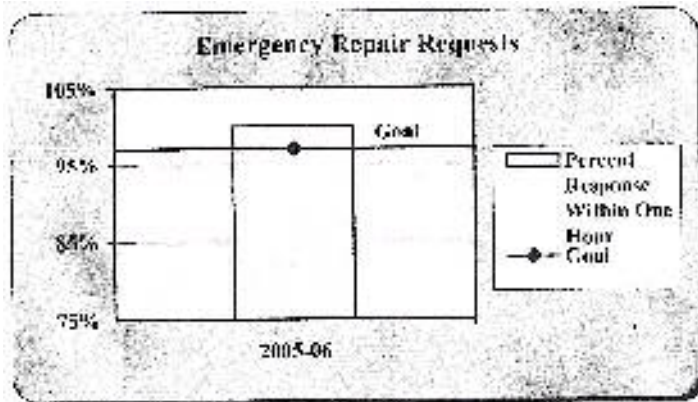
COUNCIL SERVICE GOALS: Offer secure, reliable and affordable services. Maintain safe and attractive public facilities.

GOAL: Prepare vacant apartments for occupancy within 20 days.

In fiscal year 2005-06, the Housing Department fell short of its goal. Major renovations were done to the Airport Garden Apartments, which caused vacancies for several months. The Housing Department will strive to achieve its goal in fiscal year 2006-07.



GOAL: Complete 97% of emergency repairs within 24 hours. (Note: This goal was established in fiscal year 2005-06.)



In fiscal year 2005-06, the Housing Department completed 100% of its 193 emergency repairs within 24 hours, following standards set forth by the Department of Housing and Urban Development.

Criteria for Substantial Deviations and Significant Amendments

(1) Amendment and Deviation Definitions

24 CFR Part 903.7(r)

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

- A. Substantial Deviation from the 5-Year Plan
- B. Significant Amendment or Modification to the Annual Plan

A *substantial deviation to the five-year plan* will be defined as one that changes the mission or goals and objectives of the Plan in regard to services provided to residents or any significant changes to the department's financial situation. Any such changes will be documented in subsequent annual plans. An exception to this definition will be any change implemented to accommodate changes required by HUD (e.g. regulatory requirements); such changes will be considered HUD amendments.

In addition, *significant amendments or modifications to the Annual Plan* will include but not limited to:

1. Changes to rent or admissions policies or organization of waiting list;
2. Changes to the Capital Fund Annual Statement or in the allocation of capital funds;
and
3. Additions of new activities not included in the current ROSS Grant Plan.

Generally, *substantial deviation* and *significant amendments or modifications* to the five-year plan are ones that are of the nature that require review, input and approved by either public housing residents, Public Housing Advisory Board and/or the Town Council before such changes are adopted.

Optional Public Housing Asset Management Table

See Technical Guidance for instructions on the use of this table, including information to be provided.

Public Housing Asset Management								
Development Identification		Activity Description						
Name, Number, and Location	Number and Type of units	Capital Fund Program Parts II and III <i>Component 7a</i>	Development Activities <i>Component 7b</i>	Demolition / disposition <i>Component 8</i>	Designated housing <i>Component 9</i>	Conversion <i>Component 10</i>	Home-ownership <i>Component 11a</i>	Other (describe) <i>Component 17</i>