

PHA Plans
Streamlined Annual
Version

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

OMB No. 2577-0226
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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief for certain types of PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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

Streamlined Annual PHA Plan
for Fiscal Year: 2008
PHA Name:

**Hendersonville Housing
Authority**

Hendersonville, NC

(nc027v01)

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

Streamlined Annual PHA Plan Agency Identification

PHA Name: Hendersonville Housing Authority

PHA Number: NC027

PHA Fiscal Year Beginning: (mm/yyyy) 10/2008

PHA Programs Administered:

Public Housing and Section 8

Number of public housing units:
Number of S8 units:

Section 8 Only

Number of S8 units:

Public Housing Only

Number of public housing units: 383

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

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

PHA Plan Contact Information:

Name: Patricia Calloway
TDD: 828 692-6175

Phone: (828) 693-0497
Email (if available): plorbac@bellsouth.net

Public Access to Information

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

PHA's main administrative office PHA's development management offices

Display Locations For PHA Plans and Supporting Documents

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

If yes, select all that apply:

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

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

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

Streamlined Annual PHA Plan
Fiscal Year 2008
[24 CFR Part 903.12(c)]

Table of Contents
[24 CFR 903.7(r)]

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

A. PHA PLAN COMPONENTS

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

2006 Capital Fund Performance and Evaluation Report (nc027a01)

2007 Capital Fund Performance and Evaluation Report (nc027b01)

Violence Against Women Act Report (nc027c01)

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

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

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

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

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

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

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

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

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

A. Site-Based Waiting Lists-Previous Year –N/A the Hendersonville Housing Authority does not operate a site-based waiting list.

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

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

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

B. Site-Based Waiting Lists – Coming Year

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

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

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

2. Capital Improvement Needs

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

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

A. Capital Fund Program

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

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

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

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

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

3. Yes No: Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name(s) below:
4. Yes No: Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below:
5. Yes No: Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:

3. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program
(if applicable) [24 CFR Part 903.12(c), 903.7(k)(1)(i)]

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

2. Program Description:

a. Size of Program

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

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

b. PHA-established eligibility criteria

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

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

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

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

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

4. Use of the Project-Based Voucher Program

Intent to Use Project-Based Assistance

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

1. Yes No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option? If yes, check which circumstances apply:

- low utilization rate for vouchers due to lack of suitable rental units
- access to neighborhoods outside of high poverty areas
- other (describe below):

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

5. PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

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

1. Consolidated Plan jurisdiction: Asheville Regional Housing Consortium Consolidated Housing and Community Development Plan; State of North Carolina

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

- The PHA has based its statement of needs of families on its waiting lists on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
 - We are continuing to renovate our public housing units.
 - We are continuing to market our public housing program to make families and elderly/disabled persons aware of the availability of decent, safe, sanitary and affordable housing in the jurisdiction of the Hendersonville Housing Authority.
 - We will continue to provide accessible housing in the public housing program to persons with disabilities. We are in full compliance with the HUD directed 504/ADA requirements.
 - We will continue our current programs to expand housing opportunities for public housing residents.
 - We will continue our resident initiatives programs that are aimed at promoting the economic self-sufficiency of public housing residents.
 - We will continue to provide supportive services to our senior residents.
 - Our Admission and Continued Occupancy Policy has been revised to meet the requirements of QHWRA and current HUD Regulations.
- Other: (list below)

The Hendersonville Housing Authority Admission and Continued Occupancy Policy Requirements are established and designed to:

- Provide improved living conditions for very low and low-income families while maintaining their rent payments at an affordable level.
- To provide violence and drug-free, decent, safe and sanitary housing with a suitable living environment for tenants and their families.

- To avoid concentrations of economically and socially deprived families in any of our public housing developments.
- To lawfully deny the admission of applicants, or the continued occupancy of residents, whose habits and practices reasonably may be expected to adversely affect the health, safety, comfort or welfare of other residents or the physical environment of the neighborhood, or create a danger to our employees.
- To ensure compliance with Title VI of the Civil Rights Act of 1964 and all other applicable Federal laws and regulations so that the admissions and continued occupancy are conducted without regard to race, color, religion, creed, sex, national origin, handicap or familial status.

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

The Asheville Regional Housing Consortium Consolidated Housing and Community Development Plan and the State of North Carolina Consolidated Plan has committed to the enhancement of the quality of life in our area by implementing programs to diversify economic development, improve community streets and public transportation, development of supportive housing, increase comprehensive planning, improve safety in city neighborhoods, and construct more recreational facilities for the youth and elderly.

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

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

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

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

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Hendersonville Housing Authority			Grant Type and Number Capital Fund Program Grant No: NC19P02750108 Replacement Housing Factor Grant No:		Federal FY of Grant: 2008
<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	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	66,574			
3	1408 Management Improvements	140,000			
4	1410 Administration	66,574			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	6,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	30,000			
10	1460 Dwelling Structures	283,326			
11	1465.1 Dwelling Equipment— Nonexpendable	30,000			
12	1470 Nondwelling Structures	15,000			
13	1475 Nondwelling Equipment	28,000			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
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<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	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
21	Amount of Annual Grant: (sum of lines 2 – 20)	665,474			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Hendersonville Housing Authority		Grant Type and Number Capital Fund Program Grant No: NC19P02750108 Replacement Housing Factor Grant No:				Federal FY of Grant: 2008		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide	<u>Operations</u>	1406	LS					
	Operations			66,574				
	Subtotal Acct 1406			66,574				
HA Wide	<u>Management Improvements</u>	1408	LS					
	Computer software; consulting fees; training; security services			140,000				
	Subtotal 1408			140,000				
HA Wide	<u>Administration</u>	1410	LS					
	Proration of salaries and benefits for administration of CFP			66,574				
	Subtotal 1410			66,574				
HA Wide	<u>Fees and Costs</u>		LS					
	A&E Fees; Reimbursable Costs; CFP and Agency Plan update fees	1430		6,000				
	Subtotal 1430			6,000				

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

PHA Name: Hendersonville Housing Authority		Grant Type and Number Capital Fund Program Grant No: NC19P02750108 Replacement Housing Factor Grant No:				Federal FY of Grant: 2008		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide	<u>Site Improvements</u>	1450						
	Sidewalk repairs; fencing; parking lot repairs (as needed)		LS	<u>30,000</u>				
	Subtotal Acct 1450			30,000				
	<u>Dwelling Structures</u>	1460						
NC027-1 Scattered Sites	Replace steel window and door sections; cover interior brick with drywall (as funds permit)		LS	15,000				
NC027-2 Scattered Sites	Convert 2 efficiency units to 1 one-bedroom unit		1 units	30,000				

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

PHA Name: Hendersonville Housing Authority		Grant Type and Number Capital Fund Program Grant No: NC19P02750108 Replacement Housing Factor Grant No:				Federal FY of Grant: 2008		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Walnut Street units	Comprehensive interior/exterior renovation: including replacing studs, ceiling joist, electrical circuits, plumbing, sheetrock, interior doors, cabinets, sinks, faucets, lavatories, commodes, fixtures, interior painting and floor tile; (30,000 per unit)		2 units	99,326				
PHA Wide	Install New Appliances		LS	3,000				
PHA Wide	Install Air Conditioning		LS	45,000				
PHA Wide	Install Kitchen Cabinets		LS	5,000				
PHA-Wide	Install Closet Doors, as needed			5,000				
NC027-3	Replace vinyl siding with hardiplank			25,000				

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

PHA Name: Hendersonville Housing Authority		Grant Type and Number Capital Fund Program Grant No: NC19P02750108 Replacement Housing Factor Grant No:				Federal FY of Grant: 2008		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-Wide	Replace Existing Electrical Service with 100 Amp Service (as needed)			7,000				
PHA-Wide	Install Gas-Fired Furnaces			25,000				
PHA-Wide	Install Gas Water Heaters			10,000				
PHA-Wide	Nonroutine Vacancy Preparation			4,000				
PHA-Wide	Install Steel Storm Doors,as needed			<u>10,000</u>				
	Subtotal Acct 1460			283,326				
	<u>Dwelling Equipment</u>	1465.1						
PHA-Wide	Replace Ranges			15,000				

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

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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-Wide	Replace Refrigerators			<u>15,000</u>				
	Subtotal Acct 1465.1			30,000				
	<u>Non-Dwelling Structures</u>	1470						
PHA Wide	Renovate Storage Facility		LS	<u>15,000</u>				
	Subtotal 1470			15,000				
	<u>Non-Dwelling Equipment</u>	1475						
PHA-Wide	Replace Maintenance Vehicle		LS	20,000				
PHA-Wide	Replace Computer Equipment		LS	<u>8,000</u>				
	Subtotal 1475			28,000				

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

PHA Name: Hendersonville Housing Authority		Grant Type and Number Capital Fund Program Grant No: NC19P02750108 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	<u>Contingency for Cost Overruns</u>	1502						
PHA-Wide	Contingency for Cost Overruns			0				
	Subtotal 1502			0				
	Grand Total			665,474				

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Hendersonville Housing Authority		Grant Type and Number Capital Fund Program No: NC19P02750107 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	
HA Wide	06/13/2010			06/12/2012			
NC027-1	06/13/2010			06/12/2012			
NC027-2	06/13/2010			06/12/2012			
NC027-3	06/13/2010			06/12/2012			

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name: Hendersonville Housing Authority			<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: 2009 PHA FY: 10/01/2009 – 09/30/2010	Work Statement for Year 3 FFY Grant: 2010 PHA FY: 10/01/2010 – 09/30/2011	Work Statement for Year 4 FFY Grant: 2011 PHA FY: 10/01/2011 – 09/30/2012	Work Statement for Year 5 FFY Grant: 2012 PHA FY: 10/01/2012 – 09/30/2013
	Annual Statement				
HA Wide		565,474	560,474	595,474	635,474
NC027-1				40,000	
NC027-2				30,000	30,000
NC027-3			105,000		
NC027-4					
NC027-5					
NC027-6		100,000			
CFP Funds Listed for 5-year planning		665,474	665,474	665,474	665,474
Replacement Housing Factor Funds					

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year : <u>2</u> FFY Grant: 2009 PHA FY: 10/01/2009 – 09/30/2010			Activities for Year: <u>3</u> FFY Grant: 2010 PHA FY: 10/01/2010 – 09/30/2011		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See		<u>Operations (1406)</u>			<u>Operations (1406)</u>	
Annual Statement	HA Wide	Operations	66,547	HA Wide	Operations	66,547
	HA Wide	<u>Management Improvements (1408)</u>		HA Wide	<u>Management Improvements (1408)</u>	
		Computer software; consulting fees; training; security services	140,000		Computer software; consulting fees; training; security services	140,000
		<u>Administration (1410)</u>			<u>Administration (1410)</u>	
	HA Wide	Proration of salaries and benefits for administration of CFP	66,547	HA Wide	Proration of salaries and benefits for administration of CFP	66,547
	HA Wide	<u>Fees and Costs (1430)</u>		HA Wide	<u>Fees and Costs (1430)</u>	
		A&E Fees; Reimbursable Costs; CFP and Agency Plan update fees	6,000		A&E Fees; Reimbursable Costs; CFP and Agency Plan update fees	6,000
		<u>Dwelling Structures (1460)</u>		HA Wide	<u>Dwelling Structures (1460)</u>	

8. Capital Fund Program Five-Year Action Plan

	HA Wide	Replace closet doors as needed	10,000	HA Wide	Interior Painting	21,649
	HA Wide	Replace kitchen cabinets	81,000	HA Wide	Replace closet doors as needed	10,000
	HA Wide	NonRoutine Vacancy Preparation	10,000	HA Wide	Install air conditioning in units	171,731
	HA Wide	Install air conditioning units	30,000	HA Wide	Install Gas-Fired Furnaces	20,000
	HA Wide	Install Gas-Fired Furnaces	25,380	HA Wide	Install Gas Water Heaters	20,000
	HA Wide	Install Gas Water Heaters	20,000	HA Wide	Replace Kitchen Cabinets	10,000
	HA Wide	Replace Roofs	25,000	HA Wide	NonRoutine Vacancy Preparation	10,000
		<u>Dwelling Equipment (1465)</u>			<u>Non Dwelling Equipment (1475)</u>	
	HA Wide	Purchase new appliances (100 refrigerators and 50 ranges)	60,000	HA Wide	Replace Maintenance vehicle/mower	18,000
	HA Wide	<u>Non Dwelling Equipment (1475)</u>			Total HA Wide	560,474
		Purchase new maintenance vehicle	25,000			
		Total HA Wide	565,474			
	NC027-6 Scattered Sites	<u>Dwelling Structures (1460)</u>		NC027-3 Robinson Terrace	<u>Dwelling Structures (1460)</u>	
		Install new insulated windows	100,000		Renovate Bathrooms	105,000
		Total NCO27-6	100,000		Total NC027-3	105,000
Total CFP Estimated Cost			\$665,474			\$665,474

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part II: Supporting Pages—Work Activities					
Activities for Year : <u> 4 </u> FFY Grant: 2011 PHA FY: 10/01/2011 – 09/30/2012			Activities for Year: <u> 5 </u> FFY Grant: 2012 PHA FY: 10/01/2012 – 09/30/2013		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	<u>Operations (1406)</u>			<u>Operations (1406)</u>	
HA Wide	Operations	66,547	HA Wide	Operations	66,547
HA Wide	<u>Management Improvements (1408)</u>		HA Wide	<u>Management Improvements (1408)</u>	
	Computer software; consulting fees; training; security services	140,000		Computer software; consulting fees; training; security services	140,000
	<u>Administration (1410)</u>			<u>Administration (1410)</u>	
HA Wide	Proration of salaries and benefits for administration of CFP	66,547	HA Wide	Proration of salaries and benefits for administration of CFP	66,547
HA Wide	<u>Fees and Costs (1430)</u>		HA Wide	<u>Fees and Costs (1430)</u>	
	A&E Fees; Reimbursable Costs; CFP and Agency Plan update fees	6,000		A&E Fees; Reimbursable Costs; CFP and Agency Plan update fees	6,000
HA Wide	<u>Site Improvements (1450)</u>		HA Wide	<u>Dwelling Structures (1460)</u>	
	Sidewalks, fencing; as needed	45,000		Interior Painting	21,645
	Repave Parking Lots	30,000		Install air conditioning in units	105,158

8. Capital Fund Program Five-Year Action Plan

	<u>Dwelling Structures (1460)</u>				
HA Wide	Exterior painting; replace siding; soffit & fascia replacement; gutter & downspout replacement	125,000	HA Wide	Exterior painting; replace siding; soffit & fascia replacement; gutter & downspout replacement	102,577
HA Wide	Non-Routine Vacancy Preparation	10,000	HA Wide	Roof replacement	45,000
HA Wide	Interior Painting	21,380	HA Wide	Floor tile replacement	10,000
HA Wide	Install air conditioning in units	85,000	HA Wide	Replace electrical panels	10,000
	Total HA Wide	595,474	HA Wide	NonRoutine Vacancy Preparation	10,000
NC 27-1 Scattered Sites	Replace steel window and door sections; cover interior brick with drywall	25,000	HA Wide	<u>Non-Dwelling Equipment (1475)</u>	
	<u>Site Improvements (1450)</u>		HA Wide	Computer Hardware	20,000
NC 27-1	Install Playground	15,000	HA Wide	Maintenance Vehicle	20,000
	Total 27-1	40,000	HA Wide	Mower-Maintenance	12,000
				Total HA Wide	635,474
NC27-2	<u>Dwelling Structures (1460)</u>		NC 27-2	<u>Dwelling Structures (1460)</u>	
	Convert 2 efficiency units into a one bedroom unit	30,000		Convert 2 efficiency units into a one bedroom unit	30,000
	Total NC 27-2	30,000		Total NC 27-2	30,000
Total CFP Estimated Cost		\$665,474			\$665,474

8. Capital Fund Program Five-Year Action Plan

Attachment A

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Hendersonville Housing Authority		Grant Type and Number Capital Fund Program Grant No: NC19P02750106 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:) 2 <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3-31-08 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	57,403	57,403	57,403	57,403
3	1408 Management Improvements	114,806	114,806	114,806	114,000
4	1410 Administration	56,677	56,677	56,677	56,677
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	6,000	4,356	2,806	2,806
8	1440 Site Acquisition				
9	1450 Site Improvement	10,000	14,895	10,721	10,721
10	1460 Dwelling Structures	244,145	296,464	161,650	108,256
11	1465.1 Dwelling Equipment—Nonexpendable	35,000	35,786	35,000	18,069
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	50,000	10,603	10,603	10,603
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)	574,031	590,990	449,666	378,535
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Hendersonville Housing Authority		Grant Type and Number Capital Fund Program Grant No: NC19P02750106 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	Funds Obligated	Funds Expended	
HA Wide	<u>Operations</u>	1406	LS					
	Operations			<u>57,403</u>	<u>57,403</u>	<u>57,403</u>	<u>57,403</u>	100%
	Subtotal Acct 1406			57,403	57,403	57,403	57,403	
HA Wide	<u>Management Improvements</u>	1408	LS					
	Computer software; consulting fees; training; security services			<u>114,806</u>	<u>114,806</u>	<u>114,806</u>	<u>114,000</u>	99%
	Subtotal 1408			114,806	114,806	114,806	114,000	
HA Wide	<u>Administration</u>	1410	LS					
	Proration of salaries and benefits for administration of CFP			<u>56,677</u>	<u>56,677</u>	<u>56,677</u>	<u>56,677</u>	100%
	Subtotal 1410			56,677	56,677	56,677	56,677	
HA Wide	<u>Fees and Costs</u>		LS					
	A&E Fees; Reimbursable Costs; CFP and Agency Plan update fees	1430		<u>6,000</u>	<u>4,356</u>	<u>2806</u>	<u>2806</u>	64%
	Subtotal 1430			6,000	4,356	2806	2806	

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

PHA Name: Hendersonville Housing Authority		Grant Type and Number Capital Fund Program Grant No: NC19P02750106 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	Funds Obligated	Funds Expended	
HA Wide	Site Improvements	1450						
	Sidewalk repairs; fencing; parking lot repairs (as needed)		LS	10,000	14,895	10,721	10,721	72%
	Subtotal Acct 1450			10,000	14,895	10,721	10721	
	Dwelling Structures	1460						
NC027-1 Scattered Sites	Replace steel window and door sections; cover interior brick with drywall (as funds permit)		LS	15,000	2,394	2,394	2,394	100%
NC027-2 Scattered Sites	Convert 2 efficiency units to 1 one-bedroom unit		2 units	30,000	0	0	0	0%
Walnut Street units	Comprehensive interior/exterior renovation: including replacing studs, ceiling joist, electrical circuits, plumbing, sheetrock, interior doors, cabinets, sinks, faucets, lavatories, commodes, fixtures, interior painting and floor tile ; (30,000 per unit)		2 units	37,645	53,495	53,495	20,018	37%
NC027-3 Robinson Terrace	Convert 2 efficiency units to 1 one-bedroom units		2 units	60,000	27,413	27,400	22,045	80%
NC027-2	Install New Insulated Windows		47 units	30,000	84,848	0	0	0%
PHA Wide	Install Floor Tile		LS	0	8,071	8,000	6,847	85%

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

PHA Name: Hendersonville Housing Authority		Grant Type and Number Capital Fund Program Grant No: NC19P02750106 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	Funds Obligated	Funds Expended	
PHA Wide	Install Kitchen Cabinets		LS	7,500	35,891	35,838	24,130	67%
PHA-Wide	Install Closet Doors, as needed		LS	7,000	0	0	0	0%
PHA-Wide	Replace Existing Electrical Service with 100 Amp Service (as needed)		LS	7,000	3,695	3,695	3,695	100%
NC027-2	Replace Electric Baseboard Heaters		LS	5,000	628	628	628	100%
NC027-3	Replace Electric Baseboard Heaters		LS	10,000	3,306	3,300	3,208	100%
NC027-2	Install Security Screens		LS	0	49,811	0	0	0%
NC027-3	Install Security Screens		LS	0	0	0	0	0%
PHA-Wide	Install Appliances		LS	0	0	0	0	0%
PHA-Wide	Nonroutine Vacancy Preparation		LS	20,000	8,413	8,400	6,791	81%
PHA-Wide	Replace Roofs		LS	0	18,500	18,500	18,500	100%
PHA-Wide	Replace Apollo Water Heaters		LS	0	0	0	0	0%
PHA-Wide	Install Steel Storm Doors,as needed		LS	<u>15,000</u>	<u>0</u>	<u>0</u>	<u>0,00</u>	0%

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

PHA Name: Hendersonville Housing Authority		Grant Type and Number Capital Fund Program Grant No: NC19P02750106 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	Funds Obligated	Funds Expended	
	Subtotal Acct 1460			244,145	296,464	161,650	108,256	
	<u>Dwelling Equipment</u>	1465.1						
PHA-Wide	Replace Ranges		LS	15,000	9,536	9,500	5,786	61%
PHA-Wide	Replace Refrigerators		LS	<u>25,000</u>	<u>26,250</u>	<u>25,500</u>	<u>12,283</u>	47%
	Subtotal Acct 1465.1			35,000	35,786	35,000	18,069	
	<u>Non-Dwelling Structures</u>							
PHA-Wide	Renovate Office/Maintenance Facility	1470	LS	<u>0</u>	<u>0</u>	<u>0</u>	<u>0.00</u>	0%
	Subtotal Acct 1470			0	0			
	<u>Non-Dwelling Equipment</u>	1475						
PHA-Wide	Replace Computer Equipment		LS	5,000	0	0	0.00	0%
PHA-Wide	Replace 2 Mowers		LS	<u>0</u>	<u>10,603</u>	<u>10,603</u>	<u>10,603</u>	100%
	Subtotal 1475			50,000	10,603	10,603	10,603	

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

PHA Name: Hendersonville Housing Authority		Grant Type and Number Capital Fund Program Grant No: NC19P02750106 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	Funds Obligated	Funds Expended	
	<u>Contingency for Cost Overruns</u>	1502						
PHA-Wide	Contingency for Cost Overruns			<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	
	Subtotal 1502			0	0	0	0	
	Grand Total			574,031	590,990	449,666	378,535	

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

PHA Name: Hendersonville Housing Authority		Grant Type and Number Capital Fund Program No: NC19P02750106 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		
HA Wide	07/18/08			07/18/10				
NC027-1	07/18/08			07/18/10				
NC027-2	07/18/08			07/18/10				
NC027-3	07/18/08			07/18/10				

Attachment B

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Hendersonville Housing Authority		Grant Type and Number Capital Fund Program Grant No: NC19P02750107 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007
<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: 3/31/08 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	61,644	61,644	61,644	61,644
3	1408 Management Improvements	140,000	141,000	135,000	50,297
4	1410 Administration	59,099	59,099	59,099	29,550
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	6,000	6,000		
8	1440 Site Acquisition				
9	1450 Site Improvement	30,000	30,000		
10	1460 Dwelling Structures	239,705	243,705	680	384
11	1465.1 Dwelling Equipment—Nonexpendable	30,000	30,000		
12	1470 Nondwelling Structures	25,000	25,000	1837	1837
13	1475 Nondwelling Equipment	25,000	20,000		
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)	616,448	616,448	258,260	143,712
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Hendersonville Housing Authority		Grant Type and Number Capital Fund Program Grant No: NC19P02750107 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	Funds Obligated	Funds Expended	
HA Wide	<u>Operations</u>	1406	LS					
	Operations			<u>61,644</u>	<u>61,644</u>	<u>61,644</u>	<u>61,644</u>	100%
	Subtotal Acct 1406			61,644	61,644	61,644	61,644	
HA Wide	<u>Management Improvements</u>	1408	LS					
	Computer software; consulting fees; training; security services			<u>140,000</u>	<u>141,000</u>	<u>135,000</u>	<u>50,297</u>	36%
	Subtotal 1408			140,000	141,000	135,000	50,297	
HA Wide	<u>Administration</u>	1410	LS					
	Proration of salaries and benefits for administration of CFP			<u>59,099</u>	<u>59,099</u>	<u>59,099</u>	<u>29,550</u>	50%
	Subtotal 1410			59,099	59,099	59,099	29,550	
HA Wide	<u>Fees and Costs</u>		LS					
	A&E Fees; Reimbursable Costs; CFP and Agency Plan update fees	1430		<u>6,000</u>	<u>6,000</u>	<u>0</u>	<u>0</u>	0%
	Subtotal 1430			6,000	6,000	0	0	

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

PHA Name: Hendersonville Housing Authority		Grant Type and Number Capital Fund Program Grant No: NC19P02750107 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	Funds Obligated	Funds Expended	
HA Wide	Site Improvements	1450						
	Sidewalk repairs; fencing; parking lot repairs (as needed)		LS	10,000	10,000	0	0	0%
	Repair Retaining Walls		LS	<u>20,000</u>	<u>20,000</u>	<u>0</u>	<u>0</u>	0%
	Subtotal Acct 1450			30,000	30,000	0	0	
	Dwelling Structures	1460						
NC027-1 Scattered Sites	Replace steel window and door sections; cover interior brick with drywall (as funds permit)		LS	10,000	10,000	0	0	0%
NC027-2 Scattered Sites	Convert 2 efficiency units to 1 one-bedroom unit		1 unit	30,000	0	0	0	
Walnut Street units	Comprehensive interior/exterior renovation: including replacing studs, ceiling joist, electrical circuits, plumbing, sheetrock, interior doors, cabinets, sinks, faucets, lavatories, commodes, fixtures, interior painting and floor tile ; (30,000 per unit)		2 units	100,205	100,205	0	0	0%
PHA Wide	Install New Appliances		LS	3,000	3,000	620	384	13%
NC027-2	Install New Insulated Windows		47 units	30,000	10,000	0	0	0%
NC027-3	Install Security Screens		LS	0	5,000	0	0	0%
PHA Wide	Install Kitchen Cabinets		LS	5,000	11,000	0	0	0%

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

PHA Name: Hendersonville Housing Authority		Grant Type and Number Capital Fund Program Grant No: NC19P02750107 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	Funds Obligated	Funds Expended	
PHA-Wide	Install Closet Doors, as needed		LS	5,000	1,000	0	0	0%
NC027-3 Scattered Sites	Convert 2 efficiency units to 1 one- bedroom unit		1 unit	0	30,000	0	0	0%
PHA-Wide	Replace Existing Electrical Service with 100 Amp Service (as needed)		LS	7,000	7,500	0	0	0%
PHA-Wide	Install Gas-Fired Furnaces		LS	25,000	22,000	0	0	0%
PHA-Wide	Install Gas Water Heaters		LS	10,000	10,000	0	0	0%
PHA-Wide	Install Air Conditioning		LS	0	20,000	0	0	0%
PHA-Wide	Nonroutine Vacancy Preparation		LS	4,000	4,000	0	0	0%
PHA-Wide	Install Steel Storm Doors,as needed		LS	<u>10,000</u>	<u>10,000</u>	<u>0</u>	<u>0</u>	0%
	Subtotal Acct 1460			239,705	243,705	680	384	
	<u>Dwelling Equipment</u>	1465.1						
PHA-Wide	Replace Ranges			15,000	15,000	0	0	0%
PHA-Wide	Replace Refrigerators			<u>15,000</u>	<u>15,000</u>	<u>0</u>	<u>0</u>	0%
	Subtotal Acct 1465.1			30,000	30,000	0	0	

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

PHA Name: Hendersonville Housing Authority		Grant Type and Number Capital Fund Program Grant No: NC19P02750107 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	Funds Obligated	Funds Expended	
	<u>Non-Dwelling Structures</u>	1470						
PHA-Wide	Renovate Office/Maintenance Facility		LS	<u>25,000</u>	<u>25,000</u>	<u>1,837</u>	<u>1,837</u>	7%
	Subtotal 1470			25,000	25,000	1,837	1,837	
	<u>Non-Dwelling Equipment</u>	1475						
PHA-Wide	Replace Maintenance Vehicle		LS	20,000	0	0	0	
PHA-Wide	Replace Computer Equipment		LS	<u>5,000</u>	<u>20,000</u>	<u>0</u>	<u>0</u>	0%
	Subtotal 1475			25,000	20,000	0	0	
	<u>Contingency for Cost Overruns</u>	1502						
PHA-Wide	Contingency for Cost Overruns			<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	
	Subtotal 1502			0	0	0	0	
	Grand Total			616,448	616,448	258,260	143,712	

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

PHA Name: Hendersonville Housing Authority		Grant Type and Number Capital Fund Program No: NC19P02750107 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	
HA Wide	09/12/09			09/12/11			
NC027-1	09/12/09			09/12/11			
NC027-2	09/12/09			09/12/11			
NC027-3	09/12/09			09/12/11			

Attachment C

Hendersonville Housing Authority

Agency Plan

Fiscal Year 10/01/2008 – 09/30/2009

Violence Against Women Act Report

The Hendersonville Housing Authority provides or offers the following activities, services, or programs, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking.

The Hendersonville Housing Authority will work closely with the following agencies to house persons needing assistance and referring current residents in need of assistance:

**The Healing Place, Mainstay, Pisgah Legal Services,
Henderson County Department of Social Services,
Hendersonville Rescue Mission, Law Enforcement, Mental
Health Agencies**

The Hendersonville Housing Authority provides or offers the following activities, services, or programs that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing.

The Hendersonville Housing Authority will work closely with the following agencies to house persons needing assistance and referring current residents in need of assistance:

**The Healing Place, Mainstay, Pisgah Legal Services,
Henderson County Department of Social Services,
Hendersonville Rescue Mission, Law Enforcement, Mental
Health Agencies**

The Hendersonville Housing Authority provides or offers the following activities, services, or programs to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

The Hendersonville Housing Authority will work closely with the following agencies to house persons needing assistance and referring current residents in need of assistance:

**The Healing Place, Mainstay, Pisgah Legal Services,
Henderson County Department of Social Services,
Hendersonville Rescue Mission, Law Enforcement, Mental
Health Agencies**