PHA 5-Year and	U.S. Department of Housing and Urban	OMB No. 2577-0226
Annual Plan	Development Office of Public and Indian Housing	Expires 4/30/2011

1.0	1.0 PHA Information PHA Name: Greensboro Housing Authority	PHA Code:	nc011			
	PHA Type: □ Small	CV (Section 8)	heori			
	PHA Fiscal Year Beginning: (MM/YYYY): <u>07/1/2011</u>					
2.0	2.0 Inventory (based on ACC units at time of FY beginning in 1.0 above)					
	Number of PH units: 2379_ Number of HCV units: 3052					
3.0	3.0 Submission Type					
5.0	□ 5-Year and Annual Plan					
4.0	40 -					
4.0	PHA Consortia PHA Consortia: (Check box if submitting a joint Plan and	complete table below.)				
	PHA Program(s) Included in the Program	a Not in the	Units in Each			
	Participating PHAs Code Consortia Consortia	1102141	n HCV			
	PHA 1:		IIC V			
	PHA 2:					
5.0	PHA 3: 5.0 5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.					
5.0	5.1 Complete refins 5.1 and 5.2 only at 5- Feat Plan update.					
5.1		mely low income families in th	ne PHA's			
	jurisdiction for the next five years:					
5.2	5.2 Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PH	A to serve the needs of low-inc	come and very			
	low-income, and extremely low-income families for the next five years. Include a report on the prog					
	and objectives described in the previous 5-Year Plan.					
6.0	6.0 PHA Plan Update					
0.0	(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan sul	omission:				
	Greensboro mousing mutionity incorporated the following enanges	Greensboro Housing Authority incorporated the following changes to its Agency Plans:				
	Changes to the ACOP and the HCVP:					
	A. In compliance PIH Notice 2010-3:					
	1. Subsection 12.4(D) of the ACOP and Section 10.2 of	the HCV 7^{th} and 8^{th}				
	paragraphs, Verification of Citizenship or Eligible No		amondad to			
	clarify that: 1) an exemption from disclosing their Soc	•	0			
	participants aged 62 or older as of January 31, 2010, v					
	determination had begun before January 31, 2010 will					
	moves to a new assisted unit; 2) if the Social Security					
	member cannot be provided to GHA within 30 days or	f it being requested, t	the family			
	will be moved to the bottom of the waiting list.					
	B. In compliance with PIH Notice 2010-9					
	1. Subsection 12 will carry new Subsection in the ACOP	, 12.12, and Section	10 of the			
	HCVP will carry a new Subsection, 10.11, to indicate	that GHA will gener	ate the			
	EIV's Deceased Tenants Report monthly to see if the	-				
	and to explain that in the event that a household memb					
	on the Deceased Tenants Report, GHA will notify the					
	i i i		s and			
	advise the individual to contact SSA so that SSA may	context its records.				
	2. Subsection $9.2(\Lambda)(G)$ of the Λ COD and Section 2.2(E)	(6) of the UCUD FI	aihilite			
	2. Subsection 8.2(A)(6) of the ACOP and Section 3.2(E)					
	Criteria, have been reworded to explain the potential s					
	household dies leaving minor children in the unit by st	ating that GHA will	approve a			

temporary guardian to move into the unit after the individual has been screened for suitability for the program. GHA will work with the Department of Social Services as necessary.

3. Subsection 15.6 of the ACOP and Section 11.7 of the HCVP, respectively, have been amended to indicate that if a head-of-household has been authorized to have live-in aide services, the live-in aide would not be added to the lease and if the head-of-household dies and the only remaining household member is the live- in aide, the live- in aide will not be entitled or eligible for any rental or continued occupancy assistance.

C. In compliance with PIH Notice 2010-19

- 1. Subsection 12.1 of the ACOP and Section 10.1 of the HCVP, Acceptable Methods of Verification, have been amended to reflect changes in sources and resources to gather and verify information and to allow for specific timeframes for responding to requests for information from GHA.
- 2. Section 12 of the ACOP and Section 10 of the HCVP were added a Subsections each, 12.11 and 10.10, respectively, to provide details about the EIV's income discrepancy reporting system, residents' rights to dispute income discrepancy allegations, and EIV's acceptable methods of verification.

D. In compliance with the VAWA's final rule published on October 2010,

- 1. The definition of VAWA was amended to correspond to the Violence Against Women Act (VAWA) Conforming Amendment, Final Rule.
- 2. Subsection 21.1A of the ACOP and Subsection 29.1(D) of the HCVP, VAWA Protections, were changed to: 1) clarify that domestic violence victims would not be subject to a more demanding standard than other tenants in making the determination whether to evict, or to terminate assistance or occupancy rights; and 2) explain what an actual and imminent threat consists of.
- 3. Subsection 21.2B(B) of the ACOP and 29.2(B) of the HCVP, Time allowed to provide verification/failure to provide, were modified to explain that the submission of false information may be the basis for the termination of assistance or for eviction.
- 4. A new paragraph was added to the ACOP as Subsection 21.2(B)(C) and to the HCVP as Subsection 29.2(C), Managing Conflicting Documentation, to explain that GHA may determine which is the true victim of domestic violence by requiring third-party documentation.
- 5. All paragraphs of Subsection 8.1 of the HCVP, General Policies of GHA, were amended to specify that each regulation did not apply when the family or a member of the family is or has been the victim of domestic violence, dating violence, or stalking and the move is needed to protect the health or safety of the family or family member.
- E. In compliance with PIH Notice 2010-51
 - 1. A new subsection has been added to the ACOP, 12.10, Verification of Live-In Aides, and an amendment has been made to the HCVP's subsection 10.9, Verification of Live-In Aides, stating that: 1) GHA will only approve one

	additional bedroom for a live-in aide; 2) no additional bedrooms will be provided for the family members of the live-in aide; 3) GHA will ensure that housing quality standards (HQS) will not be violated to include no more than two people
	per bedroom or living/sleeping space in the unit; and 4) to specify that if the approval of additional family members of a live-in aide would result in the violation of HQS, the additional family members of the live-in aide will not be approved.
-	iance with memorandum by the Assistant Secretary in reference to medical marihuana
1.	Subsection 8.4(K) of the ACOP, Grounds for Denial, and Section 3.2 of the HCVP, Eligibility Criteria, Sub-Section (F), Suitability for Tenancy, of the HCVP now state tha New admissions of medical marijuana users are prohibited (this does not include FDA-approved marijuana synthetics). HUD has ruled that federal law preempts state law on this issue.
2.	Subsections 20.2(Q) of the ACOP, Termination by the Greensboro Housing Authority, and Section $16.1(B)(3)(B)(d)$ of the HCVP, Unilateral or Mutual Agreements, were amended by stating that the use of medical marihuana is included in the regulation that bans any household member from using drugs or engaging in patterns connected to the use illegal drugs.
The following	g administrative changes were made to the ACOP and the HCVP:
1.	Sections 7.1 of the ACOP and 4.2 of the HCVP, Taking Applications, were amended to coincide with regulatory changes. Changes to mentioned sections clarify that GHA will follow its Reasonable Accommodation policy to address accommodations requests from elderly and disabled applicants, to explain in more details the use of form HUD-92006, and to explain the post-application waiting time phase development.
2.	Subsections 8.4 of the ACOP and 4.7(J)/14.1(g) of the HCVP, Grounds for Denial/Termination of Assistance, were corrected to explain the circumstances that influence a decision of denying or terminating housing assistance as they relate to persons who committed violent crimes, engaged in addictive lifestyles, are in the sex offenders registry or were evicted from federally assisted housing.
3.	Subsection 10.1 of the ACOP and Section 5.2(C) of the HCVP, Preferences, were changed to reflect that letter 'C' does not have any preference assigned in the computer system.
4.	Section 12.5 of the ACOP and Section 10.4 of the HCVP, Frequency of Obtaining Verification, was modified by deleting " <i>age six and above</i> " the last sentence from the third paragraph.
5.	The definition of form HUD—92006 was added to ACOP and HCVP.
2. I	
Changes to the A	ACOP:

A. The ACOP did not receive exclusive changes:

Changes to the HCVP:

- A. In compliance with PIH-2010-9:
 - 1. Subsection 11.7 was amended to clarify that if an owner receives HAP for any month in which the owner is ineligible to receive HAP because of a deceased tenant, the PHA must immediately notify the owner in writing of the ineligible HAP and require the owner to repay the overpayment to the PHA within 30 days. If the owner does not comply, the PHA may deduct the amount due to the PHA from any amounts due to the owner under any other HAP contract. If there is no other HAP contract with the owner, the PHA may seek and obtain additional relief by judicial order or action in accordance with state and local laws.
 - 2. Section 22.0 has been reclassified to include Repayment Agreements policy.
 - 3. Subsection 2.3(K), Obligations of the Participant, has been amended by expanding the ban on engagement on drug-related and other criminal activities to the use of medical marijuana.
- B. In compliance with the VAWA final rule published on October 2010,
 - 1. A new paragraph was added to Subsection 7.1(D), When a Family May Move, explaining that GHA will not terminate assistance if a family, with or without prior notification already moved out of a unit in violation of the lease, if such move occurred to protect the health or safety of a family member who is or has been the victim of domestic violence, dating violence, or stalking and who reasonably believed he or she was imminently threatened by harm from further violence if he or she remained in the dwelling unit.
 - 2. Subsection D(4) of Subsection 13.3, Interim Reexaminations, was amended to include the factors that would affect the decision of a family retaining assistance after a break up that was connected to domestic violence, dating violence or stalking.
- C. In compliance with PIH 2011-1:
 - Subsection 11.3, Maximum Subsidy, was amended to show that for a voucher tenancy in an insured or non-insured 236 project, a 515 project of the Rural Development Administration, a Section 202 or 811 project, or a Section 221(d)(3) below market interest rate project the maximum subsidy may not exceed the basic rent charged including the cost of tenant-paid utilities. Furthermore, if any of the units also receive the benefit of a State, local, or federal housing subsidy (e.g., Section 8 project-based housing assistance payments contract), they are ineligible units under the HCV program.
 - 2. Subsection 11.3.1, Setting the Payment Standard, was amended to state that if a higher payment standard is needed as a reasonable accommodation, the PHA will report to HUD: 1) whether the family is an applicant or participant family; 2) the number of household members including a live-in aide/s; 3) the voucher size the family is issued due to a need to store medical equipment; 4) the FMR for the

		voucher size or unit size, whichever is smaller; 5) a statement from a health care provider regarding the need for the reasonable accommodation; 6) the contract rent and utility allowance for the unit; 7) a statement from the PHA that it has determined the rent for the unit is reasonable and that the unit has the feature/s required to meet the needs of the person with disabilities; 8) the household's monthly adjusted income; and, 9) proposed effective date of the new lease or actual effective date of the lease renewal;
D.		compliance with PIH Notice 2011-3: Section 8.0, Portability, was changed to explain that to the degree possible, portability moves will be utilized to affirmatively further fair housing.
	2.	Subsection 8.4(A)(6), Portability Procedures, was modified to explain that GHA will mail a copy of the family's voucher to the receiving housing authority.
	3.	Subsection 8.4(D)(2), Portability Billing, was changed by inserting wording that allows the porting and the receiving housing authorities to negotiate amount that both housing authorities agree to after "80%."
The foll		ing administrative changes were made to the HCVP: Subsection 3.2(B)(e), Eligibility Criteria, was amended to clarify the family category of moderate-income elderly/disabled.
	2.	Subsection 4.4, Missed Appointments, was formatted from designated heading and inserted into Section 4.6's list of reasons for removing applicants from the waiting list to maintain clarity and uniformity.
	3.	Subsection 4.7, Grounds for Denial, was reworded and reformatted to meet regulations.
	4.	Subsection 4.8, Discretion to Consider Circumstances, was deleted because the information is already included in Section 4.7.
	5.	Subsection 4.9, Informal Review, was reassigned from 15.1 to retain information in one section. The rest of Sections 4 and 15's subsections were renumbered to accommodate for paragraph's blending.
	6.	Subsection 5.2(B) was changed by adding ' <i>natural disaster</i> ' as another eligible occurrence that would be included in the displaced preference category on the waiting list and the last paragraph on Section 5.2 was amended to clarify that a special waiting list is maintained for special vouchers and for referrals from the City of Greensboro
	7.	Subsection 6.1(4), Unit Size Matching, had a paragraph added to clarify that GHA will not approve a unit in excess of one (1) bedroom above the family's established voucher size.
	8.	Subsection 6.6, Approval to Lease a Unit, was changed by deleting the option of the family and the owner been advised in writing.
	9.	Subsection 6.8, Ineligible/Eligible Housing, was amended to clarify that VASH

voucher holders may lease units on the grounds of the Veteran Administration Medical Center.

- 10. Subsection 9.2, Income, was amended by inserting a paragraph that defines what income is under the Higher Education Act of 1965.
- 11. Subsection 10.3, Verification of Social Security Number, was moved and reformatted into Subsection 3.2, Eligibility Criteria, because its wording is related to the specifics about Social Security eligibility and verification requirements.
- 12. The majority of Subsection 10.4, Timing of Verification, was moved into Subsection 10.2, Verification of Citizenship or Eligible Noncitizen Status, because its wording corresponds with citizenship verification.
- 13. Subsection. 10.8, Special Verification for Adult Students, removed the designation of *"athletic"* from the scholarship category to comply with regulation.
- 14. Subsection 11.4(A) & 11.4(B), Assistance and Rent Formulas, was amended by: 1) adding a new category to what the total tenant payment is equal to based on a new formula to be used for Enhance Vouchers; and 2) excepting the minimum rent rule for Enhanced Vouchers.
- 15. Subsection 11.5, Housing Authority Mistakes in Calculating Rent, was reworded for clarification purposes.
- 16. Subsection 11.7 was given a new topic, Housing Assistance Payments (HAP) Contracts, that provides a greater understanding of what the HAP contract is and the terms of that contract. The topic previously assigned to 11.7 was renumbered as 11.8 as to the rest of the Subsection of Section 11.0.
- 17. Subsection 11.8, Change of Ownership, was amended with the addition of *Management Agreement* as an acceptable document for proof of homeownership.
- 18. Subsection 13.2, Annual Reexamination, was amended to clarify that reexaminations will be conducted for any moves occurring after the effective reexamination date.
- 19. Subsection 15.3, Informal Hearing for Participants, was amended by extending the days families have to request an informal hearing.
- 20. Subsection 16.1(B)3(B)5 was modified by adding a new topic, Cost Savings Possibilities, that explains how GHA will conduct business in situations when the HCVP's funding is under financial austerity.
- 21. Section 21.0 was changed with the addition of a policy on Enhanced Subsidies for Housing Voucher Conversion Actions.
- 22. Section 22.0 has been designated to include the policy on Repayment Agreements.
- 23. The policy on the Family Self Sufficiency Program, previously assigned to Section 21, has been reassigned to Section 23. Chronology continued with all subsequent Sections being moved forward one number.

b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.

Greensboro Housing Authority Plan is available for review at the following locations:

a.GHA's Central Office located at 450 North Church Street.

- b.The following GHA's Management Office locations:
 - •Claremont Courts, 2704-A Patio Place
 - •Gateway Plaza, 200 Spring Garden Street
 - •Hall Towers, 2314 North Church Street
 - •Hampton Homes, 1300 Ogden Street
 - •Hickory Trails, 4223 Romaine Street
 - •Lakespring, 4B Lakespring Court
 - •Ray Warren Homes, 1306 East Lee Street
 - •Smith Homes, 707 West Florida Street
- c.The following mixed income communities:
 - •The Havens at Willow Oaks, 2000 Everitt Street, Greensboro, NC 27401
 - •Parkview Apartments, 2308 Apache St., Greensboro, NC 27401
 - •The Villas and Townhomes at Willow Oaks, 1806 Morning Joy Pl., Greensboro, NC 27401
 - •Windhill Apartments and Windhill Court Apartments, 201 Windhill Court, Greensboro, NC 27405
- d.Greensboro Central Library located at 219 North Church Street
- e.City of Greensboro's Planning and Community Development located at 300 West Washington Street

PHA Plan Elements

1. Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedure. Eligibility, Selection and Admissions Policies

Sections 8.0 of ACOP and 3.0 of HCVP indicate that there are five eligibility requirements for admission to public housing: qualifies as a family, has an income within the income limits, meets citizenship/eligible immigrant criteria, provides documentation of Social Security numbers, and signs consent authorization documents. GHA will select families based on established preferences within each bedroom size category and based on the local housing needs and priorities. In addition to the eligibility criteria, families must also meet GHA screening criteria in order to be admitted to public housing and to the HCVP.

Deconcentration Procedure

Section 10.4 of ACOP explains that GHA provides for deconcentration of poverty and encourages income mixing by bringing higher-income families into lower-income communities and lower-income families into higher-income communities. In partnership with various Greensboro supportive service providers, GHA offers programs that help residents achieve self-sufficiency.

The required deconcentration analysis is included as attachment nc011a01.

Waiting List Procedure

Sections 9.0 of the ACOP and 4.0, and 5.0 of the HCVP outline GHA's policy for each program's waiting list. In summary, the mentioned sections explain that GHA updates, maintains and purges its waiting lists at least annually to ensure that the pool of applicants reasonably represents the interested families for whom there is current information, i.e. applicant's address, family composition, income category, and preferences and that GHA will follow the statutory requirement that at least 40% of newly admitted families in any fiscal year be extremely low-income families whose annual income is at or below 30% of the area median income. In order to meet this requirement, GHA may skip higher-income families on the waiting list to reach extremely low-income families. GHA will not remove an applicant's name from the waiting list unless, a) The applicant requests that the name be removed; b) The applicant fails to respond to a written request for information or a request to declare their continued interest in the program or misses scheduled appointments; c) The applicant does not meet either the eligibility or screening criteria for the programs; or d) The applicant has been issued a voucher, or entered public housing when either other program is considering the application.

Public Housing Waiting List

Housing Needs of Families	on the PHA's Wai	ting Lists			
Waiting list type: (select one)					
Section 8 tenant-based assistance					
Public Housin	ng				
Combined Section 8 a					
		ctional waiting list (option	onal)		
If used, identify whi	ich development/sub	jurisdiction:			
	# of families	% of total families	Annual Turnover		
Waiting list total	4539		356		
Extremely low income	4117	91%			
<=30% AMI					
Very low income	367	8%			
(>30% but <=50% AMI)					
Low income	55	1%			
(>50% but <80% AMI)					
Families with children	2677	59%			
Elderly families	128	3%			
Families with Disabilities	562	12%			
White	397	8.7%			
Black/African American	4130	91%			
American Indian	2	0.1%			
Asian	8	0.1%			
Native Hawaiian	2	0.1%			
Characteristics by					
Bedroom Size (Public					
Housing Only)					

1BR	1631	41%	96
2 BR	1665	33%	119
3 BR	642	12%	78
4 BR	440	13%	52
5 BR	161	1%	11
5+ BR	0	0%	0
	PF MONTHS)? Open the list in the PHA Plar	n year? No Yes to the waiting list, even if general	lly closed? 🗌 No 🔲 Yes
<u>CVP Waiting List</u>	on the DILA? a Wat	tin a Lista	
Housing Needs of Families Waiting list type: (select one		ung Lists	
Section 8 ten Public Housi Combined Section 8 Public Housing Site-I	ant-based assistance ng and Public Housing	ctional waiting list (optic	onal)
, j	# of families	% of total families	Annual Turnover
Waiting list total	1388		130
Extremely low income <=30% AMI	937	67.5%	
Very low income (>30% but <=50% AMI)	399	28.7%	
Low income (>50% but <80% AMI)	52	3.8%	
Families with children	856	62%	
Elderly families	114	8.2%	
Families with Disabilities	364	26%	
White	155	11.2%	
Black/African American	1225	88.3%	
American Indian	2	0.1%	
Asian	2	0.1%	
Native Hawaiian	4	0.3%	
Characteristics by Bedroom Size (Public			
Housing Only) 1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? If yes: HOW LONG HAS IT BEEN CLOSED (# C Does the PHA expect to red	DF MONTHS)? SINCE 12/31/ Open the list in the PHA Plar	n year? 🔲 No 🛛 Yes	_
Does the PHA permit speci special programs) Data Compiled 12/10/10	fic categories of families on	to the waiting list, even if genera	lly closed? 🗌 No 🛛 Yes (fo

Site-Based Waiting Lists

Site-based waiting lists (SBWL) are maintained at GHA's mixed financed communities only. Applications to reside in Parkview Apartments, Windhill Apartments, Windhill Courts, Villas at Willow Oaks, Townhomes at Willow Oaks and the Havens at Willow Oaks are accepted at the respective management offices. Applications received at these management offices will be considered for residency in the respective developments only. Each community, managed by private property management companies, monitors its own waiting list and updates GHA on its status, annually. The Greensboro Housing Authority (GHA) does not operate any site-based waiting lists.

- 1. State any changes in racial, ethnic, and disability since implementation of the SBWL: See Site-Based Waiting List chart below.
- 2. State if housing has become more integrated because of the SBWL: Yes
- 3. Are affirmative fair housing marketing activities for each site specifically directed to those least likely to apply to that site as opposed to the entire PHA? No
- 4. Do provisions of the SBWL policy help to AFFH and not violate civil rights or fair housing requirements? Yes
- 5. Has the PHA used testers or other means of monitoring to ensure that SBWL is being implemented in a non-discriminatory manner? NO

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	
Parkview Apartments NC19PO11030, A4314 2308 Apache St. Greensboro, NC 27401	2001	25 Black 0 Other	24 Black 1 Hispanic	-4% Black +100% Hispani	
The Havens at Willow Oaks NC19P011034, A4321 1700 Morning View Drive Greensboro, NC 27401	2007	52 Black 5 White 2 Other	56 Black 3 White 1 Other	+7% Black -40% White -50% Other	
The Townhomes at Willow Oaks NC19P011033, A4320, LP DBA 1106 Morning Joy Pl. Greensboro, NC 27401	2004	69 Black 1 Hispanic	69 Black 1 White	No change - Black + 100% White -100% Hispani	
The Villas at Willow Oaks NC011032, A4320, LP DBA 1806 Morning Joy Pl. Greensboro, NC 27401	2003	39 Black (Senior and/or Disabled) 1 White (Senior and/or Disabled)	40 Black (Senior and/or Disabled)	+2.6% Black -100% White	
Windhill Apartments NC19PO11031, A 4314 201 Windhill Court Greensboro, NC 27401	2002	10 Black 0 Other	7 Black 2 white 1 Vacant	-30% Black +200% White	

Site-Based Waiting List Statistics

Windhill Court Apartments NC19P011035, A4321 201 Windhill Court Greensboro, NC	2007	16 Black 0 Other		11 Bla 3 Wh 2 Vac	ite	-31% Black +300% White
2. Financial Resources.						
		ancial Resou ed Sources a				
Sources	I laill	leu Sources al	Planned \$		Planned	Uses
1. Federal Grants (FY 2010 g	(rants)		1 Iunneu φ		Thunned	0.505
a) Public Housing Operati			9,721,43	35.00		
b) Public Housing Capital	-		4,034,80			
c) HOPE VI Revitalization			1,00 1,00	-		
d) HOPE VI Demolition				-		
e) Annual Contributions for	or Section 8	Tenant-Based				
Assistance HCV			15,090,25	54.00		
f) Resident Opportunity and	nd Self-Suffi	ciency Grants		-		
g) Community Developme		÷	2,412,78	9.00		
h) 2010 HCVP FSS Coord			94,98			
,						
Other Federal Grants (list be	low)					
a) Mainstream 5-year	651,24	6.00	Tenant-	Based Assistance		
b) Self Help Homeowners	ship Opportu	nity Program	337,43	89.00		
2010			557,40	,9.00	-	port Services
c) 2009 Replacement Hou	-		308,62	23.00		apital Activities
d) 2010 Replacement Hou	-		301,04	8.00	PH Ca	apital Activities
2. Prior Year Federal Grants	(unobligate	ed funds				
only) (list below)						
HOPWA - 2009			184,58			Based Assistance
2009 ROSS PH FSS			16,06			upport Services
2007 ROSS Homeowners				25.00		upport Services
2007 Neighborhood Netw	orks		45,36	00.80	-	port Services
			436,94	2.00		enant-Based
Shelter Plus Grants						stance/Services
HOPE VI			10,22			upport Services
Capital Loan - Fannie Mae				0.00		evitalization
Capital Loan - Interest Only			607,63	64.00	PH Ca	apital Activities
American Recovery and Reinvestment Act Capital Competitive Grant Funds			994,24	5.00	рн С	apital Activities
American Recovery and F	Peinvestment	Act Capital			1110	
Formula Grant Funds	CHIVESUIICIII	Aci Capitai	5,153,56	58.00	рн С	apital Activities
Capital 2009			3,530,65	<u> 9 00</u>		apital Activities
Capital 2009			1,325,79			apital Activities
Capital 2008 Capital 2007			622,19			apital Activities

Governor's Crime Commission	44,395.00	PH Capital Activities
Development Funds	29,539.00	PH/HCV Support Services
3. Public Housing Dwelling Rental Income	2,355,743.00	
4. Other income (list below)		
Interest Income-PH and COCC	332,117.00	PH Operations
Interest Income-HCVP	27,975.00	HCV Operations
Interest Income - Other Programs	0.00	PH Operations
Tenant Charges-Other	156,670.00	PH Operations
Adm. Fees-Portables	45,281.00	HCV Operations
Miscellaneous	144,925.00	PH Operations
5. Non-federal sources (list below)		
Total	49,018,872.00	

3. Rent determination. GHA determines rent payments for public housing and the Housing Choice Voucher Program using an income-based formula to find the total tenant payment: total tenant payment is equal to the highest of, a) 10% of the family's monthly income; b) 30% of the family's adjusted monthly income; or c) the minimum rent of \$50; and, d) public housing residents also have the option of selecting flat rents. The HCVP payment standard for a family is the lower of, a) the payment standard family unit size; or b) The payment standard for the size of the dwelling unit actually rented by the family. This information can be found in Section 13.1 of the ACOP and Section 11.3.2 and 11.4(A) of the HCVP.

4. Operation and Management.

The rules and standards for the GHA's maintenance management can be found in the Maintenance Work Plan. The primary goal of the Greensboro Housing Authority (GHA) is to provide low-income residents with housing that is decent, safe, and sanitary. To achieve this goal, it is essential that GHA's maintenance operation be adequately planned, staffed, and monitored, and its results can be evaluated. Maintenance of all physical facilities is both a service provided to residents and an obligation specified in the dwelling lease. GHA staff provides routine maintenance to Public Housing units according to HUD's guidelines and a Maintenance Work Plan manual while HCV landlords maintain voucher properties in accordance to HQS requirements. GHA's schedule routine maintenance includes the use of the Integrated Pest Management system, a series of pest management evaluations, decisions and controls that outline a holistic, cost-effective approach to pest control by using less chemicals and incorporating the knowledge of environmental factors like information on the life cycle of pests and their interaction with the environment. GHA's pest control programs, unit's move-in preparation, janitorial, landscaping and painting services are provided through contractors.

- **5. Grievance Procedures.** Section 13.0 of GHA's Public Housing Procedures and 10.0 of the HCVP Procedures disclose GHA's grievance policy and procedure. The grievance procedure sets forth the requirements, standards and criteria established to assure GHA residents an opportunity for a hearing in connection with any GHA action or failure to act involving residents' lease, rights, or welfare.
- **6. Designated Housing for Elderly and Disabled Families.** GHA has four communities designated for the elderly and disabled families:

Development Name & Number	Designation Type	Application Status	Date of Designation	Number of Units Effected
Gateway Plaza, nc0110008	elderly/disabled	Approved	Designation granted 8/5/97 – last renewed 6/18/10	221 Units
Hall Towers, nc0110009	elderly/disabled	Approved	Designation granted 8/5/97 – last renewed 6/18/10	156 Units
Stoneridge, nc0110013	elderly/disabled	Approved	Designation granted 8/5/97 – last renewed 6/18//10	50 Units
Villas at Willow Oaks, nc0110032	elderly/disabled	Approved	Designation granted 7/18/02 – last renewed 6/18/10	40 Units

7. Community Service and Self-Sufficiency. 1. To accomplish the public housing self-sufficiency goals GHA has secured grants, partnerships, and in-kind services as follows:

1) Any programs relating to services and amenities provided or offered to assisted families:

 i.Through the Neighborhood Networks (NN) grant, GHA developed the following courses: Basic Computer Operations for adults, young children and pre-schoolers, Introduction to Computers, Keyboarding, Word Processing, Word/Excel, Graphics, Multimedia, Spreadsheet, Database, Telephony, the Internet, Academic Upgrade, GED classes, Employability Skills, Money Management, and American Management Association Certification courses. Current partnerships with community-based and higher education organizations have continued past the grant period and provide residents opportunities for self-sufficiency as outlined:

Partner	Classes
Reading Connections	Office Technology and Career Readiness Certificates
Guilford Technical Community College (GTCC)	GED Classes
Welfare Reform Liaison Project, Inc.	Job training classes and case management

ii.Public Housing FSS Program grant coordinates and enhances services, develops new programs, recruits additional public housing residents to participate in self-sufficiency activities, and works to expand and increase accessibility to services.

(WRLP)

iii. The Public Housing Homeownership helps clients purchase a home by providing a comprehensive homeownership program including supportive services, case management, financial development and education. The PH Homeownership program delivers homeownership training, counseling and supportive services to residents who are participating or have participated in self-sufficiency programs such as ROSS-RSDM, or the Public Housing Family Self (PH-FSS) Sufficiency program. Additionally, GHA has two certified Housing Counselors on staff who provide rental housing counseling, budgeting and financial fitness classes to aid clients in achieving selfsufficiency.

Partner	Classes
1.Family Service of the Piedmont, Consumer and Credit Counseling Division	Credit counseling, information on home selection and purchasing, financial aspects of homeownership attainment and retention, and the added value of home maintenance.
Greensboro Housing Coalition	Home buying education classes covering topics such as renting vs. owning, budgeting, locating properties, purchasing a HUD home, financing, home loans, insurance, down payments, and closing costs.
GHA Housing Counselors	Provides homebuyer education, rental counseling, credit counseling, pre-purchase counseling, financial literacy, and budgeting programs.

iv.The **Housing Choice Voucher Homeownership (HCV) program** helps HCV-Family Self-Sufficiency (HCV-FSS) clients purchase a home by providing a comprehensive home buying counseling service for residents who are participating or have participated in the HCV-FSS program.

v.HUD-certified Housing Counseling Agency provides counseling services in the payment of rent, budgeting, managing credit issues, financial management and preparing for and understanding the requirements of homeownership.

2) Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS: ACOP Section 14.4 explains that an economic self-sufficiency program is one that is designed to encourage, assist, train, or facilitate the economic independence of participants and their families or to provide work for participants. Both the PH and HCV's FSS programs are active in GHA. Through in-house programs and partnerships, GHA facilitates and/or coordinates trainings on financial management, workshops on reliable homeownership acquisition and retention, GED attainment and referrals that lead to Associate degree attainment.

3) How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements:

requirements:

GHA's community service policy can be found in ACOP's Section 14.0. It states that in order to be eligible for continued occupancy, each adult family member must either (1) contribute eight hours per month of community service (not including political activities), or (2) participate in an economic self-sufficiency program or (3) perform eight hours per month of combined activities as previously described unless they are exempt from this requirement. Failure to comply with the community service requirement will result in ineligibility for continued occupancy at the time of any subsequent annual reexamination; ACOP Section 14.2 lists the exemptions. It is GHA's policy to make its best efforts to enter into cooperation agreements with local partner agencies in order to promote self-sufficiency.

Safety and Crime Prevention.

GHA's Plan for Safety and Crime Prevention is described as follows:

i.A description of the need for measures to ensure safety of public housing residents:

Since residents have the right to a peaceful enjoyment of the premises, GHA's safety and crime prevention measures begin at the application for admission process. ACOP Section 8.2(B.4),(E.d), Eligibility Criteria, states that applicants must sign a consent that allows "GHA permission to access the applicant's criminal record with any and all police and/or law enforcement agencies;" ACOP Section 8.4(F, G, I, K, M, N, O, P, and Q) and HCVP Section 4.7(G, H, I, J, K), Grounds for Denial, disclose the multiple reasons for denial of admission into assisted housing. HCVP Section 16.0(A)(2)(a)(iii, iv, v)(2), Termination of the Lease and Contract, and ACOP Section 20.0, Termination, discuss the reasons for tenancy termination; specifically, that GHA takes corrective action by evicting residents that engage in violent acts or criminal activities as early as feasible to diminish any possibility for a community to become unsafe.

(ii)A description of any crime prevention activities conducted or to be conducted by the PHA: In keeping true with its mission statement of providing safe housing, GHA regularly enters into

partnerships with public safety and community-based organizations. These partnerships varies according to each organization's goals and abilities, GHA continually welcomes and reaches out to organizations that benefit GHA's groundwork. The following chart shows GHA's efforts and outreach to procure and maintain safety and prevent crime:

Partner Organization	Since	Activities
Police Neighborhood Resources Centers (PNRC) Program: Greensboro Police Department	1989	Neighborhood policing and promotion of improved communication between law enforcement and residents. Celebrating 21 years of partnership, the PNRC operates 5 police stations manned by the Greensboro Police Department and GHA resident office managers. GHA stores the officers' daily logs. Disturbances of any kind are monitored by officers and property managers. Calendar of annual activities include National Night Out and Annual Fishing Day.
The Salvation Army Boys and Girls Club	1992	After-school activities that include different sports, computer laboratory, gaming, tutoring and mentoring

(iii) A description of the coordination between the PHA and appropriate police precincts for carrying out crime prevention measures and activities: In cooperation with the Greensboro Police Department, the Greensboro Housing Authority (GHA) currently operates Police Neighborhood Resource Centers (PNRCs) in five large public housing communities in Greensboro, NC including: Claremont Courts, Hampton Homes, Gateway Plaza/Hickory Trails, Smith Homes, and Ray Warren Homes. In coordination with community's

residents and the police department, GHA's PNRC program strategy incorporates on-site law enforcement; community policing, drug prevention, intervention, and treatment, and neighborhood restoration, as needed.

9. Pets. A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.

The Greensboro Housing Authority allows pet ownership in its developments with the written preapproval of the Housing Authority. Residents are responsible for any damage caused by their pet, including the cost of fumigating or cleaning their units. In exchange for this right, a resident assumes full responsibility and liability for the pet and agrees to hold the Greensboro Housing Authority harmless from any claims caused by an action or inaction of the pet. This policy exempts assistive animals which are allowed in all public housing facilities with deposits and weight restrictions waived. Pets are allowed in all public housing facilities with no restrictions other than those imposed on all tenants to maintain their units and associated facilities in a decent, safe, and sanitary manner and to prevent disturbing their neighbors. Additional details of this policy can be found in ACOP Section 18.

10. Civil Rights Certification.

The Greensboro Housing Authority will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and the title II of the American with Disabilities Act of 1990, and will affirmatively further fair housing.

Affirmatively Furthering Fair Housing

Analysis of Impediments to Fair Housing Choice

Based on the findings of the Analysis of Impediments to Fair Housing Choice prepared in for the Greensboro/Guilford/High Point/Burlington/Alamance Housing Consortium, consortium member jurisdictions developed recommended actions to further Fair Housing Objectives throughout the consortium area.

The Fair Housing Impediments Analysis reviewed questions that might affect the fair housing "health" of the community. It reviewed fair housing practices of local housing providers, community regulations and other important aspects of the housing industry. It also reviewed the concerns of affordable housing and how housing policies can affect the low- and moderate-income population. The analysis pointed out that the courts are indicating that any policy or activity however neutral on its face that denies housing is of concern to the court and should be of concern to the community.

The Analysis goes further with an example that many landlords will not accept any type of housing assistance such as Section 8 vouchers or certificates. "On its face this policy, applied equally, would not seem to be discriminatory since persons using housing assistance programs are not a protected class under fair housing regulations. However, in a recent court decision, a landlord was found to have violated the

fair housing act when he refused to accept a female-headed family because they had a Section 8 voucher. The court explained the deciding factor as follows: in a community where a high percentage of those who hold housing assistance vouchers are female-headed households, the established policy of landlords refusing Section 8 female-headed families had an adverse impact on women with children". The Fair Housing Impediments Analysis points to this example and other challenges as indicators by the community to adjust established policy to meet the needs of the protected as well as the unprotected classes.

The Impediments Analysis points out the ongoing duality of the housing market. In its review of area maps, all three cities in the consortium, Greensboro, High Point and Burlington, have areas that are predominantly minority and usually also low-moderate income, in a pattern that has continued over the past twenty years. It also points out that there is a general inability of people living in public and other subsidized housing to transfer to other affordable rental housing or obtain Section 8 certificates or rental vouchers. The increase in demand for affordable housing both rental housing and single-family homes is a major problem that straps the resources of local housing authorities. The Impediments Analysis recommends that local communities work with HUD, the State, and their housing authorities to try and develop efforts to provide housing to low-income residents.

Specific to Greensboro, the Impediments Analysis cited the lending environment as an area of concern, finding that minorities consistently were not part of the home buying market in the City. It recommended the City complete a detailed lending analysis and focus efforts on establishing this market. The Impediments Analysis stated that the City of Greensboro has made a good effort in its fair housing program and should expand its activities beyond its current scope.

Remedy Discrimination in Housing

It is the policy of the Greensboro Housing Authority (GHA) to fully comply with all Federal, State and local nondiscrimination laws; the Americans with Disabilities Act; and the U. S. Department of Housing and Urban Development regulations governing Fair Housing and Equal Opportunity. GHA shall affirmatively further fair housing in the administration of its public housing program.

No person shall, on the grounds of race, color, sex, religion, national or ethnic origin, familial status, or disability be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under the GHA's programs.

In addition, GHA's program (Family Self Sufficiency, Homeownership, and Supportine Housing

programs, among others) and its partnership with various community organizations, lending partners, credit counseling organizations and banks working in coordination will create an environment that strives to assist minorities in successfully find housing resources including the home buying market in the City.

Finally, GHA conducts regular training for HCV landlords and continues to issue vouchers to public housing residents who qualify for the program and reach the top of the waiting list.

Promote Fair Housing & Fair Housing Choice

To further its commitment to full compliance with applicable Civil Rights laws, GHA will provide Federal/State/local information to applicants for and tenants its housing programs regarding discrimination and any recourse available to them if they believe they may be victims of discrimination. Such information will be made available with the application, and all applicable Fair Housing Information and Discrimination Complaint Forms will be made available at GHA's offices. In addition, all appropriate written information and advertisements will contain the appropriate Equal Opportunity language and logo.

GHA will assist any family that believes they have suffered illegal discrimination by providing them copies of the housing discrimination form. GHA will also assist them in completing the form, if requested, and will provide them with the address of the nearest HUD Office of Fair Housing and Equal Opportunity.

11. Fiscal Year Audit.

GHA's most recent fiscal year audit is FY 2010.

12. Asset Management.

On 6/16/08 GHA was advised by HUD's Deputy Assistant Secretary that GHA had successfully demonstrated conversion to Asset Management. For property management purposes, GHA arranges its public housing inventory by regions. Inventory's needs assessment like long-term operating budget, capital investment, rehabilitation and modernization for each community are annually evaluated.

The approval letter is included as attachment **nc011b01**.

13. Violence Against Women.

A goal of the Greensboro Housing Authority is to fully comply with the Violence Against Women Act (VAWA). It is our objective to work with others to prevent offenses covered by VAWA to the degree we can.

The Greensboro 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. None

The Greensboro 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. None

	The Greensboro 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. None
	The Greensboro Housing Authority has the following procedures in place to assure applicants and
	residents are aware of their rights under the Violence Against Women Act. VAWA is described in
	Section 21.0 of ACOP and Section 29.0 of the HCVP Administrative Plan.
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. Include statements related to these programs as applicable.
	(a) Hope VI or Mixed Finance Modernization or Development.
	1) GHA does not intend to apply for a HOPE VI in the upcoming fiscal year; however, GHA is
	participating in both the Neighborhood Stabilization Program funded through Economic Recovery
	Act of 2008 and HUD to address foreclosure abatement. In addition, GHA is participating in the
	American Recovery and Reinvestment Act (ARRA) of 2009 for both the ARRA Capital Funds
	and competitive ARRA programs as they become available.
	2) Neighborhood Stabilization Program (NSP): On January 28, 2009 GHA submitted an application
	for funding available under the Neighborhood Stabilization Program (NSP) to purchase foreclosed
	properties for public housing. The City of Greensboro has been significantly impacted by the rising rate
	of home foreclosures and some of the hardest hit areas are our low-income communities. On March 11,
	2009 GHA was awarded a \$2.1 million NSP grant by the North Carolina Department of Commerce,
	Division of Community Assistance. On August27, 2010, GHA received a second NSP grant totaling
	\$312,789.24, Since receiving the grant award GHA has worked diligently to implement the approved
	grant program goals to purchase foreclosed units to be utilized as public housing units and to purchase
	a developed building pad for new construction.
	• Acquisition: On October 30, 2009 GHA purchased 14 two-bedroom condominium units in an
	existing multi-family property. These are vacant, newly constructed, foreclosed units that
	will be utilized as public housing units. Rehabilitation/renovation on these units will be
	carried out as needed.
	• New Construction: Also on October 30, 2009 GHA purchased a developed building pad that has all
	required infrastructure for redevelopment including roads, sewer, water and utilities. GHA
	originally proposed to construct 12 public housing units on this pad using both NSP funds and
	funds contributed by GHA. With the addition of \$312,789 NSP grant, GHA will construct 12
	additional public housing units for a total of 24 new units. Activities related to the
	construction/redevelopment of the developed building pad for 24 new public housing units will
	include site preparation, oversight of engineering/design, permitting, construction activities and
	construction management.
	• GHA purchased six additional Foxworth units from homeowners increasing GHA's total to 44

units including the 24 new construction units -and all will be occupied by public housing residents

- 3) American Recovery and Reinvestment Act (ARRA) of 2009: In compliance with ARRA, GHA was awarded \$5,582,483 in ARRA Capital Funds. In anticipation of these funds this information was included in GHA's Agency Plan, in information provided to the Resident Advisory Board (RAB) and in the dissemination of information for the required public hearing. In addition, on October 21, 2009 GHA was awarded \$1,054,700 in Capital Fund Recovery Competitive grant funds for improvements to the Stoneridge public housing community. Improvements to these two communities are summarized below:
- ARRA Claremont: Currently under construction, these funds will be used for infrastructural, landscape, and renovations to the facades of the Claremont Courts community, in addition to modernization to its community building & property management offices. **nc011c01**
- ARRA Stoneridge: Currently under construction, GHA will conduct modifications of three apartments located at the end of the building to make them fully accessible in accordance with the Uniform Federal Accessibility Standards (UFAS). In addition, GHA will construct an onsite community center to provide space for supportive services and resident meetings for the residents of Stoneridge. The on-site community center will consist of 1,650 square feet of space with driveways, a parking lot and a circulation sidewalk as needed. Specific space to be included in the community center are a multi-purpose meeting room, a Health Clinic space and nurses offices for health care activities, a kitchen for resident functions, bathrooms, an activity room, storage area and office space for property management. The entire building will be accessible. **nc011d01**

2) A timetable for the submission of applications or proposals.

- Neighborhood Stabilization Program (NSP): In accordance with NSP guidelines GHA will obligate all NSP funds by July 18, 2010, expend all funds by August 9, 2012 and closeout the project be January 9, 2013.
 - American Recovery and Reinvestment Act (ARRA) of 2009 Capital Funds: In accordance with ARRA guidelines GHA will obligate all funds by March 17, 2010, expend all funds by March 17, 2012 and closeout the project be March 17, 2012.
- (b) Demolition and/or Disposition. With respect to public housing projects owned by the PHA and subject to ACCs under the Act:
 - (1) A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition;

Demolition/Disposition Activity Description 1a. Development name: Central Maintenance

	Development (project) number: nc011
2. Ao	ctivity type: Demolition Disposition 🖂
3. Aj	oplication status (select one)
	Approved 🖂
	Submitted, pending approval
4 D:	Planned application ate application approved, submitted, or planned for submission: (01/12/2008)
	umber of units affected: 0
	overage of action (select one)
	Part of the development
	Fotal development imeline for activity:
/. 1	a. Actual or projected start date of activity: January 2009
	b. Projected end date of activity: December 2012
(2)) A timetable for the demolition or disposition. The disposition application was approved on
	December 12, 2008.
(c) Co	onversion of Public Housing. With respect to public housing owned by a PHA:
1)	A description of any building or buildings (including project number and unit count) that the PHA
	is required to convert to tenant-based assistance or that the public housing agency plans to
	voluntarily convert:
	GHA has no buildings or units that are required to be converted to tenant based assistance. In
	addition, GHA does not plan to voluntarily convert buildings or units.
2)	An analysis of the projects or buildings required to be converted:
	No buildings or units are required to be converted therefore no analysis is required.
3)	A statement of the amount of assistance received under this chapter to be used for rental assistance
	or other housing assistance in connection with such conversion:
	No buildings or units are required to be converted therefore no assistance will be received.
4)	GHA completed its voluntary conversion assessment and has submitted it in past agency plans as
	follows:
olunta	ary Conversion Assessments
(a)) How many of the PHA's developments are subject to the Required Assessments? 15
(b)) How many of the PHA's developments are not subject to the Required Assessments based on
	exemptions (i.e., elderly and/or disabled developments not general occupancy projects)? 4
(c)) How many assessments were conducted for the PHA's covered developments? <u>14</u>
(d)) Identify the PHA developments that may be appropriate for conversion based on the Required
	Initial Assessments: None
	If the PHA has not completed the Required Initial Assessment, describe the status of these

December 2007), Abby Court (February 2009) and Foxworth (October 2009) have not had a voluntary assessment completed due to limited operational data. GHA will complete the required assessments as soon as practical.

(d)Homeownership. A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.

Public Housing-Homeownership Program: The overall goal of the program is to help public housing FSS clients purchase a home by providing a comprehensive homeownership program including supportive services, case management, financial development and education. Additionally, it provides funding to create programs to help clients achieve economic self-sufficiency. It provides funds to deliver homeownership training, counseling and supportive services for residents of Public and Indian housing who are participating or have participated in self-sufficiency programs such as ROSS-RSDM, Public Housing Family Self Sufficiency and Neighborhood Networks programs. Greensboro Housing Authority partners with five community organizations who offer workshops on:

- Renting vs. Owning
- Budgeting
- Understanding Credit
- Getting a Mortgage Loan
- Shopping for a Home
- o Loans, insurance, down payments, closing costs, financing and home maintenance.
- FDIC Money Smart Curriculum
- o Financial Literacy classes
- "Coping with Hardships"
- "Investing in your Neighborhood"
- "Home Maintenance", and
- "When to Refinance.

HCVP Homeownership: The program is designed to promote and support the purchase of a home by a 'first-time' homeowner. It allows one or more members of HCV participant family to purchase a home with the monthly HCV assistance payments going towards mortgage payments. GHA has earmarked 50 housing choice vouchers for families receiving homeownership assistance. Before the commencement of homeownership assistance, the family must attend and satisfactorily complete a pre-assistance homeownership and housing counseling program. GHA will also offer additional counseling after the commencement of assistance. Among the topics covered in the

required counseling program are:

•Home maintenance (including care of the grounds)

	oBudgeting and money management
	oCredit counseling
	oHow to negotiate the purchase of a home
	○How to obtain homeownership financing and loan pre-approvals, including a description of
	types of financing that may be available
	oHow to find a home
	oAdvantages of de-concentration
	oInformation of fair housing
	○Information about Real Estate Settlement Procedures (RESPA), state
	and federal truth-in-lending laws
	(e)Project-based Vouchers. If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.
	GHA continues to be interested in the development of affordable housing using Project Based
	Vouchers (PBV) for housing of elderly persons, persons with disabilities, and other special
	populations. In the recent past GHA has worked on two PBV projects one for new construction for
	units for the severely handicapped and a second for rehabilitated housing for the elderly and
	disabled. Both projects met HUD's PBV standards and were located in a census tract with less than
	a 20% poverty rate. GHA's capacity to operate these programs has been demonstrated by our
	continued assessment as a "High Performer" housing authority by the U. S. Department of Housing
	and Urban Development (HUD) for both public housing and the Housing Choice Voucher Program.
	Due to a variety of issues neither of the two PBV projects were completed; however, GHA still plan
	to pursue this type of housing in the future. GHA's PBV Selection Criteria is provided as
	Attachment nc011e01.
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.
	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report,</i> form HUD-50075.1, for each current and open CFP grant and CFFP financing.
	Capital Fund Program (CFP) information is attached as follows:
8.1	2011 CFP Annual Statement –attachment nc011f01 2010 CFP Annual Statement/Performance and Evaluation Report –attachment nc011g01
0.1	2010 CFP RHF Annual Statement/Performance and Evaluation Report - attachment nc011h01
	2010 CFP RHF Additional Annual Statement/Performance and Evaluation Report - attachment nc011i01 2009 CFP Annual Statement/Performance and Evaluation Report - attachment nc011j01
	2009 CFP RHF Annual Statement/Performance and Evaluation Report - attachment nc011k01
	2009 CFP RHF Additional Annual Statement/Performance and Evaluation Report - attachment nc011101
	2008 CFP Annual Statement/Performance and Evaluation Report - attachment nc011m01
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year
	for a five year period). Large capital items must be included in the Five-Year Action Plan. The Capital Fund Program Five-Year Action Plan – attachment nc011n01

8.3	Capital Fund Financing Program (CFFP). Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to
	finance capital improvements. nc011001
9.0	Housing Needs . Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.
	Almost 30 percent of all households (at any income level) experience a housing problem and over one
	quarter experience a cost burden of 30 percent of more. 46% of all renters and 16% of owners are
	"housing cost burdened." (Their rent or mortgage exceeds 30% of their household income) Eleven
	percent of all households experience a cost burden of 50 percent or more; over one half of all extremely
	low-income households (those earning 30 percent or less of the area median income) also fall in this
	category. In terms of number of households, very low income households (those making less than 30%
	AMI or \$16,080) doubled from 2000 to 2007 from 10,000 to 20,000 households. Among very low-
	income and low-income owners, there has been an overall increase in the number of housing problems.
	While it may be encouraging that there are more very low-income and low-income owners, it is
	discouraging to note that many of these new owners are experiencing problems -problems mostly related to
	cost burden. Many low-income households experience one or more housing problems. These are most often
	households that rent their living space. More than one out of three renting households experience a housing
	problem, compared to one out of five homeowner households. As is typical, the numbers are bleakest for
	the poorest households, regardless of ownership. Very low-income households (those earning less than 30
	percent of the area median income) have the greatest proportion of housing problems, whether renter or
	owners.
1	

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

The "Overall" Needs column provides the estimated number of renter families that have housing needs. The 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." N/A indicates that no information is available upon which the PHA can make this assessment.

	Ηοι	using Needs of by 2	Families iı Family Ty		sdiction		
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income <= 30% of AMI	5810	5	5	5	5	5	5
Income >30% but <=50% of AMI	5133	4	5	5	5	4	4
Income >50% but <80% of AMI	2933	3	5	4	5	3	3
Elderly	2262	5	3	2	5	1	5
Families with Disabilities	610	4	5	5	5	N/ A	5
Black	11965	5	N/A	N/A	5	N/ A	N/A
Hispanic	204	3	N/A	N/A	5	N/	N/A

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		•						
9.1	Strategy for Addressing Housing jurisdiction and on the waiting list Plan submission with the 5-Year	in the upcom						
	GHA has increased its nu	umber of p	public housin	g units with	the addit	tion of the Wood	lland V	/illage (27 units
	purchased December 200	07) and Al	oby Courts (1	4 units purc	hased Fe	bruary 2009) an	d Foxy	worth (14 units
	purchased October 2009	and 6 mor	re units by Au	ugust 2010.	GHA is	constructing 24 a	additio	nal public
	housing units on the Foxy	worth pro	perty).Also, (GHA purcha	sed 5.0 a	acres of vacant la	and for	future
	development of affordabl	le housing	g. In addition	to public ho	using un	its, GHA increas	sed its	allocation of
	Housing Choice Voucher	s with 10	0 Family Uni	fication Vou	chers in	August 2010 an	d 43 E	Enhanced
	Vouchers in September 2	2010. GHA	A's FSS prog	rams in both	the HC	VP program and	the Pu	Iblic Housing
	Programs aid clients in ac	chieving s	elf-sufficienc	cy. The self-	sufficien	cy programs ass	ist clie	ents in moving to
	fair market rent or to beco	oming edu	ucated homeo	wners. GHA	A's Hom	eownership prog	grams i	in both the HCV
	and Public Housing Prog	rams assis	sts clients wit	h cleaning u	p their c	redit, improving	their of	credit standing
	and increasing their abilit	ty to main	tain homes th	nat they purc	hase. By	assisting clients	s to mo	ove to fair
	market rent, or to purchas	se their ov	wn homes, Gl	HA is then a	ble to as	sist new individu	als in	achieving safe
	and sanitary housing by r	noving th	em into the n	ewly vacate	d units.			

10.0	Additional Information. Describe the following, as well as any ad	ditional information HUD has requested.
	 (a) Progress in Meeting Mission and Goals. Provide a brief statem Year Plan. 	ent of the PHA's progress in meeting the mission and goals described in the 5-
	SEMAP, tracking activities results, promptly imp	by maintaining a high performer status in PHAS and plementing corrective actions, complying with regulations nplementing and promoting activities that lead to programs
		ncy, create safer communities, and promote quality,
		using Authority Goals and Objectives and progress
	thereof:	DUAC J CEMAD J (L Asset Manager
	Goal #1: Achieve and maintain high performer status in Objective	Progress
	Achieve and maintain a high performer status in PHAS and SEMAP and track Asset Management.	Achieved for SEMAP: High Performer submitted for SEMAP. Received High Performer status for SEMAP for FY 2010. Certified High Performer PHAS score for FY 2010.
	Track results and immediately implement any required corrective actions.	Achieved: Results are tracked on a monthly basis and corrective actions are taken.
	Comply with Asset Management requirements	Achieved: Successful conversion to Asset Management on 6/16/2008, stop-loss retained at 5%.
	Goal #2: Maintain the fiscal integrity of GHA Objective	Duoguog
	Maintain uncollected dwelling rent at 2% or less.	Progress Achieved: GHA had an uncollected dwelling rent rate of
		1.71% at FY 2010 year-end.
	Maintain collection loss at 7% or less.	Achieved: GHA had a collection loss rate of 2.0% at FY 2010 year-end.
	Achieve annual financial audits with no significant findings.	Achieved: Audit completed with not significant findings.
	Invest an average of 97% of available cash	Achieved with and average of 100%.
	Maintain a project-based budget for public housing including COCC and HCVP budgets.	Achieved: Budgets adopted by Board.
	Monitor AMP program's budget regularly.	Achieved: Successful conversion to Asset Management on 6/16/08. AMPs budget monitored on a regular basis.
	Track AMP non-performing criteria quarterly and implement corrective action.	Achieved: Tracking and corrective action implemented as planned.
	Goal #3: Create an environment that encourages self-s residents and HCVP participants	ufficiency and enhances quality of life for all public housing
	Objective	Progress
	Seek to expand the number of working families in scattered-site communities to promote self-sufficiency.	Achieved: For FY 2010 the number of working families increased by 3.8%.
	Seek to increase the number of working families in both public housing and HCVP.	In Progress: For FY 2010 the number of working families decreased by 5%.
	Seek to maintain the ability to run a successful homeownership program for eligible public housing and Housing Choice Voucher Program families.	Achieved: For FY 2010 there were 19 home closings in the HCV Homeownership Program and 1 closings in the public housing Homeownership Program.
	Goal #4: Increase the supply of affordable housing opp Objective	ortunities in Greensboro Progress
	Apply for all new voucher opportunities.	Achieved: Received 100 Designated Housing vouchers and 35 VASH Vouchers.
	Explore creative financing alternatives for new developments.	Achieved: 1) Purchased 5.0 acres if vacant property at Foxworth; 2) purchased 14 units at Foxworth; and 3) purchased 6 additional units at Foxworth and 24 new two- bedrooms units are under construction.
	Work with other local housing providers to expand opportunities.	In Progress: Continued to expand housing opportunities Program with other housing providers including Continuum of Care, HOPWA and VASH.

10.0	
	(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"
	Definition of Substantial Deviation: Substantial deviations or significant amendments or modifications
	are defined as discretionary changes in the plans or policies of the housing authority that fundamentally
	change the mission, goals, objectives, or plans of the agency and which require formal approval of the
	Board of Commissioners.
11.0	Required Submission for HUD Field Office Review . In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.
	 (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights): attachment nc011p01 (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only): attachment nc011q01 (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only): attachment nc011r01 (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only): attachment nc011s01 (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations: attachment nc011t01. (g) Challenged Elements: NA (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only): attachment – see section 8.1 (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only): see section 8.2.

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, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide 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 is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 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 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. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

Instructions form HUD-50075

Applicability. This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

1.0 PHA Information

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

2.0 Inventory

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

3.0 Submission Type

Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

4.0 PHA Consortia

Check box if submitting a Joint PHA Plan and complete the table.

5.0 Five-Year Plan

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

5.1 Mission. A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

5.2 Goals and Objectives. Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

- **6.0 PHA Plan Update.** In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:
 - (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
 - (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central off ice of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

PHA Plan Elements. (24 CFR 903.7)

1. Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures. Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

- 2. Financial Resources. A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.
- **3. Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.
- 4. Operation and Management. A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.
- **5. Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.
- 6. Designated Housing for Elderly and Disabled Families. With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: 1) development name and number; 2) designation type; 3) application status; 4) date the designation was approved, submitted, or planned for submission, and; 5) the number of units affected.
- 7. Community Service and Self-Sufficiency. A description of: (1) Any programs relating to services and amenities provided or offered to assisted families; (2) Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; (3) How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. (Note: applies to only public housing).
- 8. Safety and Crime Prevention. For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

- **9.** Pets. A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
- 10. Civil Rights Certification. A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.
- **11. Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
- **12. Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.
- 13. Violence Against Women Act (VAWA). A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, or stalking violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers

(a) Hope VI or Mixed Finance Modernization or Development. 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm

(b) Demolition and/or Disposition. With respect to public housing projects owned by the PHA and subject to ACCs under the Act: (1) A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's

website at: <u>http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.c</u> <u>fm</u>

Note: This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed.

(c) Conversion of Public Housing. With respect to public housing owned by a PHA: 1) A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or that the public housing agency plans to voluntarily convert; 2) An analysis of the projects or buildings required to be converted; and **3**) A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/conversion.cfm

- (d) Homeownership. A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) Project-based Vouchers. If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.
 - **8.0 Capital Improvements.** This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.
 - 8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report. PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:
 - (a) To submit the initial budget for a new grant or CFFP;
 - (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
 - (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

- 1. At the end of the program year; until the program is completed or all funds are expended;
- 2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and

3.Upon completion or termination of the activities funded in a specific capital fund program year.

8.2Capital Fund Program Five-Year Action Plan

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

8.3 Capital Fund Financing Program (CFFP). Separate, written HUD approval is required if the PHA proposes to pledge any portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to

service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at: http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm

- **9.0 Housing Needs.** Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).
 - 9.1 Strategy for Addressing Housing Needs. Provide a 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. (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).
- **10.0 Additional Information.** Describe the following, as well as any additional information requested by HUD:
- (a) Progress in Meeting Mission and Goals. PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).
- (b) Significant Amendment and Substantial Deviation/Modification. PHA must provide the definition of "significant amendment" and "substantial deviation/modification". (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)

(c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. (Note: Standard and Troubled PHAs complete annually).

- **11.0 Required Submission for HUD Field Office Review.** In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.
- (a) Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace* (PHAs receiving CFP grants only)
- (c) Form HUD-50071, Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)
- (d) Form SF-LLL, *Disclosure of Lobbying Activities* (PHAs receiving CFP grants only)
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet* (PHAs receiving CFP grants only)
 - (f) Resident Advisory Board (RAB) comments.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only). See instructions in 8.1.
- Form HUD-50075.2, Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only). See instructions in 8.2.

Average Incomes for Communities Subject to Deconcentration Rule*

Smith Homes	6,732.00
Ray Warren	7,674.00
Silverbriar	8,745.00
Claremont Courts	7,393.00
Hampton Homes	10,107.00
Pear Leaf	9,631.00
Baylor-Woodberry	10,652.00
Applewood	9,538.00
Lakespring Courts	8,747.00
Hickory Trails	8,747.00
Laurel Oaks	9,907.00
Hickory Trails Annex	11,050.00
River Birch	11,569.00
Woodland Village	9,999.00
Abby Court	12,155.00
Total:	142,646.00

Average Income: 9,509.73

Established Income Range

85% of Average Community Income:	8,083.27 Minimum
115% of Average Community Income:	10,936.19
30% of Area Median Income:	17,550.00 Maximum

As all of GHA's communities fall within the Established Income Range, (all communities have income lower than 30% of Area Median Income or extremely lowincome) there are no communities that require special actions to deconcentrate poverty in accordance with 24 CFR 903.2. (Note: Foxworth community is under construction and not included.)

* Gateway Plaza, Hall Towers, Smith Homes Elderly, and Stoneridge are communities designated as elderly, and are therefore not subject to the Deconcentration Rule.



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

550 12TH Street, SW Suite 200 Washington, DC 20410

OFFICE OF PUBLIC AND INDIAN HOUSING REAL ESTATE ASSESSMENT CENTER

JUN 1 6 2008

Tina Akers Executive Director Housing Authority of the City of Greensboro PO Box 21287 Greensboro, NC 27420

Dear Tina Akers:

Thank you for the Housing Authority of the City of Greensboro's Year 1 Stop-Loss submission. The Department is pleased to advise you that, in accordance with PIH Notice 2006-35, the Housing Authority of the City of Greensboro has demonstrated a successful conversion to asset management. As a result, the agency will have its operating subsidy reduction stopped at five percent of the per unit month difference between the old and new formulas, effective for Calendar Year 2008 through adoption of the rulemaking pursuant to 24 CFR 990.165(i).

Enclosed you will find a copy of the On-Site Review and COCC Review of Criteria 1-6, completed by a private vendor under contract with the Department.

Congratulations on your successful submission and for the work of your agency in converting to asset management. Should you need more information, please contact Andrea Williamson by e-mail: Andrea.D.Williamson@hud.gov.

Sincerely,

Deputy Assistant Secretary

cc: Michael Williams, Greensboro Public Housing HUB Director

Attachments

www.hud.gov

espanol.hud.gov

2	Mai Fund Program, Capital Fund Program Replacement Housing Factor and Apital Fund Financing Program	Replacement Hou	ising Factor and					Office of Public and Indian Housing	ndian Housing
								Expires 4/30/2011	UMB NO. 25 / /-0226
Part I: Summary									
PHA Name:		Grant Type and Number	umber			-		FEV of Grant: 2009 Recovery Ac	
Greensboro Housing Authority	Authority	NC19S01150109			Replacement Housing Factor Grant No	ng Factor Grant No:		TTT OF GLANL, 2007 NECOVERY ACT	
		Date of CFP:	3/11/2009					FFY of Grant Approval: 2009	
Type of Grant									
	Original Annual Statement		Reserve for I	Reserve for Disasters/Emergencies			IX Revised Annual S	Revised Annual Statement (revision no: 1)	
×	Performance and Evaluation Report for Period Ending:	Ending:	12/31/2010				Final Performance	e and Evaluation Report	
Line	Summary by Development Account				Total Estimated Cost	ost		Total Actual Cost	
					Original	-	Revised ²	Obligated	Expended
1	Total non-CFP Funds								
2	1406 Operations (may not exceed 20% of line 21)	u				0.00	0.00	00	0 00
3	1408 Management Improvements					0.00	0.00	00	0.00
4	1410 Administration (may not exceed 10% of line 21)	21)				256,265.00	554,631.00		554,631.00 287.003.00
2	1411 Audit					0.00	0.00		
2	1415 Equivaled Damages					0.00	0.00	00	0.00
8	1430 Fees and Costs					247,308.00	248,938.00	0 248,938.00	38.00 248,938.00
0	1450 Sie Levenstion					0.00	0.00	00	0.00
10	1450 Sile Improvement					654,863.00	654,863.00	0 654,863.00	63.00 146,922.00
10	1465 1 Durating Solutionies					3,113,595.00	2,811,612.00	2,811,612.00	1,1
11	1403.1 DWeiling Equipment—Nonexpendable					0.00	0.00	00	0.00
12	1470 Non-dwelling Structures					1,221,912.00	1,223,899.00	0 1,223,899.00	99.00 578,264.00
13	1473 Non-dweiling Equipment					88,540.00	88,540.00		
14	1480 Demolition					0,00	0.00		
12	1492 Moving to Work Demonstration					0.00	0.00	00	0.00
10	1493.1 Kelocation Costs					0.00	0.00	00	0.00
17	1499 Development Activities					0,00	0.00	00	0.00
18a	1501 Collateralization or Debt Service paid by the PHA	PHA				0,00	0.00	0	0.00
l8ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	stem of Direct Paym	lent			0.00	0.00	0	0.00
61	1502 Contingency (may not exceed 8% of line 20)					0.00			•
20	Amount of Annual Grant: (sum of lines 2 - 19)					5,582,483.00	5,582,483.00	5,582,483.00	83.00 3.157.028.00
17	Amount of line 20 Related to LBP Activities								
23	Amount of line 20 Related to Security - Soft Cost								
24	Amount of line 20 Related to Security - Hard Costs	G							
25	Amount of line 20 Related to Energy Conservation Measures	1 Measures							
	¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement	tion Report or a Rev	ised Annual Statement						
	² To be completed for the Performance and Evaluation Report.	tion Report.							
	³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.	ise 100% of CFP Gra	ints for operations.						
	4 RHF funds shall be included here.								

nual Statement/Performance and Evaluation Report Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program	on Report A Replacement Housing Factor and				U.S. Department of Housing and Urban Development Office of Public and Indian Housing OMB No. 2577-0226 Expires 4/30/2011
Part I: Summary PHA Nume: Greensboro Housing Authority:	Grant Type and Number Capital Fund Program Grant No: Date of CFP: 3/11/2009	NC19S01150109	Replacement Housing Factor Grant No:	Frant No:	FFV of Grant: 2009 FFV of Grant Approval: 2009
Type of Grant Original Annual Statement	Reserve for Disasters/Emergencies	rs/Emergencies		I Final Pe	Revised Annual Statement (revision no: 1) Final Performance and Evaluation Report
Performance and Evaluation Report for Period Line Summary by Development Account			Tota	100	Total Actual Cost
Signature of Executive Director	april 2011		Signature of Public Housing Director		Date
			-		

Annual State	Annual Statement/Performance and Evaluation Report	rt rement Housing Factor and					U.S. Depa	Office of Pul	U.S. Department of Housing and Oroan Development Office of Public and Indian Housing
Capital Fund	Capital Fund Financing Program	CUICIL LICESTIE L ROLOT MILE							OMB No. 2577-0226
						-		Ex	Expires 4/30/2011
Part II: Supporting Pages									
PHA Name:		Graat Type and Number	NC19S01150109				F	Federal FFY of Grant: 2009	: 2009
Greensboro Housing Authority		Capital Fund Program Grant No:	0.		CFFP (Yes/No):				-
		Replacement Housing Factor Grant No:	Grant No:						
Development Number	General Description of Major Work		Development	Quantity 1	Total Estimated Cost	st	Total Actual Cost	al Cost	Status of Work
Name/PHA_Wide Activities	Categories		Account No.						
Maine/Fn/-Wide Activities						-	n	Ende	
					Cubina .		Obligated 2	Expended 2	
				-	756 765 00	00 102 122	00 1159 755	00 100 180	
Claremont Courts INCLINUT	Administration				1				
Claremont Courts NC11007	Fees and Cost	1430			247,308.00	248,938.00	248,938.00	248,938.00	
Claremont Courts NC11007	Site Improvement	1450			654,863.00	654,863.00	654,863.00	146,922.00	
	9a 111 A			036	1 113 505 00	00 613 118 6	00 211 612 00	1 887 935.00	
Claremont Courts INC11007	Dweiling structure	1400							
Claremont Courts NC11007	Non-Dwelling Structure	1430			1,221,912.00	1,223,899.00	1,223,899.00	578,264.00	
Claremont Courts NC11007	Non-Dwelling Equimpent	1475		250	88,540.00	88,540.00	88,540.00	7,966.00	
Claremont Courts NC11007	Contingency	1502			0.00	0.00	0.00	0.00	
1 1					CE E03 103 00	00 201 102 2	00 287 C85 2	3 1 57 0 28 00	
	Lotal				00,004,700.00	of a standard	antes feeder		
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¹ To be con	² To be completed for the Performance and Evaluation Report or a second secon	ion Renort							

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Canital Fund Pr	Canital Fund Program Canital Fund Program Replacement Housing Factor and	am Renlacement I	Jousing Facto	or and					0.3. 0	Office of	Office of Public and Indian Housing	lousing
Capital Fund Fi	Capital Fund Financing Program		0								OMB No. 2577-0226	7-0226
	5 - 05 - m										Expires 4/30/2011	
Part III: Implementation Schedule												
PHA Name:			Grant Type and Number	nd Number		NC19S01150109	60109			Federal FFY of Grant: 2009	ant: 2009	
Greensboro Housing Authority			Capital Fund	Capital Fund Program Grant No:				CFFP (Ycs/No):				
			Replacemen		nt No:							
Development Number	All Fu	All Fund Obligated			All Fund Expected							
Name/PHA-Wide Activities	(Quarto	(Quarter Ending Date)		0	(Quarter Ending Date)							
										2 2 2		
	9											
Claremont Courts	3/17/2010			March 17,2012								
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¹ Obligation an	¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended	n only be revised	with HUD app	proval pursuant to	Section 9j of the U.	S. Housing Ac	t of 1937, as	amended.				
		-	1									
Capital Fund Program, Capital Fund Program Keplacement Housing Factor and Capital Fund Financing Program			Othes of Fubic and Indian Floasing OMB No. 2577-0226 Expires 9/29/2012	c and indian riousing OMB No. 2577-0226 res 9/29/2012								
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Part I: Summarv												
PHA Name: Grant Type and Number		F	FFY of Grant: 2009									
Iousing Authority	Replacement Housing Factor Grant No:		FFY of Grant Approval: 2009	6003								
Type of Grant												
	ncies	Revised Annual Einal Parforma	Revised Annual Statement (revision no: Final Parformance and Evaluation Report	•								
Line Summary by Development Account	Total Estimated Cost		Total Actual Cost									
	Original	Revised ²	Obligated	Expended								
1 Total non-CFP Funds												
3 1408 Management Improvements	37,672.00	37,672.00	37,672.00	2,700.00								
	105,470.00	105,470.00	105,470.00	41,187.00								
	0.00	0.00	0.00	0.00								
6 1415 Liquidated Damages	0.00	100.00	100 001 00	0.00								
	00.0	00.0	00.0	0 00								
9 1450 Site Improvement	386,709.00	386,709.00	386,709.00	0.00								
-	161,428.00	161,428.00	161,428.00	161,428.00								
	0.00	0.00	0.00	0.00								
	241,556.00	241,556.00	241,556.00	162,900.00								
_	19,884.00	19,884.00	19,884.00	0.00								
	0.00	0.00	0.00	0.00								
	0.00	0.00	0.00	0.00								
	1,000.00	1,000.00	1,000.00	573.00								
17 1499 Development Activities ⁴	0.00	0.00	0.00	0.00								
18a 1501 Collateralization or Debt Service paid by the PHA	0.00	0.00	0.00	0.00								
20	0.00	0.00	0.00	0.00								
19 1502 Contingency (may not exceed 8% of line 20)	0.00	0.00	0.00	0.00								
20 Amount of Annual Grant: (sum of lines 2 – 19)	1,054,700.00	1,054,700.00	1,054,700.00 453,052.00	453,052.00								
21 Amount of line 20 Related to LBP Activities	0.00	0.00	0.00	0.00								
22 Amount of line 20 Related to Section 504 Activities	0.00	0.00	0.00	0.00								
23 Amount of line 20 Related to Security – Soft Costs	0.00	0.00	0.00	0.00								
	0.00	0.00	0.00	0.00								
	0.00	0.00	0.00	0.00								
¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement	ement.											
² To be completed for the Performance and Evaluation Report.												
⁵ PHAs with under 250 units in management may use 100% of CFP Grants for operations	ns.											
⁴ RHF funds shall be included here.												

	ITC Descent	mut of Housing and Helan Davidonment
Canital Fund Prooram Canital Fund Prooram Replacement Housing Factor and	undare toto	Office of Public and Indian Housing
Capital Fund Financing Program		OMB No. 2577-0226 Expires 9/29/2012
PHA Name: Grant Type and Number NC01101306009E		FFY of Grant: 2009
Greensboro Housing Authority Capital Fund Program Grant No: Replace Date of CFP: 9/9/2009	Replacement Housing Factor Grant No:	FFY of Grant Approval: 2009
Type of Grant	Revised Annu	Revised Annual Statement (revision no:)
n Report for Period E		Final Performance and Evaluation Report
Line Summary by Development Account	Total Estimated Cost	Total Actual Cost
	Original Revised ²	Obligated Expended
Signature of Executive Difference from Date June 14, 2011 Signatu	Signature of Public Housing Director	Date

¹ To be com ² To be com		Stoneridge Stoneridge Stoneridge	Number Name/PHA- Wide Activities	PHA Name: Greensboro Housing Authority Development General	Annual Statement/Per Capital Fund Program Capital Fund Financin Part II: Supporting Pages
¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement. ² To be completed for the Performance and Evaluation Report.	Total	Fees & Cost Architecture & Engineering Survey	Categories	Desi	Annual Statement/Performance and Evaluation Keport Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program II: Supporting Pages
I Evaluation Re				Grant Type and Number Capital Fund Program Gra Replacement Housing Fa Develo	am Replacemen
port or a Revised Annual S port.		1430 NC01101306609E 1430 NC01101306609E 1430 NC01101306609E 1430 NC01101306609E	Account Ivo.	Capital Fund Program Grant No: Replacement Housing Factor Grant No: Work Development	t Housing Factor and
tatement.		609E 609E		Quantity	
	237,500.00	77,500.00 150,000.00 10,000.00	Original	CFFP (Yes/No): Total Estimated Cost	
			Revised ¹		
			Funds Obligated 2	lotal Actual Cost	c.a. Departm
			Funds Expended 2	rederat Fry Ial Cost	Office of
				redefailer of Graffic 2007 1al Cost Status of Work	O.S. Department of Front Public and Indian Housing Office of Public and Indian Housing OMB No. 2577-0226 Expires 9/29/2012

Annual Statement/Performance and Evaluation Keport Capital Fund Program, Capital Fund Program Replace Capital Fund Financing Program	ort cement Housing Factor and				O.S. Department of Housing and Orban Development Office of Public and Indian Housing OMB No. 2577-0226 Expires 9/29/2012	of Public and Indian I OMB No. 25 Expires 9/29/2012
Part II: Supporting Pages						
	Type and Number	NC01101306009E			Federal F	Federal FFY of Grant: 2009
	I Fund Program Grant No:		CFFP (Yes/No):			
	cement Housing Factor Grant N	0:				
eral Description of Major Work	Development	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
Categories	Account No.					
			Original	Revised 1	Funds Funds	
					Obligated 2 Expended	2
or the Performance and Evaluation	on Report or a Revised Annual S	Statement.				
or the Performance and Evaluati	on Report.					
	Annual Statement/Performance and Evaluation Kepo Capital Fund Program, Capital Fund Program Part II: Supporting Pages PHA Name: Greensboro Housing Authority Development Number Name/PHA- Wide Activities Wide Activities "To be completed for the Performance and Evaluati 2 To be completed for the Performance and Evaluati	Annual Statement/Performance and Evaluation Keport Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program Name: Name: II: Supporting Pages Name: Name: Name: Sobro Housing Authority Sobro Housing Authority Ceneral Description of Major Work Categories Meplacement Housing Factor Grant No: Replacement Housing Factor Grant No: Replacement Housing Factor Grant No: Categories Categories Me/PHA- e Activities Activities To be completed for the Performance and Evaluation Report or a Revised Annual State To be completed for the Performance and Evaluation Report.	Capital Fund Program Replacement Housing Factor and g Program Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: Categories Ca	Capital Fund Program Replacement Housing Factor and g Program Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor frant No: al Description of Major Work Categories Categ	Capital Fund Program Replacement Housing Factor and g Program Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: Categories NC01101306009E al Description of Major Work Categories Development Account No. Quantity Capital Fund Program Grant No: Categories Quantity Capital Fund Program Grant No: Development Categories Quantity Categories Account No. Categories Account No.	Capital Fund Program Replacement Housing Factor and g Program Graut Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: Development Development Account No. NC01101306009E CFFP (Ves/No): Development Account No. al Description of Major Work Development Account No. Quantity Total Estimated Cost Account No. Calegories Account No. Original Revised ¹ In Performance and Evaluation Report or a Revised Annual Statement. In Performance and Evaluation Report or a Revised Annual Statement. In Performance and Evaluation Report or a Revised Annual Statement.

Annual Statement/Performance a Capital Fund Program, Capital F Capital Fund Financing Program	ent/Performa rogram, Capi inancing Proj	Annual Statement/Performance and Evaluation Report Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program	n Replacem	ent Housing Fa	ctor and			U.S. Department of Housing and Urban Development Office of Public and Indian Housing OMB No. 2577-0226 Expires 9/29/2012
Part III: Implementation Schedule	tation Sched	lule						
PHA Name:			Grant Typ	Grant Type and Number		NC01101306009E		Federal FFY of Grant: 2009
Greensboro Housing Authority	, Authority		Capital Fu Replacen	Capital Fund Program Grant No: Replacement Housing Factor Gr	Capital Fund Program Grant No: Replacement Housing Factor Grant No:		CFFP (Yes/No):	
Development	All	All Fund Obligated		All F	All Fund Expected			
Number	(Qua	(Quarter Ending Date)	()	(Quart	(Quarter Ending Date)	3)		
Name/PHA- Wide Activities								
	Original	Revised	Actual	Original	Revised	Actual		Reasons for Revised Target Dates
¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act								

Page 6 of 7

All Fund Obligation (Quarter Ending Date) Actual Obligation End Date Original Expenditure End Date Actual Expenditure End Date Actual Expenditure End Date 9/27/2010 8/30/2010 9/27/2012 End Date End Date 9/27/2010 8/30/2010 9/27/2012 End Date End Date 9/27/2010 8/30/2010 9/27/2012 End Date End Date 9/27/2011 8/30/2010 9/27/2012 End Date End Date 9/27/2012 8/30/2010 9/27/2012 End Date End Date 9/27/2013 8/30/2010 9/27/2012 End Date End Date 9/27/2014 9/27/2012 9/27/2012 9/27/2012 End Date 9/27/2014 9/27/2012 9/27/2012 9/27/2012 1/2 9/27/2014 9/27/2012 9/27/2012 9/27/2012 1/2 9/27/2014 9/27/2012 9/27/2012 9/27/2012 1/2 9/27/2014 9/27/2012 9/27/2012 9/27/2012 1/2 9/27/2014	Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program Part III: Implementation Schedule PHA Name: Greensboro Housing Authority	n Replaceme	. It Housing Factor and	A II Emode Econoldod	
Development Nurker Nucritivitik All Find Obligatel (Quarte Finding Date) All Find Obligatin (Quarte Finding Date) Annal Expending Date Annal Expending Date Name Find Date Signal Obligation (Parte Finding Date) Areal Obligation (Parte Finding Date) Areal Obligation (Parte Finding Date) Original Expending Date Areal Spending Part Date Areal Date </th <th>ireensboro Housing Authority</th> <th></th> <th></th> <th></th> <th></th>	ireensboro Housing Authority				
Activities Original Obligation End Date Actual Obligation Fnd Date Original Expenditure Fnd Date Actual Obligation 927/2010 830/2010 927/2012 End Date End Date </th <th>Development Number Name/PHA-Wide</th> <th>All Fund Obligate (Quarter Ending Da</th> <th>(a)</th> <th>All runds Expended (Quarter Ending Date)</th> <th></th>	Development Number Name/PHA-Wide	All Fund Obligate (Quarter Ending Da	(a)	All runds Expended (Quarter Ending Date)	
Child Date Find Outgram Find Date Find Date Find Date Find Date 9/27/2010 9/27/2010 9/27/2012 9/27/2012 9/27/2012 Find Date		O TITLET OLUANDAN	A sturi Okligation	Original Ecoenditure	Actual Expenditure
		End Date	End Date	End Date	End Date
		9/27/2010	8/30/2010	9/27/2012	
¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9] of the U.S. Housing Act of 1937, as amended.	¹ Obligation and expenditure en	d dated can only be revise	d with HUD approval pursuant to	Section 9j of the U.S. Housing Act of	f 1937, as amended.

Capital Fund Capital Fund	Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program	n Replacement H	fousing Factor and					Office of P	Office of Public and Indian Housing OMB No. 2577-0226 Expires 9/29/2012
Part II: Supporting Pages	1g Pages	3		NCOT INTO COOL				Endoral EEV of Crant: 2009	of Grant: 26
PHA Name: Greensboro Housing Authority	ng Authority	Capital Fund Program Gra Replacement Housing Fa	ant No: ctor Grant No:	INCOLIDI200007E	CFFP (Yes/No):				
Development	General Description of Major Work	or Work	Development	Quantity	Total Estimated Cost		Total Actual Cost	al Cost	Status of Work
Number	Categories		Account No.						
Name/PHA-									
Wide Activities									
					Original	Revised ¹	Funds Obligated 2	Funds Expended 2	
Stoneridge	Management Improvements	1410	0 NC01101306009E	9E	67,400.00	37,672.00	37,672.00	2,700.00	
Stoneridge	Administration Expense	1410	0 NC01101306009E	9E	67,400.00	105,470.00	105,470.00	41,187.00	
Stoneridge	Fees and Costs	1430	0 NC01101306009E	9E	237,500.00	100,981.00	100,981.00	84,264.00	
Stoneridge	Site Improvements	1450	0 NC01101306009E	9E 50	65,000.00	386,709.00	386,709.00	0.00	
Stoneridge	Dwelling Structures	1460	0 NC01101306009E	9E 50	280,000.00	161,428.00	161,428.00	161,428.00	
Stoneridge	Non-dwelling Structures	1470	0 NC01101306009E	9E 1	317,400.00	241,556.00	241,556.00 162,900.00	162,900.00	
Stoneridge	Non-dwelling Equipment	1475	5 NC01101306009E	9E	20,000.00	19,884.00	19,884.00	0.00	
Stoneridge	Relocation	1495	5 NC01101306009E	9E 5	0.00	1,000.00	1,000.00	573.00	
	TOTAL				\$1,054,700.00	1,054,700.00	1,054,700.00	453,052.00	
¹ To be completed for the Performance and Evaluation Report	¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.	Evaluation Report	rt or a Revised Annual Stat	tement.					

Project Based Vouchers

The Greensboro Housing Authority plans to development of up to 50 units of Project Based Vouchers (PBV) for housing for low and moderate income persons and families, as well as elderly persons and persons with disabilities. The Authority will consider units in existing housing (that meets HUD Housing Quality Standards), rehabilitated housing or newly constructed housing as allowed in 24CFR 983.52. General locations for the PBV will be based on 24 CFR 983.6 Site and Neighborhood Standards. The site must be located in a census tract with less than a 20% poverty rate. GHA's capacity to operate these programs has been demonstrated by our continued assessment as a "High Performer" housing authority by the U. S. Department of Housing and Urban Development (HUD) for both public housing and the Housing Choice Voucher Program.

PBV can encourage private for-profit and/or non-profit organizations to develop affordable housing to support HCV eligible families. In addition, the program permits GHA to target populations with special housing needs and partner with property owners and developers to fulfill those needs through a competitive selection process.

PROJECT BASED HOUSING CHOICE VOUCHER PROGRAM SELECTION POLICY

The Greensboro Housing Authority (GHA) will follow this policy in selecting housing for the Project Based Housing Choice Voucher Program:

- 1. The GHA will advertise that it will accept proposals for Project Based Housing Choice Voucher Program in the following papers of general circulation, the News and Record and The Carolina Peacemaker. The advertisement will state that the GHA will accept Project Based Assistance applications for specific projects.
 - The advertisement will run once a week for three consecutive weeks and will specify an application deadline of 30 days after the last advertisement date.
 - The application will state the number of units the GHA plans to assist under the Project Based Housing Choice Voucher Program.
 - The advertisement will state that only applications submitted in response to the advertisement will be considered.

The GHA has developed the following process to help rank and select applications. The GHA will accept proposals that involve existing housing substantial rehabilitation or new construction. The GHA will use a 100-point ranking system to rate the applications received. The applications will be evaluated on a competitive basis, with those receiving the largest number of points receiving the Project Based Assistance. The following points will be allocated to each factor. In order to receive points, you must meet the criteria for points described in each factor. GHA expects proposals to include all information requested in the Project Based Housing Choice Voucher Program Application Requirements including exhibit 1.

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

This category focuses on how the neighborhood will affect the proposed development. 24 CFR 983.6 Site and Neighborhood Standards shall serve as a guide for site location. The site must be located in a census tract with less than a 20% poverty rate unless HUD approves the exception.

- Physical conditions of buildings and grounds near the site are acceptable with no noticeable deterioration.
- Existing neighborhood and surrounding land uses are compatible with proposed development. The ideal neighborhood should be primarily residential and have a balance of other land uses, including single-family dwelling units' recreational facilities, churches, shopping and services.

16 to 20 Points - Within 1 mile of major shopping areas with grocery store, drug

store, other retail businesses, restaurants and services and/or

- Within 1-2 miles of medical services and/or human service agencies and/or;
- Convenient to public facilities (parks, recreational facilities for the general public, libraries.)

11 to 15 Points - Within 1 mile of the above-described amenities.

6 to 10 Points - Within 2 miles of the above-described amenities.

0 to 5 Points - Within 2-3 miles of the above-described amenities.

20 Points - Exterior and Interior Design Considerations

All projects must comply with the:

- HUD Minimum Housing Quality Standards
- North Carolina Housing Finance Agency (NCHFA) List of Design Quality Standards and Requirements
- Federal Fair Housing Amendments Act of 1988.
- Americans with Disabilities Act
- North Carolina State Accessibility Code Volume 1-C
- A. Site Plan Considerations: 0 to 10 points
 - Proposals must include an attractive, scattered building layout focusing on visual appeal and privacy;
 - Proposals must include site amenities including playgrounds, gazebos, garden spots, walking trails, picnic areas, ball fields, basketball/tennis courts, exercise rooms and swimming pools, have natural areas with trees between buildings (for new construction); create accessible walks linking buildings to each other, to common areas and to parking; have large open spaces for recreational activities, have a well-designed entry to the site with attractive signage, lighting and landscaping.

In order to receive points, the items listed above must be clearly indicated on the site drawings.

- B. Building and floor plan design: 0 to 5 Points
 - Proposals must be creative and versatile architectural designs. Examples of exterior building designs include broken rooflines, front gables, dormers or front extended facades, wide banding and vertical horizontal

siding applications, some brick veneer, front porches and attractive deck rail patterns.

- Proposals must be open, flowing floor plans. Examples include spacious kitchens, bathrooms, living rooms and dining rooms, dwelling units that exceed minimum square footages, bedrooms that exceed minimum square footages, bathrooms that are large with vanities and open floor spaces, kitchens that provides an abundance of counter top working space and cabinets, availability of storage space other than bedroom closets, and the adequacy of closet space including large walk in closets.
- C. Construction characteristics: 0 to 5 Points
 - Proposal design must be low maintenance, high durability, energy efficient products, and quality components. Examples include: High-grade vinyl and VC tile in kitchens, bathrooms, entryways, and laundry areas.
 - Proposal design must be energy efficient components that exceed building code minimum standards.
 - Proposal design must be measures to provide good attic and roof ventilation use vinyl or aluminum windows and steel insulated exterior doors.

In the case of a conflict with HUD HQS or the local government MHC the more stringent requirement will apply. An inspector from the GHA and/or the local government will determine if existing housing meets the above standard.

<u>10 Points</u> - Experience of the development team (owner, developer, architect and builder) To receive these points any individual member or combination of members of the development team must have the experience described below.

- 6 to 10 Points Five (5) projects totaling at least 120 units developed and operating in compliance with applicable codes and regulations.
- 0 to 5 Points Three (3) projects totaling at least 72 units developed and operating in compliance with applicable codes and regulations.

<u>10 Points - Marketing and Management Plan.</u>

The GHA will award points for the Marketing and Management Plan based on the completeness of the Plan. Only plans with clearly defined procedures and responsibilities for marketing and management will receive the full points.

15 Points - Project Financial Feasibility (Ability to secure financing)

GHA will award points based on the completeness of the financial information provided, and should include commitment letter, a letter acknowledging the specific project and pending request for funding or a written request or application for funding from all public or private funding sources.

- 1 to 15 Points Commitment letter from all funding sources.
- 0 Points Commitment letter for less than 100% of the funding sources, a letter acknowledging the specific project and pending request for funding

<u>10 Points - Housing that serves special populations</u>, (Elderly, persons with mental, physical or developmental disabilities, persons with Aids/HIV, and the homeless) or family housing which offers supportive service through a Family Self Sufficiency Program.

In order to receive 10 points, you must serve one of the above-described special populations.

10 Points - Long Term Affordability Guarantees: Willingness to obligate the units as Project Based Housing Choice Vouchers housing for lower income person and/or families for 15 plus years.

6 to10 Points - 30 years or more 0 to 5 Points - 15 years to 30 years

5 Points - Leveraging Other Public and Private Funds to Maximize the Construction Value Per Unit

3 to 5 Points - More than 50% of the total funds (sources) come from private sources.

0 to 2 Points - Less than 50% of the total funds (sources) come from private sources.

<u>100 - Maximum Points Available</u>

Consideration will be based on those units that meet the rating factors of the GHA and are determined to be in the best interest of the lower income people of Guilford County that will benefit from better housing opportunities. All prospective applicants will be given a copy of the applicable regulation, 24 CFR Part 983 describing the program and the requirements of the proposal submission including exhibit 1.

The identity of the owner and other project principals and the names of officers and principal members, shareholders, investors, and other parties having a substantial interest; certification showing that the above-mentioned parties are not on the U.S. General Services Administration list of parties excluded from Federal procurement and nonprocurement programs; a disclosure of any possible conflict of interest by any of these parties that would be a violation of the Agreement or the Housing Assistance Payment Contract; and information on the qualifications and experience of the principal participants. Information concerning any participant who is not known at the time of the owner's submission is provided to the GHA as soon as the participant is known.

Capital Fund Program, Capital Fund Program Replace Capital Fund Financing Program	Capital Fund Program, Capital Fund Program Replacement rousing ractor and Capital Fund Financing Program			Expires 4/30/2011	lo. 2577-022
Part I: Summary					
PHA Name:	Grant Type and Number			FFY of Grant: 2011	
Greensboro Housing Authority	NC19P01150111 Date of CFP:	Replacement Housing Factor Grant No.		FFY of Grant Approval: 2011	
Type of Grant					
Original Annual Statement Performance and Evaluation	Original Annual Statement Performance and Evaluation Report for Period Endine: 12-31-10		Final Perfor	Final Performance and Evaluation Report	
Line Summary by Development Account	200unt	Total Estimated Cost		Total Actual Cost	
		Original	Revised ²	Obligated	Expended
1 Total non-CFP Funds					
2 1406 Operations (may not exceed 20% of line 21) 3	ed 20% of line 21) ³	354,700.44			
3 1408 Management Improvements		37,000.00			
4 1410 Administration (may not exceed 10% of line 21)	xceed 10% of line 21)	403,480.00			
5 1411 Audit		1,000.00			
6 1415 Liquidated Damages		0.00			
8 1440 Site Acquisition		0.00			
9 1450 Site Improvement		100,000.00			
10 1460 Dwelling Structures		1,569,048.00			
11 1465.1 Dwelling Equipment-Nonexpendable	Vonexpendable	70,000.00			
12 1470 Non-dwelling Structures		120,000.00			
13 1475 Non-dwelling Equipment		10,000.00			
14 1485 Demolition		0.00			
15 1492 Moving to Work Demonstration	stration	0.00			
16 1495.1 Relocation Costs		0.00			
17 1499 Development Activities ⁴		0.00			
18a 1501 Collateralization or Debt Service paid by the PHA	Service paid by the PHA	1,068,610.56			
a	9000 Collateralization or Debt Service paid Via System of Direct Payment	0.00			
	ceed 8% of line 20)	0.00			
20 Amount of Annual Grant: (sum of lines 2 - 19)	of lines 2 – 19)	4,034,804.00			
	BP Activities	0.00			
	ection 504 Activities	0.00			
23 Amount of line 20 Related to Security - Soft Costs	ecurity - Soft Costs	309,700.00			
	ecurity - Hard Costs	0.00			
25 Amount of line 20 Related to Energy Conservation Measures	inergy Conservation Measures	0.00			
¹ To be completed for the Perfo	To be completed for the Performance and Evaluation Report or a Revised Annual Statement.				
² To be completed for the Performance and Evaluation Report.	ormance and Evaluation Report.				
³ PHAs with under 250 units in	³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.				
⁴ RHF funds shall be included here	Iere.				-

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Annual Statement/Performance and Evaluation Keport Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program	ment Housing Factor and		05	U.S. Department of Housing and Urban Development Office of Public and Indian Housing OMB No. 2577-0226
				Expires 4/30/2011
Part I: Summary				
PHA Name: Greenshoro Housing Authority Greenshoro Housing Authority Capital Fund Program Grant No:	gram Grant No: NC19P01150111	Replacement Housing Factor Grant No.		FFY of Grant: 2011
Oreensooro mousing rounomy Date of CFP:		an Gurroott uttertroomdoot		FFY of Grant Approval: 2011
Type of Grant	2]	
Uriginal Annual Statement Performance and Evaluation Report for Period Ending: 12-31-10	12-31-10	5	Final Performance and Evaluation Repo	Final Performance and Evaluation Report
Line Summary by Development Account		Т	Total Estimated Cost	Total Actual Cost ¹
- 1	>	Original	Revised ²	Obligated Expended
Signature of Executive Director Jung Willow	brown Date AMCI	2011 Signature of Public Housing Director	ousing Director	Date

Annual Statement/Performance a Capital Fund Program, Capital F Capital Fund Financing Program Part II: Supporting Pages PAA Name	Annual Statement/Performance and Evaluation Report Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program Supporting Pages Grant Type	Factor and Grant Type and Number	NC19P01150111			Office of Public and Indian Housing OMB No. 2577-0226 Expires 4/30/2011 Federal FFV of Grant: 2011
Part II: Supporting Pages PHA Name: Greensboro Housing Authority		Grant Type and Number Capital Fund Program Grant No: Declorement Universe Fortner Grant No.	NC19P01150111	CFFP (Yes/No):		Federa
Development Number	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost
Name/PHA-Wide Activities						-
				Original Revised	ed ¹ Funds Obligated 2	s Funds ed 2 Expended 2
GHA Wide Oper	Operations	1406		0.00	0.00	0.00
	Salvation Boys & Girls Club	1406 NC011-003015		11,250.00	0.00	0.00
omes	Salvation Boys & Girls Club	1406 NC011-005020		11,250.00	0.00	0.00
	Salvation Boys & Girls Club	1406 NC011-007030		11,250.00	0.00	0.00
	Salvation Boys & Girls Club	1406 NC011-001005		11,250.00	0.00	0.00
	Drug Prevention			51,616.74	0.00	0.00
mes	Drug Prevention	1406 NC011-005020		51,616.74	0.00	0.00
urt	Drug Prevention			51,616.74	0.00	0.00
Smith Homes Drug	Drug Prevention			51,616.74	0.00	0.00
	Drug Prevention	1406 NC011-009040		51,616,74	0.00	0.00
HICKOTY I TAIIS				21,010.74	0.00	0000
	Total			354,700.44	0.00	0.00
¹ To be completed for	¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement	Revised Annual Statement.				
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Annual Stateme Capital Fund Pr Capital Fund Fi	Annual Statement/Performance and Evaluation Report Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program	ng Factor and						5	S. Department of H Offic	U.S. Department of Housing and Urban Development Office of Public and Indian Housing OMB No. 2577-0226 Expires 4/30/2011
Part II: Supporting Pages	ß	Grant Type and Number	mher	NC19P01150111					Federal FFY of Grant: 2011	nt: 2011
Greensboro Housing Authority	nority	Capital Fund Program Grant No	m Grant No:		CE	FFP (Yes/No)				
		Replacement Housing Factor Grant No:	ng Factor Grant No:							
Development Number	General Description of Major Work		Development	-	Quantity Tot	Total Estimated Cost	Ŧ	Total Ac	Total Actual Cost	Status of Work
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GHA-WIGe	Management improvements	00/1				0 0 0 0 0	0.00	0.00	0.00	
Kay waiten	Computer souware and Equipment	8041	NC011_005020	And the second		0 250 00	0.00	0.00	00.0	
Claremont Court	Computer Software and Equipment	1408				9,250.00	0.00	0.00	0.00	
Smith Homes	Computer Software and Equipment	1408				9,250.00	0.00	0.00	0.00	
	Total					37,000.00	0.00	0.00	0.00	
GHA-Wide	Administration									
	a. Salaries of Non-Technical and Technical Staff	1410				403,480.00	0.00	0.00	0.00	
	Audit	1411				1,000.00	1,000.00	0.00	0.00	
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Annual Statement/Performance and Evaluation Report U.S. Department of Housing and Urban Development	U.S. Department of Housing and Urban Development						valuation Report	/Performance and Ev	Annual Statement		

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cubina i mari umang i comu					Expires 4/30/2011
Part III: Implementation Schedule					
PHA Name:					Federal FFV of Grant: 2011
Greensboro Housing Authority					
Development Number	All Fund Obligated		All Funds Expended		Reasons for Revised Target Dates 1
Name/PHA-Wide	(Quarter Ending Date)	-	(Quarter Ending Date)		
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	Line Park		And Pure	cure cure	
¹ Obligation and expenditure end date	¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended	rsuant to Section 9j of the U.S. Hous	ing Act of 1937, as amended.		

Development Number General Description of Major Work Replacement Housing Eactor Grant No. Name/PHA-Wide Categories Account No. Adivities Fees and Cost 1430 NC011-005020 Various Projects Fees and Cost 1450 NC011-005020 Claremont Courts Site Improvements 1450 NC011-005020 Smith Homes Dwelling Structures 1450 NC011-005030 Ray Warren Dwelling Equipment 1460 NC011-007030 Central Office Non-Dwelling Structure 1470 1470 GHA-Wide Non-Dwelling Equipment 1475 1475 GHA-Wide Debt Service 1475 1475	Annual Statement/P Capital Fund Progra Capital Fund Financ ', Part II: Supporting Pages PHA Name Greensboro Housing Authority	Annual Statement/Performance and Evaluation Report Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program Supporting Pages me me Capital Authority Capital Fund	g Factor and Grant Type and Number Capital Fund Program Grant No:	NC19Pol150111	CFFP (Yes/No):				U.S. Department of Housing and Urban Development Office of Public and Indian Housing OMB No. 2577-0226 Expires 4/30/2011 Federal FFV of Grant: 2011
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ice Non-Dwelling Structure Non-Dwelling Equipment Debt Service	ay Warren	Dwelling Equipment				70,000.00	70,000.00 0.00		0.00
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Debt Service	GHA Wide	Non-Dwelling Equipment	1475			10,000.00	10.00 0.00		0.00
	GHA-Wide	Debt Service	1501			1,068,610,56	1,068,610.56 0.00		0.00

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Flum	0	in			Office of Public and In OMB No	101
					Expires 4/30/2011	II
Part I: Summary						
PHA Name:	Grant Type and Number				FEV of Grant: 2010 CEP	
Greensboro Housing Authority	NC19P01150110		Replacement Housing Factor Grant No:	-	FFT OF GEARLY 2010 CFF	
	Date of CFP: 07/15/2010		q		FFY of Grant Approval: 2010	
Type of Grant						
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Performance and Evaluation Report for Period Ending:	rt for Period Ending:			C Einel Darforman	Kevised Annual Statement (revision no: 1) Final Performance and Evaluation Depart	
Line Summary by Development Account			Total Estimated Cost		Total Actual Cost	
				Daviead ²	Office of	1
Total non-CFP Funds				ACTING .	Obligated	Expended
2 1406 Operations (may not exceed 20% of line 21) ³	% of line 21) ³		751 440 44	11 00F 13C		
1408 Management Improvements			77 000 00	37,000,00	0.	
1410 Administration (may not exceed 10% of line 21)	1 10% of line 21)		12,000.00	37,000.00	0.	T
5 1411 Audit			1 000 00	403,480.00	403,480.00	170,
6 1415 Liquidated Damages			00.0	1,000.00	2/8.00	2
1 1430 Fees and Costs			140.965.00	00 596 001	000 9	
3 1440 Site Acquisition			0.00	0.00	00.0	0.00 0.00
9 1450 Site Improvement			100.000.00	100 000 00	2	
10 1460 Dwelling Structures			1.297 308.00	1 569 048 00	101 101	
	pendable		70,000.00	70,000,00	0.00	00 0.00
1			120,000.00	120 000 00	06 433	70 0
13 1475 Non-dwelling Equipment			10.000.00	10 000 00	011 00	10
14 1485 Demolition			0.00	00.0		2
			0.00	0.00		
16 1495.1 Relocation Costs			0.00	00.0		
7 1499 Development Activities*			0.00	0.00	0.00	
18a 1501 Collateralization or Debt Service paid by the PHA	e paid by the PHA		1.068.610.56	1 068 610 56		
a	e paid Via System of Direct Payment		0.00	00.0	0.00	
19 1502 Contingency (may not exceed 8% of line 20)	% of line 20)		0.00	00.0		
20 Amount of Annual Grant: (sum of lines 2 – 19)	es 2 - 19)		4.034.804.00	4.034.804.00	00.0	
	ctivities		0.00	aan aafi aafi	007,207,00	404,190.00
22 Amount of line 20 Related to Section 504 Activities	504 Activities		0.00			
	/ - Soft Costs		309,700.00			
	/ - Hard Costs		0.00			T
25 Amount of line 20 Related to Energy Conservation Measures	Conservation Measures		0.00			
¹ To be completed for the Performanc	To be completed for the Performance and Evaluation Report or a Revised Annual Statement.	Itement,				-
⁴ To be completed for the Performance and Evaluation Report.	e and Evaluation Report.					
PHAs with under 250 units in manage	"PHAs with under 250 units in management may use 100% of CFP Grants for operations.	ons.				
⁴ RHF funds shall be included here.						

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Part I: Summary					1		
PHA Name:	Grant Type and Number	NC19P01150110			II	FFY of Grant: 2010	
Greensboro Housing Authority	Capital Fund Program Grant No: Date of CFP: 07/14/2010			vebracement rousing ractor count ro-	FI	FFY of Grant Approval: 2010	
Type of Grant		Deserve for Disasters/Emergencies			Revised Annual Sta	tement (revision no:)	
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L I ETIVI IIAIICE AIR EVAluation	I rebuilt for I critica Princip.			Total Estimated Cost		Total Actual Cost 1	
Line Summary by Development Account	vecount			Original	Revised ²	Obligated	Expended
Signature of Executive Director	3	D Date .	S	Signature of Public Housing Director		Date	
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Capital Fund Pro	Capital Fund Program, Capital Fund Program Replacement Housing Factor and	ing Factor and							Offic	Office of Public and Indian. sing
Capital Fund Financing Program	ancing Program									UNID IND. 2.
										Expires #Journal
Part II: Supporting Pages							-			
PHA Name:		Grant Type and Number		NC19P01150110					Federal FFY of Grant:	nt: 2010
Greensboro Housing Authority	rity	Capital Fund Program Grant No:	t No:		c	CFFP (Yes/No):				
		Replacement Housing Factor Grant No:	or Grant No:			1		7		C
Development Number	General Description of Major Work		Development		Quantity To	otal Estimated Cost	st	Total A	Actual Cost	Status of Work
Non-DUA Wide	Categories		Account No.							
Activities										
					0	Original I	Revised 1	Funds	Funds	
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		1406				396 740 00	0 00	0.00	0.00	
Day Warran	Calvation Boys & Girle Club	1406	NC011-003015			11,250.00	11,250.00	0.00	0.00	
Hampton Homes	Salvation Boys & Girls Club	1406	NC011-005020			11,250.00	11,250.00	0.00	0.00	
	Salvation Boys & Girls Club	1406	NC011-007030			11,250.00	11,250.00	0.00	0.00	
	Salvation Boys & Girls Club	1406	NC011-001005			11,250.00	11,250.00	0.00	0.00	
	Drug Prevention	1406	NC011-003015			51,616.74	51,616.74	0.00	0.00	
Hampton Homes	Drug Prevention	1406	NC011-005020			51,616.74	51,616.74	0.00	0.00	
Claremont Court	Drug Prevention	1406	NC011-007030			51,616.74	51,616.74	0.00	0.00	
Smith Homes	Drug Prevention	1400	INCUT-1001000			21,010./4	01,010.74	0.00	0.00	
Gateway Plaza	Drug Prevention	1406	NC011-009040			51 616 74	51 616 74	0.00	0.00	
HICKOTY I FAILS	Drug Frevention	1400	11/011-012020			01,010,11				
	Total					751,440.44	354,700.00	0.00	0.00	
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Intel Fund Fund. Current Number Curre	Capital Fund Prop	gram, Capital Fund Progr	am Replacement Housi	ng Factor and								Utt	hee of Public and Indiai	Bur Li
opering Parts Grant Type and Number Cupped Type and Number and Euglineant Cupped Type and Number and Euglineant Notation Type and Number and Type and Number and Type and Number and Number and Type and Number and Type and Number and	Capital Fund Fina	ancing Program							-				UMB No. 23	1-022
													Expires 4/30/2011	
	t II: Supporting Pages													
Jaudiag Anknivy Citer Ford Found Fording Found Controls. Citer (VerSA). Citer (VerSA	A Name:			Grant Type and N	Number		NC19P01150110				H	ederal FFY OI GF	ant: 2010	
Grant Description of Might Year Heaterem Heating Flear Grant Xe. Quanty Yean Expanded Cont Total Acad Cont Cargories Account No. Account No. Original Revised ¹ Finads Finads magnent Improvements 1468 NC011-003015 Original Revised ¹ Finads England magnent Improvements 1468 NC011-003015 Original Revised ¹ Finads Englands magnent Improvements 1468 NC011-003015 Original Revised ¹ Englands Status Status Original Revised ¹ Englands Englands Original Revised ¹ Englands Status Status Status Status Status Status Status Status Status NC011-001005 Status Status Status Status Status NC011-001005 Status NC011-001005 Status	ensboro Housing Author	rity		Capital Fund Prop	gram Grant N	0.			CFFP (Yes/No):					
nitwate Green Description (Vide) Viek Account No. Predigment (Vide) Viek Account No. Predigment (Vide) Viek Total Account No. Predigment (Vide) Viek Predigment (Vide) Viek <t< td=""><td></td><td></td><td></td><td>Replacement Ho</td><td>using Factor (</td><td>Grant No:</td><td></td><td></td><td>-</td><td></td><td></td><td></td><td></td><td></td></t<>				Replacement Ho	using Factor (Grant No:			-					
Gangoits Account Vo. Account Vo. Print Final Final </td <td>Development Number</td> <td>General D</td> <td>escription of Major Work</td> <td></td> <td>De</td> <td>evelopment</td> <td></td> <td>Quantity</td> <td>Total Estimated Co</td> <td>ost</td> <td>Total Ac</td> <td>tual Cost</td> <td>Status of Work</td> <td></td>	Development Number	General D	escription of Major Work		De	evelopment		Quantity	Total Estimated Co	ost	Total Ac	tual Cost	Status of Work	
Ar. Wide Imporvements Original Revised ¹ Funds Fund			Categories		Ac	count No.								
nuss Management Improvements. Funds Fund	Name/PHA-Wide													
Management Impovements Computer Software and Equipment 1408 NC011-003015 9,250,00 9,250,00 9,250,00 9,250,00 0,00 computer Software and Equipment 1408 NC011-003015 9,250,00 9,250,00 9,250,00 0,00 computer Software and Equipment 1408 NC011-003015 9,250,00 9,250,00 9,250,00 0,00 computer Software and Equipment 1408 NC011-003015 9,250,00 0,00 0,00 computer Software and Equipment 1408 NC011-00303 NC01-001035 8,750,00 0,00 0,00 0,00 0,00 0,00 0,00 0,00 0,00 0,00 0,00 0,00 0,00 0,00 0,00 0,00 0,00 0,	Acuvines									Revised 1	Funds	Funds		
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n Computer Software and Equipment [1408 NC011-003015 9,250.00 9,250.00 9,250.00 9,250.00 9,250.00 9,250.00 9,250.00 9,250.00 9,250.00 9,250.00 0,00 Computer Software and Equipment 1408 NC011-007030 9,250.00 9,250.00 9,250.00 9,250.00 9,250.00 0,00 computer Software and Equipment 1408 NC011-007030 9,250.00 9,250.00 9,250.00 9,250.00 0,00 computer Software and Equipment 1408 NC011-003015 9,250.00 9,250.00 0,00 0,00 come Lease Equipment 1408 NC011-003020 8,750.00 0,00 <td></td> <td>Management Improveme</td> <td>ints</td> <td></td>		Management Improveme	ints											
est Computer Software and Equipment [148 NC011-00302 922000 92000 92000 92000 92000 92000 92000 92000 92000		Computer Software and I	Equipment	14		NC011-003015			9,250.00	9,250.00	0.00	0.00		
arr Computer Software and Equipment 1408 NC011-00035 922000 92000 9200		Computer Software and I	Equipment	14		NC011-005020			9,230.00	9,250.00	0.00	0.00		
Computer Software and Equipment [168 NC011-00031 \$25.000 \$0.200 \$0.001 tess Equipment 1408 NC011-00301 \$275.000 0.00 0.00 0.00 unt Less Equipment 1408 NC011-00302 \$275.000 0.00 0.00 0.00 unt Less Equipment 1408 NC011-00302 \$275.000 0.00 0.00 0.00 Less Equipment Total 1408 NC011-00302 \$275.000 0.00 0.00 0.00 Less Equipment Total 1408 NC011-00103 \$272.000.00 <		Computer Software and	Equipment	14		NC011-007030			9,250.00	9,250.00	0.00	0.00		
Lease Equipment 1408 INCOL100315 8,750.00 0.00 0.00 0.00 urt Lease Equipment 1408 NCOL1-005020 8,750.00 0.		Computer Software and I	Equipment	14		NC011-001005			9,250.00	9,250.00	0.00	0.00	-	
Inset Lease Equipment [1408 NC011-0005020 \$25,000 0.00 0.00 0.00 Sate Lease Equipment 1408 NC011-001005 \$27,000 0.00 <td< td=""><td></td><td>Lease Equipment</td><td></td><td>14</td><td></td><td>NC011-003015</td><td></td><td></td><td>8,750.00</td><td>0.00</td><td>0.00</td><td>0.00</td><td></td><td></td></td<>		Lease Equipment		14		NC011-003015			8,750.00	0.00	0.00	0.00		
unt Lease Equipment [408 NC011-007030 8,750.00 0.00 0.00 0.00 Lease Equipment Total 1408 NC011-001005 8,750.00 0.00	ampton Homes	Lease Equipment		14		NC011-005020			8,750.00	0.00	0.00	0.00		
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Total Total 72,000.00 37,000.00 0.00 Administration 1410 1410 5272,980.00 403,480.00 170, a. Salaries of Non-Technical and 1410 1410 5272,980.00 403,480.00 170, b. Fringe benefits 1410 1410 5272,980.00 0.00 0.00 170, c. Administrative Expense 1410 1410 535,500.00 1.000.00 1.000.00 1.000.00 1.000.00 1.000.00 1.000.00 1.000.00 1.000.00 1.000.00<	nith Homes	Lease Equipment		14	801	NC011-001005			8,750.00	0.00	0.00	0.00		
Iotal Iotal <th< td=""><td></td><td>3</td><td></td><td></td><td></td><td></td><td></td><td></td><td>77 000 00</td><td>37 000 00</td><td>0.00</td><td>0.00</td><td>0</td><td></td></th<>		3							77 000 00	37 000 00	0.00	0.00	0	
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a. Salaries of Non-Technical and 1410 S272,980.00 403,480.00 403,480.00 403,480.00 1/0 b. Fringe benefits 1410 1410 S35,500.00 1.00 0.00 1.00 0.00 1.00 1.00 1.000.00 1.000.00 1.000.00 1.000.00 1.000.00 1.000.00 1.000.00 1.000.00 1.000.00 1.000.00 1.000.00 1.000.00 1.000.00 1.000.00 1.000.	HA-Wide	Administration												
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1410 335,000,00 0.00 0.00 0.00 1410 335,500,00 0.00 0.00 0.00 0.00 1411 403,480,00 403,480,00 403,480,00 170 1411 1 1,000,00 1,000,00 278,00 170 1411 278,00 1,000,00 278,00 170 1411 1 1 1,000,00 278,00 170 1411 1 1 1,000,00 1,000,00 278,00 170 1411 1 1 1 1,000,00 1,000,00 278,00 170 1411 1 1 1 1 1 1 1 1 1411 1		Technical Staff									0.00	0.00		
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1411 1,000.00 1,000.00 278.00 or a Revised Annual Statement.		Tot	<u>•</u>						403,480.00		403,480.00	170,280.00	0	
¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement. ² To be completed for the Performance and Evaluation Report.				1	411				1,000.00		278.00	278.00	0	
¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement. ² To be completed for the Performance and Evaluation Report.														
² To be completed for the Performance and Evaluation Report.	¹ To be complet	ed for the Performance ar	nd Evaluation Report or	a Revised Annual	Statement.									
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Annual Statem	'offinance and Evaluation Report										
Capital Fund Pu	Capital Fund Program Replacement Housing Factor and	Factor and							Offic	Office of Public and Indi-	
Capital Fund Financing Program										OMB No. 2:	.26
Capitai Luice - mi	nong rogani									Expires 4/30/2011	
art II: Supporting Pages								-	-		
HA Name:	0	Grant Type and Number	ber	NC19P01150110				-	Federal FFY of Grant: 2010	nt: 2010	
reensboro Housing Authority		Capital Fund Program Grant No:	Grant No:			CFFP (Yes/No):					
		Replacement Housing Factor Grant No:	g Factor Grant No:								
Development Number	General Description of Major Work Categories		Development Account No.		Quantity	Total Estimated Cost	ost	Total Ac	Total Actual Cost	Status of Work	
Name/PHA-Wide	C										
Activities								-			
						Ougmai	IVENISCI	Obligated 2	Expended 2		
								1 000 00	00 555 5		
Various Projects F	Fees and Cost	1430	NC011-005020			140,965.00	300,965.00	0,899.00	3,117.00		
Claremont Courts S	Site Improvements/Grading & Landscaping	1450	NC011-007030		1 Site	100,000.00	100,000.00	0.00	0.00		
Claremont Courts I	Dwelling Structures	1460	NC011-007030		250	1,291,308.00	1,569,048.00	101,187.00	0.00		
Rav Warren	Dwelling Equipment/ Ranges&Refrig.	1465	NC011-003015		88 Units	70,000.00	70,000.00	0.00	0.00		
Central Office	Non-Dwelling Structure/ Exterior Repairs	1470			I Bldg.	120,000.00	120,000.00	96,433.00	78,931.00		
GHA Wide	Non-Dwelling Requirement/ Ranges & Refrigators	5 1475			12	10,000.00	10,000.00	0.00	0.00		
	Þ .	1001				1 0/5 /10 /	0 00	0 00	00.0		
OTTA- WING											
		-									
¹ To be complete	To be completed for the Derformance and Evaluation Deport or a Revised Annual Statement	Revised Annual Stat	ement.								

Actual Obligation Original Expended (Quarter Ending Date) Actual Obligation Original Expenditure End Date 7/14/2014 End Date 1 1 </th <th>Crigant Registement Hearing Floor and Brade Contrast Charant (Mit Ped Objected Object All Ped Objected Object Contrast Charant (Mit Ped Objected</th> <th>Obligation and expenditur</th> <th></th> <th>Development Number Name/PHA-Wide Activities Various Projects</th> <th>Capital Fund Fin</th>	Crigant Registement Hearing Floor and Brade Contrast Charant (Mit Ped Objected Object All Ped Objected Object Contrast Charant (Mit Ped Objected	Obligation and expenditur		Development Number Name/PHA-Wide Activities Various Projects	Capital Fund Fin
Indis Expended finite Date)	rEnding Date) rEnding Date diture Actual Expenditure End Date End Date End Date Ind Date Ind Date End Date Ind Date End Date Ind Date	e end dated can only be revised with HUD approval		All Fund Obligated (Quarter Ending Date) Original Obligation End Date 7/14/2010	tal Fund Program Replacement Housing Factor and gram
Inds Expended classes and clas	rEnding Date) -Ending Date -End Expenditure End Date End Date 	pursuant to Section 9] of the U.S. Ho		Actual Obligation End Date 7/14/2014	
ng Date)	pended ng Date) Actual Expenditure End Date End Date Ind Ind Ind Ind Ind Ind Ind Ind Ind Ind Ind Ind Ind Ind Ind Ind	using Act of 1937, as amended.		All Funds (Quarter E Original Expendit End Date	
	Federal Federal			ng Date)	

Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program Annual Statement/Performance and Evaluation Report

- U.S. Department of Housing and Urban Development Office of Public and Indian Housing
- OMB No. 2577-0226 Expires 4/30/2011

Greensboro Housing Authority 14 9 00 6 5 نب Original Annual Statement Reserve for Disasters/Emergencies 224 23 21 18ba 16 13 12 PHA Name: Part I: Summary 17 5 Z 10 Line 19 18a Type of Grant Original Annual Statement Summary by Development Account 9000 Collateralization or Debt Service paid Via System of Direct Amount of line 20 Related to Security - Hard Costs Amount of line 20 Related to Security - Soft Costs 1470 Non-dwelling Structures 1406 Operations (may not exceed 20% of line 21) 3 Total non-CFP Funds Amount of line 20 Related to Section 504 Activities Amount of line 20 Related to LBP Activities Amount of Annual Grant: (sum of lines 2 - 19) Payment 1495.1 Relocation Costs 1475 Non-dwelling Equipment 1450 Site Improvement 1440 Site Acquisition 1430 Fees and Costs 1415 Liquidated Damages 1411 Audit 1410 Administration (may not exceed 10% of line 21) 1408 Management Improvements 1502 Contingency (may not exceed 8% of line 20) 1501 Collateralization or Debt Service paid by the PHA 1499 Development Activities 1492 Moving to Work Demonstration 1485 Demolition 1465.1 Dwelling Equipment—Nonexpendable 1460 Dwelling Structures â Grant Type and Number Capital Fund Program Grant No: Date of CFFP: 07/15/2010 Original 281,152.00 281,152.00 **Fotal Estimated Cost** Revised Annual Statement (revision no: Final Performance and Evaluation Report Replacement Housing Factor Grant No: NC19R011502 Revised -281,152.00 281,152.00 Obligated **Fotal Actual Cost** FFV of Grant: FY2010 RHF FFV of Grant Approval: 44,807.00 44,807.00 Expended

Amount of line 20 Related to Energy Conservation Measures

281,152.00

281,152.00

44,807.00

¹ To be completed for the Performance and Evaluation Report.
 ² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
 ³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here

Page 2 of 6

Annual Statement/Performance and Evaluation Report Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program	ion Report m Replacemer	at Housing Factor and	U.S. 1	Department of Housing Office of Pu	U.S. Department of Housing and Urban Development Office of Public and Indian Housing Expires 4/30/2011
Part I: Summary					
PHA Name: Greensboro Housing Authority	Grant Type and Number Capital Fund Program Gra Date of CFFP: 07/15/2010	Grant Type and Number Capital Fund Program Grant No: Date of CFFP: 07/15/2010	Replacement Housing Factor Grant No:		FFY of Grant: FY2010 FFY of Grant Approval:
Type of Grant Reserve for Reserve for Reserve for Reserve for Reserve for Reserve for Report for Period Ending:	□ Reserve for Disasters/Emergencies eriod Ending:		☐Revised Annual Statement (revision no:) ☐Final Performance and Evaluation Report	n no:) Report	
Line Summary by Development Account		Total E	Total Estimated Cost	Total	Total Actual Cost ¹
17 1499 Development Aprivities	2	Original	Revised ²	Obligated	Expended
Signature of Executive Director Ing Man	Bunor	Date 06/14/2011	Signature of Public Housing Director	lirector	Date
CT	d	1			

Page 3 of 6

Greensboro Housing Authority PHA Name: Part II: Supporting Pages Name/PHA-Wide Development Activities Number General Description of Major Work **Development Activities** Categories Grant Type and Number Capital Fund Program Grant No: NC19R01150210 Replacement Housing Factor Grant No. Development Account No. 1499 Quantity 281,152.00 Original Total Estimated Cost CFFP (Yes/ No): Revised FY2010 Federal FFY of Grant: 281,152.00 Obligated ² Funds Total Actual Cost Expended² 44,807.00 Funds Status of Work

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement. ² To be completed for the Performance and Evaluation Report.

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

Expires 4/30/2011

Capital Fund Financing Program

Capital Fund Program, Capital Fund Program Replacement Housing Factor and

Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program

Part II: Supporting Pages	'ages							
PHA Name: Greensboro Housing Authority		Grant Type and Number Capital Fund Program Grant No: NC19R01150210 CFFP (Yes/ No): Replacement Housing Factor Grant No:	NC19R0115	50210 CFFP (Y		Federal FFY of Grant: FY2010	ant:	
Development Number Name/PHA-Wide Activities)escription of Categorie	Development Account No.	Quantity	Total Estimated Cost	ated Cost	Total Actual Cost	al Cost	Status of Work
				Original	Revised ¹	Funds Obligated	Funds Expended ²	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement. ² To be completed for the Performance and Evaluation Report.

Page 5 of 6

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Part III: Implementation Schedule for Capital Fund Financing Program	hedule for Capital Fund F	nancing Program			
PHA Name: Greensboro Housing Authority	nority				Federal FFY of Grant: FY2010
Development Number	All Fund Obligated	oligated	All Funds Expended	Expended	Reasons for Revised Target Dates
Name/PHA-Wide Activities	(Quarter Ending Date)	ng Date)	(Quarter Ending Date)	ding Date)	
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
Development Activities	07/14/2012		07/14/2014		

Annual Statement/Performance and Evaluation Report Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program

U.S. Department of Housing and Urban Development Office of Public and Indian Housing Expires 4/30/2011 ¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Part III: Implementation Schedule for Capital Fund Financing Program	chedule for Capital Fund Fi	nancing Program			
PHA Name:					Federal FFY of Grant:
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)	oligated ng Date)	All Funds Expended (Quarter Ending Date)	Expended ding Date)	Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	

Annual Statement/Performance and Evaluation Report Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program

> U.S. Department of Housing and Urban Development Office of Public and Indian Housing Expires 4/30/2011

Part I:	Part I: Summary				
PHA Name:	ame:	Grant Type and Number Capital Fund Program Grant No:	Replacement Housing Fact	Housing Factor Grant No:NC19R011501	FFY of Grant: FY2010 RHF
Green	Greensboro Housing Authority	Date of CFFP: 0//15/2010			FFY of Grant Approval:
Type of Grant	pe of Grant	liegetere/Emergenciec	Revised Annual Statement (revision no:	ion no.	
X Perfe	Performance and Evaluation Report for Period Ending: <u>12-31-2010</u>	12-31-2010	Final Performance and Evaluation Report	on Report	
Line	Summary by Development Account				Total Actual Cost ¹
		Original	Revised ²	Obligated	Expended
	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
s	1411 Audit				
9	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴	19,896.00	0	19,896.00	7,812.00
18a	1501 Collateralization or Debt Service paid by the PHA	A			
18ba	9000 Collateralization or Debt Service paid Via System of Direct	m of Direct			
	Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 – 19)	19,896.00	0	19,896.00	7,812.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures	easures 19,896.00	0	19,896.00	7,812.00

¹ To be completed for the Performance and Evaluation Report.
 ² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
 ³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program

U.S. Department of Housing and Urban Development Office of Public and Indian Housing Expires 4/30/2011

Part I: Summary					
PHA Name:	Grant Type and Number	Grant Type and Number Canital Fund Program Grant No:	Replacement Housing Factor Grant No:		FFV of Grant: FY2010
Greensboro Housing Authority	Date of CFFI	Date of CFFP: 07/15/2010			FFY of Grant Approval:
Type of Grant	Reserve for Disasters/Emergencies		Revised Annual Statement (revision no:	nno:)	
X Performance and Evaluation Report for Period Ending: 12-31-10	ng: 12-31-10		Final Performance and Evaluation Report	n Report	
Line Summary by Development Account		Total E	Total Estimated Cost	Total	Total Actual Cost ¹
17 1499 Development Activities	5	Original	Revised ²	Obligated	Expended
Signature of Executive Director The ING	w Gun	Ketor Tha Man Man Date 06/14/2011	Signature of Public Housing Director	Jirector	Date
01101	0				

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Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program Annual Statement/Performance and Evaluation Report

PHA Name: Greensboro Housing Authority		Grant Type and Number Capital Fund Program Grant No: NC19R01150110 CFFP (Yes/ No): Replacement Housing Factor Grant No:	IC19R01150 No:)110 CFFP (Yo	cs/ No):	Federal FFY of Grant: FY2010	Grant:	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	ated Cost	Total Actual Cost	iual Cost	Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	Development Activities	1499		19,896.00		19,896.00	7,812.00	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement. ² To be completed for the Performance and Evaluation Report.

Page 3 of 6

Capital Fund Financing Program Annual Statement/Performance and Evaluation Report Capital Fund Program, Capital Fund Program Replacement Housing Factor and

Part II: Supporting Pages	ages								
PHA Name: Greensboro Housing Authority	g Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Gran	int No: tor Gran	NC19R0115 No:	NC19R01150110 CFFP (Yes/ No): t No:	/es/ No):	Federal FFY of Grant: FY2010	ant:	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	of Major Work ies	Development Account No.	Quantity	Total Estimated Cost	ated Cost	Total Actual Cost	al Cost	Status of Work
					Original	Revised ¹	Funds Obligated	Funds Expended ²	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement. ² To be completed for the Performance and Evaluation Report.
Annual Statement/Performance and Evaluation Report Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program

Part III: Implementation Schedule for Capital Fund Financing Program	hedule for Capital Fund Fi	nancing Program			
PHA Name: Greensboro Housing Authority	nority				Federal FFY of Grant: FY2010
Development Number		oligated	All Funds Expended	Expended	Reasons for Revised Target Dates ¹
Name/PHA-Wide Activities	(Quarter Ending Date)	ing Date)	(Quarter Ending Date)	ding Date)	
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
Development Activities	07/14/2012		07/14/2014		

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

form HUD-50075.1 (4/2008)

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

		And the second			
Part III: Implementation Schedule for Capital Fund Financing Program	chedule for Capital Fund F	inancing Program			
PHA Name:					Federal FFY of Grant:
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)	oligated ing Date)	All Funds Expended (Quarter Ending Date)	Expended ding Date)	Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	

U.S. Department of Housing and Urban Development Office of Public and Indian Housing Expires 4/30/2011

Annual Statement/Performance and Evaluation Report Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program

form
HUD-
50075.
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0.0	Capital Fund Financing Program			OMB No. 2577-0226 Expires 4/30/2011	OMB No. 2577-0226 \$ 4/30/2011
Part I:	Part I: Summary				
PHA Name:				FFY of Grant: 2009	
Greenst	Greensboro Housing Authority NC19P01150109 Date of CFP: 9-10-2009	Replacement Housing Factor Grant No:		FFY of Grant Approval: 2009	0
Type of	Type of Grant				
	Original Annual Statement Reserve for Disasters/Emergencies		Revised Annus	Revised Annual Statement (revision no:)	
	renormance and Evaluation report for a critic Entring.			Total Actual Cost ¹	
Line St	зишнату ву векенорниент Ассонис	Original	Revised ²	Obligated	Expended
1 To	Total non-CFP Funds				
2 12	1406 Operations (may not exceed 20% of line 21) ³	751,440.44	354,700.44	354,700.44	77,425.00
	1408 Management Improvements	72,000.00	86,000.00	84,187.00	35,187.00
4 14	1410 Administration (may not exceed 10% of line 21)	397,500.00	406,367.00	406,367.00	354,008.00
5 12	1411 Audit	1,000.00	1,000.00	1,000.00	1,000.00
6 12	1415 Liquidated Damages	0.00	0.00	0.00	0.00
	1430 Fees and Costs	140,965.00	302,965.00	302,965.00	140,965.00
0 1 C	1440 Site Acquisition	100 000 00	100 000 00	875 00	875 00
	1460 Dwelling Structures	1,422,154.00	1,634,027.00	1,245,509.00	266,029.00
_	1465.1 Dwelling Equipment-Nonexpendable	40,000.00	40,000.00	3,976.00	3,976.00
12 14	1470 Non-dwelling Structures	60,000.00	60,000.00	60,000.00	60,000.00
	1475 Non-dwelling Equipment	10,000.00	10,000.00	10,000.00	10,000.00
	1485 Demolition	0.00	0.00	0.00	0.00
15 1.	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
16 1.	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
17 1.	1499 Development Activities ⁴	0.00	0.00	0.00	0.00
18a 1.	1501 Collateralization or Debt Service paid by the PHA	1,068,610.56	1,068,610.56	1,068,610.56	356,204.00
Da	9000 Collateralization or Debt Service naid Via System of Direct Payment	0.00	0.00	0.00	0.00
_	1502 Contingency (may not exceed 8% of line 20)	4 063 670 00	1 063 670 00	3 538 100 00 1	1 305 660 00
	Amount of Annual Orant, (suil of lines $2 - 19$)	4,003,070,00	1,00,0,0,00		00.00,00,00,1
21 A	Amount of line 20 Related to Section 504 Activities	0.00	0.00	0.00	0.00
	Amount of line 20 Related to Security – Soft Costs	309,700.00	0.00	0.00	0.00
	Amount of line 20 Related to Security – Hard Costs	0.00	0.00	0.00	0.00
	Amount of line 20 Related to Energy Conservation Measures	0.00	0.00	0.00	0.00
E -]	To be completed for the Performance and Evaluation Report or a Revised Annual Statement. To be completed for the Performance and Evaluation Report.	nent			
	KHF funds shall be included here.				

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	a (me 14 2011 "	Signature or
	K 110 A Data 121 - Signature of Public Housing Dire	Construct
Obligated Expended	Original Revised ²	
Total Actual Cost	Line Summary by Development Account Total Estimated Cost	Line Summa
Final Performance and Evaluation Report	n Report for Period Ending:	Perform
Kevised Annual Statement (revision no: 1)		Origina
		Type of Grant
FFY of Grant Approval: 2009	Date of CFP: 6/12/2011	Circulatoro -
	Housing Authority Canital Fund Program Grant No:	Greenshorn H
FFY of Grant: 2009		PHA Name
		Dout I. Cumm
Expires 4/30/2011	Capital Fund Financing Program	Capital I
OND No. 2577 0226	Capital Fund Frogram, Capital Fund Frogram Replacement Housing Factor and	Capital I
Office of Public and Indian Housing		Alimual
U.S. Department of Housing and Urhan Development		A

	51,61 25,80 77,42	11,250.00 51,616.74 51,616.74 51,616.74 51,616.74 51,616.74 354,700.44		11,250,00 51,616,74 51,616,74 51,616,74 51,616,74 51,616,74 751,440.44	Statement.	NC011-001005 NC011-003015 NC011-005020 NC011-007030 NC011-009040 NC011-012050 Port or a Revised Annual	1406 1406 1406 1406 1406 1406 1406 1406		Smith Homes Ray Warren Hampton Homes Claremont Court Smith Homes Gateway Plaza Hickory Trails
		0.00 11,250.00 11,250.00 11,250.00	0.00 11,250.00 11,250.00 11,250.00	396,740.00 11,250.00 11,250.00 11,250.00 11,250.00		NC011-003015 NC011-005020 NC011-007030	1406 1406 1406 1406	Operations Salvation Boys & Girls Club Salvation Boys & Girls Club Salvation Boys & Girls Club	GHA Wide Ray Warren Hampton Homes Claremont Court
Status of Work	rotal Actual Cost unds Funds gated 2 Expended 2	Total Ac Funds Obligated 2	1 Cost Revised ¹	Original Revis	Quantity	Aaior Aaior Account No.	Capital Fund Program Grant No: Replacement Housing Factor Gr Development Account No.	Categories	Greensboro Housing Authority Development General E Number Name/PHA- Wide Activities
Federal FFY of Grant: 2009	Federal FF				NC19P01150109		Grant Type and Number	-	Part II: Supporting Pages PHA Name:
U.S. Department of Housing and Urban Development Office of Public and Indian Housing OMB No. 2577-0226 Expires 4/30/2011	artment of Ho Offic	U.S. Dep				nt Housing Factor and	ram Replaceme	Annual Statement/Performance and Evaluation Keport Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program	Annual Sta Capital Fur Capital Fur

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Part II: Supporting Pages	ing Pages								
PHA Name:	0	Grant Type and Number		NC19P01150109			I	Federal FFY of Grant: 2009	^r Grant: 2009
Greensboro Housing Authority		pital Fund Pr	Capital Fund Program Grant No:		CFFP (Yes/No):);;			
Development	General Description of Major	inr	Asion Development	Ouantity	Total Estimated Cost	Cost	Total Actual Cost	al Cost	Status of Work
Number	Categories	90 .	Account No.		_				
Name/PHA-									
Wide Activities									
					Original	Revised 1		Funds	
							Ubligated 2	Expended 2	
UHA-WINC	Ivialiagement improvements	1 1 1 A NO	NICO11 002015		0 750 00	0 750 00	00 020 00	0 050 00	
Kay warren	Computer Software and Equipment 1408	pincin 1400	NC011-005020		9 250 00		9 250.00	9.250.00	
Claremont Court		pment 1408	NC011-007030		9,250.00	9,250.00	9,250.00	9,250.00	
Smith Homes		pment 1408	NC011-001005		9,250.00	9,250.00	7,437.00	7,437.00	
Ray Warren	Lease Equipment		NC011-003015		8,750.00	0.00	0.00	0.00	
Hampton Homes		1408	NC011-005020		8,750.00	0.00	0.00	0.00	
Claremont Court		1408	NC011-007030		8,750.00	0.00	0.00	0.00	
Smith Homes	-	1408	NC011-001005		8,750.00		0.00	0.00	
OSCP	Management Improvements	1408			0.00	49,000.00	0.00	0.00	
	Total				72,000.00	86,000.00	35,187.00	35,187.00	
GHA-Wide	Administration								
	a. Salaires of Non-Technical and	and 1410			\$267,000.00	406,367.00	406,367.00	354,008.00	
	Technical S								
	b. Fringe benefits	1410			\$95,000.00	0.00	0.00	0.00	
	c. Administrative Expense	1410			\$35,500.00	0.00	0.00	0.00	
	Total				397,500.00	406,367.00	406,367.00	354,008.00	
	Audit	1411			1,000.00	\$1,000.00	\$1,000.00	1,000.00	
¹ To be con	¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.	d Evaluation I	Report or a Revised Ann	ual Statement.					
² To be con	² To be completed for the Performance and Evaluation Report.	d Evaluation I	Report.						

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and Evaluation Report Fund Program Replacement Housing Factor and m	and Evaluation Report Fund Program Replacement Housing Factor and m		PD (Vac/No).		ant Mo.	pe and Number	Grant Ty		A 11	PHA Name:	
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Annual Statement/Performance and Evaluation Report Capital Fund Program, Capital Fund Program Replace Capital Fund Financing Program	nance and Evaluation Re pital Fund Program Rep rogram	Annual Statement/Performance and Evaluation Report Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program		U.S. Dep	U.S. Department of Housing and Urban Development Office of Public and Indian Housing OMB No. 2577-0226 Expires 4/30/2011
Part III: Implementation Schedule PHA Name: Greensboro Housing Authority	odule				Federal FFY of Grant: 2009
Development Number	All Fund Obligated	ated	All Funds Expended		Reasons for Revised Target Dates 1
Name/PHA-Wide	(Quarter Ending Date)	Date)	(Quarter Ending Date)		
ACTIVITICS	Original Obligation	Actual Obligation	Original Expenditure	Actual Expenditure	
	End Date	End Date	End Date	End Date	
¹ Obligation and expendit	ure end dated can only b	e revised with HUD approval	Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Hous	Housing Act of 1937, as amended.	

Annual Stater Capital Fund Capital Fund	Annual Statement/Performance and Evaluation Report Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program	aluation Report ogram Replace	nent Housing Factor and				U.S. Depar	tment of Housir Office of E	U.S. Department of Housing and Urban Development Office of Public and Indian Housing OMB No. 2577-0226 Expires 4/30/2011
Part II: Supporting Pages	g Pages								
PHA Name: Greenshorn Housing Authority	rity	Grant Type and Number Capital Fund Program Gi	Frant Type and Number Capital Fund Program Grant No:	NC19P01150109	CFFP (Yes/No):);		Federal FFY of Grant:	f Grant: 2009
		Replacement H	Replacement Housing Factor Grant No:						
Development	General Description of Major	Major	Development	Quantity	Total Estimated Cost	d Cost	Total Actual Cost	ial Cost	Status of Work
Number	Categories		Account No.					-	
Name/PHA-									
Willow A total times					Original	Revised 1	Funds	Funds	
							Ubligated 2	Expended 2	
Hampton Homes	Fees and Cost	1430	NC011-005020		140,965.00	302,965.00	140,965.00	124,363.00	
Claremont Courts	Site Improvements	1450	NC011-007030		100,000.00	100,000.00	875.00	875.00	
Claremont Courts	Claremont Courts Dwelling Structures	1460	NC011-007030	250 units	s 1,422,154.00	1,634,027.00	1,030,230.00	12,339.00	
River Birch	Dwelling Equipment	1465.1	1 NC011-027090	50 units	40,000.00	0 40,000.00	3,976.00	3,976.00	
Central Office	Nondwelling	1470	NC011-009040	1 bldg.	60,000.00) 60,000.00	60,000.00	60,000.00 Complete	omplete
Claremont Courts	Claremont Courts Non- dwelling Equipment	1475	NC011-007030	3 units	10,000.00	10,000.00	10,000.00	10,000.00 Complete	omplete
		1501			1 068 610 56				
GHA-Wide		1.501			1900090				
¹ To be comp	¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.	and Evaluation	Report or a Revised An	nual Statement.					
² To be comj	² To be completed for the Performance and Evaluation Report.	and Evaluation	Report.						

Capital Fund Financing Program	Capital Fund Financing Program				OMB No. 2577-0226 Expires 4/30/2011
Part I: Summarv	c				Expires 4/30/2
Part I: Summarv					
PHA Name:	Grant Type and Number				FFY of Grant: 2009 RHF
Greensboro Housing Authority			Replacement Housing Factor Grant No:	or Grant No:	
					FFY of Grant Approval: 2009
Type of Grant					
Original Annual Statement		Reserve for Disasters/Emergencies			Revised Annual Statement (revision no:
Performance and Evalu	n Report for Period	3: 12/31/2008		Final Performance	Final Performance and Evaluation Report
Line Summary by Development Account	ient Account		Total Estimated Cost		Total Actual Cost
			Original	Revised ²	Obligated
1 Total non-CFP Funds					
2 1406 Operations (may no	1406 Operations (may not exceed 20% of line 21) ³				
	ovements				
4 1410 Administration (ma	1410 Administration (may not exceed 10% of line 21)				
5 1411 Audit					
6 1415 Liquidated Damages	es				
8 1440 Site Acquisition					
9 1450 Site Improvement					
10 1460 Dwelling Structures	S				
11 1465.1 Dwelling Equipment—Nonexpendable	nent—Nonexpendable				
12 1470 Non-dwelling Structures	ctures				
13 1475 Non-dwelling Equipment	ipment				
14 1485 Demolition			0.00		0.00
15 1492 Moving to Work Demonstration	Demonstration		0.00		0.00
16 1495.1 Relocation Costs			0.00		0.00
17 1499 Development Activities ⁴	vities ⁴		288,951.00		288,951.00
18a 1501 Collateralization or	1501 Collateralization or Debt Service paid by the PHA		0.00		0.00
18ba 9000 Collateralization or	9000 Collateralization or Debt Service paid Via System of Direct Payment	Direct Payment	0.00		0.00
19 1502 Contingency (may 1	1502 Contingency (may not exceed 8% of line 20)		0.00		0.00
20 Amount of Annual Grant: (sum of lines 2 - 19)	it: (sum of lines 2 – 19)		288,591.00		288,591.00
21 Amount of line 20 Related to LBP Activities	ed to LBP Activities		0.00		0.00
22 Amount of line 20 Relate	Amount of line 20 Related to Section 504 Activities		0.00		0.00
	Amount of line 20 Related to Security - Soft Costs		0.00		0.00
24 Amount of line 20 Relate	Amount of line 20 Related to Security - Hard Costs		0.00		0.00
	Amount of line 20 Related to Energy Conservation Measures	Ires	0.00		0.00
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PHAS WIN UNDER 200 U	PHAS with under 2.30 utilits in Itianagement may use 100% of Crr Otanis for operations.	% Of CFF Ofailts for operations.			

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Capita, . und Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program		Hou
		Expires 4/30/2011
Part I: Summary		
PHA Name: Grant Type and Number NC19R01150209		FFY of Grant: 2009
Iousing Authority Capital Fund Program Grant No:	Replacement Housing Factor Grant No:	
I		FFY of Grant Approval: 2009
Type of Grant		
Original Annual Statement Reserve for Disasters/Emergencies		sama Statamant function sat
n Report for Perio		Final Performance and Evaluation Deport
Line Summary by Development Account	Total Estimated Cost	Total Actual Cost
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Signature of Executive Director Date	blic Housing Di	
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								Expires 4/30/2011
Part II: Supporting Pages	Pages							
PHA Name:		Grant Type	Grant Type and Number	NC19R01150209			Federal FFV of Grant.	of Crant. JAAA
Greensboro Housing Authority	; Authority	Capital Fun	Capital Fund Program Grant No:		CFFP (Yes/No):		Feueral FF	or Grant: 2009
Development (General Description of Maior Work	of Maior Work	Ar Work Development	0: Quantity	Total E	Total Actual Cost	nal ('ost	Status of Work
e	Categories		Account No.		_			
Activities								
					Original Revised 1	Funds	Funds	
						Obligated 2	Expended 2	
a	Developmental	1499			788 951 00	288 021	>	
A	Activities					200,901		
	Total				288,951.00	288,951	0	
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Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program Part III: Implementation Schedule PHA Name: PHA Name:	acement Housing ractor and				OMB No. 2577-0226 Expires 4/30/2011
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Development Number All Fund Obligated	igated	All Funds Expended	xpended	Reasons fo	Reasons for Revised Target Dates
Name/PHA-Wide (Quarter Ending Date)	ig Date)	(Quarter Ending Date)	ing Date)		
		Outainal Evnenditu	rre Actual Expenditure	enditure	
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Development Activities 4/12/2012		4/11/2012			
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Obligation and expenditure end dated can only be levised with their approved pursuant to comments	y of Icvised with Lion approve				
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					luded here.	' KHF funds shall be included here.	
				THAS with under 200 units in management may use 100% of CFF Grants for operations.	inits in managemen	- To be completed for the Performance and Evaluation Report. PHAS with under 200 units in management may use 100% of	
				To be completed for the Performance and Evaluation Report or a Revised Annual Statement.	e Performance and	. To be completed for the	
	0.00		0.00	ervation Measures	ed to Energy Conse	Amount of line 20 Related to Energy Conservation Measures	25
	0.00		0.00	ard Costs	ed to Security - Har	Amount of line 20 Related to Security - Hard Costs	24
	0.00		0.00	oft Costs	ed to Security - Sof	Amount of line 20 Related to Security - Soft Costs	23
	0.00		0.00	Activities	ed to Section 504 A	Amount of line 20 Related to Section 504 Activities	22
	0.00		0.00	es	ed to LBP Activitie	Amount of line 20 Related to LBP Activities	21
	19,672.00		19,672.00	19)	t: (sum of lines 2 –	Amount of Annual Grant: (sum of lines 2 - 19)	20
	0.00		0.00	line 20)	not exceed 8% of li		19
	0.00		0.00	9000 Collateralization or Debt Service naid Via System of Direct Payment	r Deht Service naid		18ba
	0.00		0.00	1 by the PHA	r Debt Service paid	1501 Collateralization or Debt Service paid by the PHA	182
	19,672.00		19,672.00		vities ⁴	1499 Development Activities ⁴	17
	0.00		0.00			1495.1 Relocation Costs	16
	0.00		0.00		emonstration	1492 Moving to Work Demonstration	15
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	0.00		0.00		vements	1408 Management Improvements	3
	0.00		0.00	(ne 21) ³	ot exceed 20% of lir	1406 Operations (may not exceed 20% of line 21) ³	2
						Total non-CFP Funds	-
Expended	Obligated	Revised ²	Original				- 1
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	FFY OF GFAIL: 2009	r Grant No:	Replacement Housing Factor Grant No:	d Number	Grant Type and Number	PHA Name:	PHA I
	FEV Cont 2000					Part I: Summary	Part I
2011	Expires 4/30/2011				rogram	Capital Fund Financing Program	
using	O.3. Department of reversing and of the or coreprised Office of Public and Indian Housing			Annual Statement/Performance and Evaluation Keport Capital Fund Program, Capital Fund Program Replacement Housing Factor and	apital Fund Program	Annual Statement/Performance and Evaluation Report Capital Fund Program, Capital Fund Program Replace	

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		and	
Date	Signature of Public Housing Director	"Dirtedutor (Somm Date Une 14 2011	Signature of Executive Direction
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Total Actual Cost		Summary by Development Account	Line Summary by
Final Performance and Evaluation Report	Final Perform	n Panort for Pariod Ending	E
Revised Annual Statement (revision no:)		Statement Reserve for Disasters/Emergencies	Type of Grant
FFY of Grant Approval: 2009		-	
FFY 01 GFAIL: 2009	Replacement Housing Factor Grant No:	Grant Type and Number NC19K01150109	PHA Name: Greenshorn Housing Authority
			Part I: Summary
Expires 4/30/2011			
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Office of Public and Indian Housing	Of	Annual Statement Fertornance and Evaluation report Canital Fund Program Canital Fund Program Replacement Housing Factor and	Canital Fund P
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Page 3 of 8	Annual Statement.									Or	Quantity	NC19R01150109		and
									19,672.00	Original Revised ¹ C	Lotal Estimated Cost	CFFP (Yes/No):		U.S. De
									19,672.00 0.00	Funds Funds Obligated 2 Expended 2	I otal Actual Cost	Federal FFY of Grant:		U.S. Department of Housing and Urban Development Office of Public and Indian Housing OMB No. 2577-0226 Expires 4/30/2011
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Greensboro Housing Authority	Capital Fi Replacen	Capital Fund Program Grant No: Replacement Housing Factor Grant No:		CFFP (Yes/No):			
ent	Maj	Development	Quantity	Total Estimated Cost	Total Actual Cost	ual Cost	Status of Work
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Actual	ate)	Capital Fund Replacemen	Grant Type and Number	aluation Repor ogram Replace
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Revised	Quarter Ending Date	nt No: tor Grant No:		Factor and
Actual	te)		NC19R01150109	
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Reasons for Revised Target Dates			Federal FFY of Grant: 2009	U.S. Department of Housing and Urban Development Office of Public and Indian Housing OMB No. 2577-0226 Expires 4/30/2011

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All Fund Obligated All Funds Expended (Quarter Ending Date) (Quarter Ending Date)	
(Quarter Ending Date) (Quarter Ending Date)	Reasons for Revised Target Dates 1
Original Obligation Actual Obligation Original Expenditure Actual Expenditure End Date End Date End Date End Date End Date	
1400 Development Activities 4/19/2012 4/11/2012	
¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.	

Grant Type and Number Replacement ar Criptial Fund Program Rent No: Replacement Housing Factor Grant No: Categories CFFP (Yes/No): Replacement Account No. ar Categories Development Account No. Quantity Total Estimated Cost Revised ¹ ar Categories Account No. Original Revised ¹ ar Categories Account No. Original Revised ¹ ar Categories Account No. Original Revised ¹ ar Account No. Account No. Image: Account No. Image: Account No. ar Account No. Account No. Image: Account No. Image: Account No. ar Account No. Account No. Image: Account No. Image: Account No. ar Account No. Account No. Image: Account No. Image: Account No. ar Account No. Account No. Image: Account No. Image: Account No. ar Account No. Account No. Image: Account No. Image: Account No. ar Account No. Account No. Image: Account No. Image: Account No. ar Account No. Account No. Image: Account No. Image: Account No. ar Account No. Image: Account No. Image: Account No. Image: Account	Capital Fund Program, Capital Fund Program Replace Capital Fund Financing Program	Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program I: Supporting Pages	ram Replacen	ent Housing Factor and					fice o	Office of Public and Indian Housing OMB No. 2577-0226 Expires 4/30/2011
Comment Housing Factor Grant No: Serription of Major Work Development Quantity Total Estimated Cost Calegories Account No. Original Revised ¹ Grant No: Image: Series Ser	Part II: Supporting Pages PHA Name:		rant Type and	l Number	NC19R01150209	CFFP (Yes/No):				Federal FFY of Grant: 2009
General Description of Major Work Account No. Original Revised ¹ Categories Account No. Original Revised ¹ Image: Categories Image: Categories Image: Categories Image: Categories			Replacement I	Housing Factor Grant No.		Total	net	Tot	al Art	Total Actual Cost
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CAPITAL FUND PROGRAM TABLES START HERE

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PHA N	PHA Name: Greensboro Housing Authority	Grant Type and Number Capital Fund Program Grant No: N Replacement Housing Factor Grant No:	: NC19P01150108 ant No:		Federal FY of Grant: 2008
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Line No.	Summary by Development Account	Total Estimated Cost	Ited Cost	Total Actual Cost	tual Cost
		Original	Revised	Obligated	Expended
-	Total non-CFP Funds				
2	1406 Operations	753,838.44	753,838.44	753,838.44	735,088.00
ω	1408 Management Improvements	54,640.00	78,640.00	78,640.00	54,640.00
4	1410 Administration	397,500.00	253,604.00	253,604.00	253,604.00
S	1411 Audit	1,000.00	1,000.00	1,000.00	1,000.00
6	1415 Liquidated Damages				, v
7	1430 Fees and Costs	126,582.00	126,582.00	126,582.00	94,394.00
8	1440 Site Acquisition				
9	1450 Site Improvement	178,762.00	177,066.00	177,066.00	177,066.00
10	1460 Dwelling Structures	1,340,809.00	1,462,401.00	1,462,401.00	632,417.00
11	1465.1 Dwelling Equipment-Nonexpendable	78,010.00	78,010.00	78,010.00	78,010.00
12	1470 Nondwelling Structures	5,190.00	5,190.00	5,190.00	3,226
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	1,068,610.56	1,068,610.56	1,068,610.56	1,068,610.56
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2–20)	4,004,942.00	4,004,942.00	4,004,942.00	3,098,056.00

	PHA Name: Greensboro Housing Authority	Grant Type and Number Capital Fund Program Grant No:	No: NC19P01150108	PHA Name: Greensboro Housing Authority Grant Type and Number Federal FY of Grant Capital Fund Program Grant No: NC19P01150108 Federal FY of Grant	Federal FY of Grant: 2008
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× Pe	Performance and Evaluation Report for Period Ending: 12-31-10		nual Statement Final Performance and Evaluation Report	ion Report	
Line	Summary by Development Account	Total	Total Estimated Cost		Total Actual Cost
		Original	Revised	Ohligated	Fynandad
22	Amount of line 21 Related to LBP Activities			0	
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				

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Annual Statement/Perforn Capital Fund Program and Part II: Sunnorting Pages	Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages	ation Report ⁹ rogram Rep	lacement H	ousing Fact	or (CFP/C)	FPRHF)		
PHA Name: Greens	PHA Name: Greensboro Housing Authority	Grant Type and Number Capital Fund Program Gra Replacement Housing Fac	Grant Type and Number Capital Fund Program Grant No: NC19P01150108 Replacement Housing Factor Grant No:	9P01150108 o:		Federal FY of Grant: 2008	rant: 2008	
Development Number Name/HA-Wide	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost	ated Cost	Total Actual Cost	ual Cost	Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
GHA-Wide	Operations	1406		399,138.44	399,138.44	399,138.44	399,138.44	
Ray Warren	Salvation Boys & Girls Club	1406		11,250.00	11,250.00	11,250.00	11,250.00	
Hampton Homes	Salvation Boys & Girls Club	1406		11,250.00	11,250.00	11,250.00	11,250.00	
Claremont Court	Salvation Boys & Girls Club	1406		11,250.00	11,250.00	11,250.00	0.00	
Ray Warren	Drug Prevention	1400		51.616.74	51.616.74	51.616.74	51.616.74	
Hampton Homes	Drug Prevention	1406		51,616.74	51,616.74	51,616.74	51,616.74	
Claremont Court	Drug Prevention	1406		51,616.74	51,616.74	51,616.74	51,616.74	
Smith Homes	Drug Prevention	1406		51,616.74	51,616.74	51,616.74	51,616.74	
Gateway Plaza	Drug Prevention	1406		51,616.74	51,616.74	51,616.74	51,616.74	
Hickory Trails	Drug Prevention	1406		51,616.74	51,616.74	51,616.74	51,616.74	
	Total			753,828.00	753,828.00	753,828.00	735,088.00	

Annual Statement/Perform Capital Fund Program and Part II: Supporting Pages	Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages	ation Report ⁹ rogram Rep	lacement H	ousing Fact	or (CFP/C	FPRHF)		
PHA Name: Greens	PHA Name: Greensboro Housing Authority	Grant Type and Number Capital Fund Program Gra Replacement Housing Fac	Grant Type and Number Capital Fund Program Grant No: NC19P01150108 Replacement Housing Factor Grant No:	9 P01150108 o:		Federal FY of Grant: 2008	rant: 2008	
Development Number	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost	nated Cost	Total Actual Cost	ual Cost	Status of Work
Activities								
				Original	Revised	Funds Obligated	Funds Expended	
GHA-Wide	Management Improvements					c	-	
Ray Warren	Computer Software and Equipment	1408		9,377.25	9,377.25	9,377.25	9,377.25	Complete
Hampton Homes	Computer Software and Equipment	1408		9,377.25	9,377.25	9,377.25	9,377.25	Complete
Claremont Court	Computer Software and Equipment	1408		9,377.25	9,377.25	9,377.25	9,377.25	Complete
Smith Homes	Computer Software and Equipment	1408		9,377.25	9,377.25	9,377.25	9,377.25	Complete
Ray Warren	Lease Equipment	1408		4,282.75	4,282.75	4,282.75	4,282.75	Complete
Hampton Homes	Lease Equipment	1408		4,282.75	4,282.75	4,282.75	4,282.75	Complete
Claremont Court	Lease Equipment	1408		4,282.75	4,282.75	4,282.75	4,282.75	Complete
Smith Homes	Lease Equipment	1408		4,282.75	4,282.75	4,282.75	4,282.75	Complete
	Management Improvements	1408		0	24,000.00	24,000.00	0.00	
	Total			54,640.00	78,640.00	78,640.00	54,640.00	
5								
GHA-Wide	Administration							
	a. Salaries of Non-Technical and	1410		267,000.00	171,745.00	171,745.00	171,745.00	Complete
	Technical Staff							
	b. Fringe benefits	1410		95,000.00	55,693.00	55,693.00	55,693.00	Complete
	c. Administrative Expense							h
		1410		35,500.00	26,166.00	26,166.00	26,166.00	Complete
	Total			253,604.00	253,604.00	253,604.00	253,604.00	

Annual Statement/Perforn Capital Fund Program and Part II: Supporting Pages	Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housin Part II: Supporting Pages	ation Report ⁹ rogram Rep	t olacement H	ousing Fact	ig Factor (CFP/CFPRHF)	FPRHF)		
PHA Name: Greens	PHA Name: Greensboro Housing Authority	Grant Type and Number Capital Fund Program Gra Replacement Housing Fac	Grant Type and Number Capital Fund Program Grant No: NC19P0115 Replacement Housing Factor Grant No:	9P01150108 o:		Federal FY of Grant: 2008	irant: 2008	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost	nated Cost	Total Actual Cost	ual Cost	Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
GHA-Wide	Audit	1411		1,000.00	1,000.00	1,000.00	1,000.00	Complete
Hampton Homes	Fees and Cost	1430		126,582.00	126,582.00	126,582.00	94,394.00	Complete
Various Projects	Site Improvements	1450		178,762.00	177,066.00	177,066.00	177,066.00	Complete
Smith Homes	Air Conditioning	1460		1,340,809.00	1,462,401.00	1,462,401.00	632,417.00	
Applewood	Dwelling Equipment/Ranges&Refrig.	1465	50	34,987.00	34,987.00	34,987.00	34,987.00	Complete
Lakespring	Dwelling Equipment Ranges&Refrig	1465	60	41,648.00	41,648.00	41,648.00	41,648.00	Complete
Claremont	Dwelling Equipment/AC Units	1465	6	1,375.00	1,375.00	1,375.00	1,375.00	Complete
	Total			78,010.00	78,010.00	78,010.00	78,010.00	
Claremont	Non-Dwelling Structure/ Temp. Offices	1470	2 Units	5,190	5,190	5,190	3,226	
	Collaterization or Debt Service	1501		1,068,610.56	1,068,610.56	1,068,610.56	1,068,610.56	Complete

			6/12/2012			6/12/2010	c.	
			6/12/2012			6/12/2010	b.	
			6/12/2012			6/12/2010	ents a.	Improvements
							ent	Management
			6/12/2012			6/12/2010	ojects	Various Projects
	Actual	Revised	Original	Actual	Revised	Original		
							Activities	Ac
Reasons for Revised Target Dates		All Funds Expended (Quarter Ending Date)		ed ate)	All Fund Obligated (Quarter Ending Date)	All (Qua	Development Number Name/HA-Wide	Develop Name
Federal FY of Grant: 2008		108	Grant Type and Number Capital Fund Program No: NC19P01150108 Replacement Housing Factor No:	Grant Type and Number Capital Fund Program No: NC19F Replacement Housing Factor No:		Housing Auth	PHA Name: Greensboro Housing Authority	PHA Nam
						ntation S	Part III: Implementation Schedule	Part II
ig Factor (CFP/CFPRHF)	ng Factor	Capital Fund Program and Capital Fund Program Replacement Housin	ram Replac	und Prog	Capital F	gram and	I Fund Prog	Capita
			n Report	Evaluatio	ince and I	/Performa	Annual Statement/Performance and Evaluation Report	Annua

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PHA Name/Number		Locality (City/(Locality (City/County & State)	XOriginal 5-Year Plan	Revision No:
Development Number and	Work Statement	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5
A. Name	for Year 1 FFY 2011	FFY 2012	FFY 2013	FFY 2014	FFY 2015
B. Physical Improvements	/Additional/Statisticity				
Subtotal Various Proiects		2,091,015.00	2,205,769.00	2,324,810.00	2,447,423.00
C. Management Improvements					
		64,000.00	37.000.00	37.000.00	
NC011-Region 2					
NC011-Region 3					
NC011-Region 4					
NC011-Region 5					
D. PHA-Wide Non-dwelling Structures and Equipment		0.00	0.00	0.00	
E. Administration		400,232.00	440,894.00	454,121.00	467,744.00
1					
		301,965.00	301,965.00	301,965.00	301,965.00
G. Uperations		14 000 430		1	
NC011-Region 2		554,700.444	334,700.44	334,700.44	304,700.44
NC011-Region 3					
NC011-Region 4					
NC011-Region 5					
H. Demolition					
. Development					
J. Capital Fund Financing –		1,068,610.56	1,068,610.56	1.068.610.56	1.068.610.56
Debt Service					
K. Total CFP Funds		4,280,523.00	4,408,939.00	4,541,207.00	4.677.443.00
L. Total Non-CFP Funds					
		4 280 523 00	4 408 939 00	4 541 207 00	00 CVV LL9 V

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Work tement for Year 1 2010Locality (City/county & State) Work Statement for Year 2 FFY 2011Work Statement for Year 3 FFY 2012FFY 2012 FFY 2012Year 1 2010	Part	Part I: Summary (Continuation)	ation)				
Development Number Work Work Statement for Year 2 Work Statement for Year 3 Year 1 FFY 2010 FFY 2011 FFY 2012 Image: FFY 2010 FFY 2010 FFY 2012 FFY 2012 Image: FFY 2010 FFY 2010 FFY 2012 FFY 2012 Image: FFY 2010 FFY 2010 FFY 2012 FFY 2012 Image: FFY 2010 FFY 2010 FFY 2012 FFY 2012 Image: FFY 2010 FFY 2010 FFY 2012 FFY 2012 Image: FFY 2010 FFY 2010 FFY 2012 FFY 2012 Image: FFY 2010 FFY 2012 FFY 2012 FFY 2012 Image: FFY 2010 FFY 2010 FFY 2012 FFY 2012 Image: FFY 2010 FFY 2010 FFY 2012 FFY 2012 Image: FFY 2010 FFY 2012 FFY 2012 FFY 2012 Image: FFY 2011 FFY 2012 FFY 2012 FFY 2012 FFY 2012 Image: FFY 2012 FFY 2012 FFY 2012 FFY 2012 FFY 2012 Image: FFY 2012 FFY 2012 FFY 2012 FFY 2012 FFY 2012 Image: FFY 2012 FFY 2012 FFY 2012 FFY 2012 </th <th>PHA 1</th> <th>Name/Number</th> <th></th> <th>Locality (City/</th> <th>county & State)</th> <th>Original 5-Year Plan</th> <th>Revision No:</th>	PHA 1	Name/Number		Locality (City/	county & State)	Original 5-Year Plan	Revision No:
and Name Statement for Year 1 FFY 2010 FFY 2011 FFY 2012 Image: Provide state stat		Development Number	Work	Work Statement for Year 2	ent for	Work Statement for Year 4	Work Statement for Year 5
Year 1 FFY 2010 300,000.00 300,000.00 350,000.00		and Name	Statement for	FFY 2011	FFY 2012	FFY 2013	FFY 2014
			Year 1 FFY 2010				
300,000.00 3			Abbaak				
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		Replacement Housing Factor Funds	300,000.00	300,000.00	350,000.00	350,000.00	350,000.00

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Part II: Sup	Part II: Supporting Pages – Physical Needs Work Statement(s)	l Needs Work Stater	nent(s)			
Work Statement for	Wo	Work Statement for Year 2012	2		Work Statement for Year: 2013	2013
Year 1 FFY	Development	Ouantity	Estimated Cost	Development	Quantity	Estimated Cost
2011	Number/Name			Number/Name		
	General Description of			General Description of		
	Major Work Categories			Major Work Categories		
	PHA Wide – Operations	Lump Sum	354,700.44	PHA Wide – Operations	Lump Sum	354,700.44
	Community	(Nos Usa		Community	5000 1.000	MANING AND MANING AND -
	#NC011037130	Lump Sum	20,000.00	#NC011003015	Lump Sum	5,000.00
	Abby Courts:			Ray Warren Homes:		
	Landscaping @ rear of			Sidewalk repair		
	units					
Statement //	Community	5		Community	2	
	Annlewood:		171,700.00	Cilvar Drian		50,000.00
	Repaye all parking lots			Re-pave all parking lots		
	Community	Timm Cim	00 000 70	Community	T C	10 000 00
	Applewood:	- during	1,000,000	Gate Way Plaza:	mup cum	
	Reshape grading to drain			Install lights in front		
	(Units 4327,3429, 3431 &3435)			parking lot		
	Community	7	20 21 20 20	Community	2	
	Claremont Courts		010.00	Hampton Homes	Luns dun	22,400.00
	Replace all mailboxes			Clean concrete site		
				drains		
	#NC011006025	Lump Sum	20.000.00	Community #NC011003015	Lump Sum	41 675 00
	Hampton Homes:			Ray Warren Homes:	-	
	Repair Sidewalks			Tree trimming		
	Community #NC011006025	Lump Sum	70,000.00	Community #NC011003015	Lump Sum	25,000.00
	Hampton Homes:			Ray Warren Homes:		
	Repair all asphalt			TV sanitary sewer		

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Asphalt Repairs Replace Sidewalks sidewalks Repair or replace Asphalt repairs Upgrade sidewalks Tree trimming Hickory Trails and Community #NC011017075 #NC011015065 #NC011024085 #NC011012050 #NC011015065 #NC011017075 Laurel Oaks: Lakespring: Lakespring: Community Community Community Community Community Pear Leaf: Pear Leaf: Annex: Lump Sum Lump Sum Lump Sum Lump Sum Lump Sum Lump Sum 120,000.00 120,000.00 21,307.00 10,000.00 5,000.00 5,000.00 drains surrounds sidewalks Replace washer boxes landscaping Site drain and Replace dumpster Repair/replace Clean out all storm replacement Sidewalk repair or Install dryer connections Smith Homes Elderly: Woodland Village: Woodberry Run: #NC011001005 Community #NC011027090 #NC011036125 #NC011010045 #NC011016070 #NC011016070 #NC011001005 Smith Homes: Applewood: River Birch: Applewood: Community Community Community Community Community Community Lump Sum Lump Sum Lump Sum Lump Sum Lump Sum 50 Units 50 Units Expires 4/30/20011 45,100.00 77,401.00 20,000.00 10,000.00 8,049.00 8,000.00 5,000.00

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Sidewalk repair Tree trimming Repave all parking lots Tree trimming Woodland Village: Community #NC011010045 Community #NC011001005 #NC011001005 #NC011036125 Woodberry Run: Smith Homes: Smith Homes: Community Community Lump Sum Lump Sum Lump Sum Lump Sum 38,696.00 80,000.00 25,000.00 15,800.00 repair sub floor receptacles upgrade Renovate bathrooms Applewood: Light fixtures & Install water cutoffs in InstallVCT floor tile & Replace closet doors Add dryer connections vanity Replace bathroom each unit Community #NC011016070 #NC011016070 #NC011037130 Community #NC011010045 #NC011010045 #NC011016070 #NC011010045 Baylor Court: Baylor Court: Abby Courts: Applewood: Baylor Court: Applewood: Community Community Community Community Community 50 Units 50 Units 11 Units 11 Units 11 Units 50 Units 14 Units 149,666.00 97,500.00 25,000.00 30,000.00 11,000.00 16,772.00 5,000.00

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11-15 repair handrail Replace broken slab & Spring Garden Street Replace thru wall units **HVAC** Units Replace Roof Top Mechanical and porch fence at rear of units Replace wooden privacy Repair retaining wall at Community #NC011009040 Community #NC011016070 Community #NC011010045 Community #NC011009040 Gateway Plaza: #NC011009040 #NC011001005 Gateway Plaza: Gateway Plaza: Smith Homes: Baylor Court: Applewood: Community Community Lump Sum Lump Sum Lump Sum Lump Sum Lump Sum Lump Sum 150,000.00 100,000.00 40,000.00 96,000.00 5,000.00 7,000.00 PA system Pressure wash all vinyl work Pressure wash all brick Replace screen doors Replace entry doors Community #NC011010045 #NC011009040 #NC011010045 Community #NC011010045 Gateway Plaza: #NC011010045 Baylor Court: Baylor Court: Baylor Court: Baylor Court: Community Community Community Lump Sum Lump Sum Lump Sum 11 Units 11 Units 6,000.00 10,000.00 10,000.00 17,421.00 4,500.00

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			Community #NC011024085 Laurel Oaks: Replace kitchen cabinets & tops	Community #NC011012050 Hickory Trails Annex: Replace utility room doors	Community #NC011012050 Hickory Trails & Annex: Replace all roofs
			50 Units	50 Units	38 Buildings
			150,430.00	80,400.00	\$280,000.00
Community #NC011008035 Hall Towers: Replace mailboxes	Community #NC011008035 Hall Towers: Install New Mini 2" Blinds	Community #NC011008035 Hall Towers: Replace hallway air handlers (heaters) and AC in lobby	Community #NC011008035 Hall Towers: Clean all plumbing drain lines (jetter)	Community #NC011009040 Gateway Plaza: Bath water heater replacement	Community #NC011009040 Gateway Plaza: Replace cabinets in common areas
Lump Sum	Lump Sum	Lump Sum	Lump Sum	Lump Sum	Lump Sum
15,000.00	19,077.00	41,553.00	75,000.00	20,804.00	7,500.00

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Replace mechanical and storage room doors Replace all roofs mechanical doors Replace all storage & Replace office roof Community #NC011024085 Community #NC011024085 #NC011027090 #NC011027090 Laurel Oaks: Laurel Oaks: River Birch: River Birch: Community Community Lump Sum Lump Sum Lump Sum Lump Sum 88,066.00 80,000.00 13,585.00 4,000.00 fences Community #NC0110112050 doors Replace wooden privacy Pressure wash all units doors. Replace front and rear Re-paint front & rear Replace all windows Return grills in all units Clean ducts and replace Hickory Trails: Hickory Trails Annex: Community #NC011012050 Community #NC011012050 Community #NC011024085 #NC011024085 Hickory Trails: #NC011012050 Hickory Trails: Laurel Oaks: Community Laurel Oaks: Community Lump Sum Lump Sum Lump Sum Lump Sum Lump Sum 20 Units 45,000.00 20,500.00 15,524.00 71,137.00 33,552.00 12,000.00

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Roof Replacements Replace water heaters Community #NC011010045 Woodberry Run: Community #NC011001005 Smith Homes: Lump Sum Lump Sum 135,300.00 103,415.00 Replace washer boxes Repair foundation walls Foundation repair #NC011012050 bathroom Renovate upstairs Replace front storm Re-tile all units Pressure wash all units Hickory Trails Annex: Renovate downstairs bathroom doors Community Hickory Trails Annex: Woodland Village: Claremont Courts: Claremont Courts: Claremont Courts: Community #NC11036125 #NC011012050 #NC011001005 #NC011007030 #NC011007030 #NC011007030 #NC011017075 Smith Homes: Community Community Community Community Community Community Pear Leaf: Lump Sum 50 Units Expires 4/30/20011 236,772.00 131,566.00 260,000.00 20,000.00 10,100.00 9,200.00 15,000.00 5,000.00

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							Capiv. Fund Program—Five-Year Action Plan
Community #NC011013060 Stoneridge: Pressure wash all units	Community #NC011001005 Smith Homes: Community building drainage at front	Community #NC011001005 Smith Homes: Tub liners	Community #NC011018080 Silver Briar: Fence-in back patios	Community #NC011027090 River Birch: Fence-in back patios	Community #NC011027090 River Birch: Replace water heaters	Community #NC011017075 Pear Leaf: Re-work all rain diverts	on Plan
Lump Sum	Lump Sum	Lump Sum	Lump Sum	Lump Sum	Lump Sum	Lump Sum	U.S. Department of Housing and U. Office of Public and E
12,500.00	20,000.00	144,000.00	27,500.00	25,000.00	63,750.00	5,750.00	of Housing and U. Development Office of Public and Indian Housing Expires 4/30/20011

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Subtotal of Estimated Cost \$2,091,015.00 flashing at 2nd story porches Woodberry Run: Upgrade electrical panel Pressure wash all units deck Replace wood ramp and Woodland Village: Re-attachand seal Community #NC011010045 Community #NC011010045 Community #NC011010045 #NC011036125 Woodberry Run: Woodberry Run: Community Subtotal of Estimated Cost U.S. Department of Housing and U. .. a Development Office of Public and Indian Housing Expires 4/30/20011 Lump Sum Lump Sum Lump Sum Lump Sum \$2,205,769.00 30,000.00 97,500.00 5,000.00 5,000.00

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			Store Store	ANNUAL	880 890	Year 1 FFY 2011	Work Statement for
Community #NC011008035 Hall Towers: Renovate bathrooms	Community #NC011012050 Hickory Trails: Install dryer connections	Community #NC011008035 Hall Towers: Replace kitchen cabinets	Community #NC011007030 Claremont Courts: Install dryer connections	Community #NC011003015 Ray Warren Homes: Replace wooden dumpster/surround screens	Community #NC011017075 Pear Leaf: Tree trimming throughout	Development Number/Name General Description of Major Work Categories	Work Work Work Statement for Statement for FFY 2014
156 Units	127 Units	156 Units	250 Units	Lump Sum	Lump Sum	Quantity	Work Statement for Year 2014 FFY 2014
214,500.00	162,081.00	343,524.00	208,333.00	84,000.00	21,307.00	Estimated Cost	4 4
Community #NC011016070 Applewood: Remove foam and parge foundations		Community #NC011001005 Smith Homes: Paint exterior metal rails	Community #NC011024085 Laurel Oaks: Tree trimming throughout	Community #NC011024085 Laurel Oaks: Create swale at rear of office building for drainage	Community #NC011012050 Hickory Trails: Tree trimming throughout	Development Number/Name General Description of Major Work Categories	Wo
Lump Sum		Lump Sum	Lump Sum	Lump Sum	Lump Sum	Quantity	Work Statement for Year: 2015 FFY 2015
25,000.00		89,467.00	11,853.00	8,000.00	46,858.00	Estimated Cost	5

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Community #NC011010045 Woodberry Run: Replace bifold closet	Community #NC011015065 Lakesprings: Install dryer connections	Community #NC0110030015 Ray Warren: Replace screen doors	Community #NC0110030015 Ray Warren: Replace water heaters	Community #NC011008035 Hall Towers: Install new water heaters in all units	Community #NC011012050 Hickory Trails: Replace screen doors	Community #NC011012050 Hickory Trails: Replace bifold closet doors
Lump Sum	Lump Sum	Lump Sum	Lump Sum	Lump Sum	Lump Sum	Lump Sum
56,000.00	79,335.00	132,750.00	300,900.00	285,000.00	105,000.00	105,000.00
Community #NC011009040 Gateway Plaza: Circulating fan for heating system	Community #NC011009040 Gateway Plaza: Renovate bathrooms	Community #NC011007030 Claremont Courts: Install dryer connections	Community #NC011010045 Baylor Court: Correction of concrete patio slab	Community #NC011016070 Applewood: Pressure wash decks	Community #NC011016070 Applewood: Replace screen doors	Community #NC011016070 Applewood: Replace bifold closet doors
Lump Sum	221 Units	250 Unis	Lump Sum	Lump Sum	50 Units	Lump Sum
22,100.00	442,000.00	208,333.00	10,000.00	6,435.00	42,000.00	34,300.00

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Capi	Fund Program—Five-Year Action Plan	ear Action Plan		- - -	U.S. Department of Housing and U. Office of Public an	of Housing and U. Development Office of Public and Indian Housing Expires 4/30/20011
	Community #NC011017075 Pear Leaf: Replace floor tile throughout community	Lump Sum	155,602.00	Community #NC011008035 Hall Towers: New suspended ceiling ground floor	Lump Sum	25,000.00
	Community #NC011013060 Stoneridge: Add dryer connections	50 Units	31,250.00	Community #NC011008035 Hall Towers: Re-tile laundry room areas in front of elevators	Lump Sum	15,000.00
	Community #NC011010045 Woodberry Run: Install drver connections	39 Units	40,228.00	Community #NC011012050 Hickory Trails: Pressure wash all units	Lump Sum	25,050.00
				Community #NC011012050 Hickory Trails: Replace switches and receptacles	Lump Sum	32,023.00
				Community #NC011012050 Hickory Trails: Re-insulate water lines	Lump Sum	3,450.00
				Community #NC011012050 Hickory Trails: Install new washer connections	Lump Sum	14,950.00

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							Capi, Aund Program—Five-Year Action Plan
Community #NC011024085 Laurel Oaks:	Community #NC011024085 Laurel Oaks: Replace screen doors	Community #NC011015065 Lakespring Court: Roof repairs	Community #NC011015065 Lakespring Court: Replace bifold closet doors	Community #NC011015065 Lakespring Court: Replace bathroom vanities	Community #NC011012050 Hickory Trails: Replace bifold closet doors	Community #NC011012050 Hickory Trails: Replace bathroom vanities & bath floors in all units	
Lump Sum	Lump Sum	Lump Sum	Lump Sum	Lump Sum	Lump Sum	Lump Sum	U.S. Department of Housing and U. Office of Public an E
68,750.00	25,000.00	10,000.00	47,600.00	23,000.00	, 12,950.00	98,234.00	of Housing and U. Development Office of Public and Indian Housing Expires 4/30/20011

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Community #NC011013060 Stoneridge: Install 30"vanity in bathrooms	Community #NC011001005 Smith Homes Elderly: Replace windows	Community #NC011001005 Smith Homes Elderly: Replace screen doors	Community #NC011001005 Smith Homes Elderly: Renovate bathrooms	Community #NC011018080 Silver Briar: Remove insulation and parge foundations	Community #NC011018080 Silver Briar: Replace screen doors	Community #NC011018080 Silver Briar: Replace bifold closet doors
Lump Sum	Lump Sum	Lump Sum	Lump Sum	Lump Sum	Lump Sum	Lump Sum
28,750.00	85,000.00	15,000.00	41,250.00	15,000.00	15,000.00	Expires 4/30/2001 34,300.00

U.S. Department of Housing and U, ... Development Office of Public and Indian Housing Expir<u>es 4/30/200</u>11

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Community #NC011012050 Hickory Trails Annex: Repair chainlink fence	Community #NC011036125 Woodland Village: Replace kitchen cabinets	Community #NC011012050 Hickory Trails: Clean ducts and replace return grills in all units	Community #NC011010045 Woodberry Run: Clean, stain, seal privacy fencesat rear of all units	Community #NC011010045 Woodberry Run: Replace screen doors	Community #NC011010045 Woodberry Run: Upgrade light fixture in kitchens to florescent; receptacles & switches	Community #NC011013060 Stoneridge: Replace wooden partition
) Lump Sum nex:	b Lump Sum) Lump Sum lace	r of	: Lump Sum	: : e in nt; nes	Lump Sum
3,000.00	79,721.00	27,215.00	17,050.00	15,000.00	25,413.00	100,000.00

(4/2008)

Capi Fund Program—Five-Year Action Plan

U.S. Department of Housing and U. , Development Office of Public and Indian Housing Expires <u>4/30/200</u>11

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Subtotal of Estimated Cost																							
\$ 2 324 810 00																							
	#INCOTTOSOTZS Woodland Village: Pressure wash building & decking	Community #NCOLLOS	floor tile in bathroom	Woodberry Run: Install vanity& replace	#NC011010045	Connections	Installation Dryer	Claremont Court:	#NC011007030	tiles – all floors	Deplace ceiling and &	#NC011009040	Community	Install new vanity cabinets and tops	Pear Leaf:	Community #NC011017075	Tile replacement	#NCULIU2/090 River Riveh	Community	doors	Replace front storm	#NC011015065 Lakesprings:	Community
		Lump Sum							Lump Sum				Lump Sum		-	Lump Sum		Lump sum	6			Lump Sum	
\$ 2,447,423.00		7,000.00			00.7 66,16	00 462 16			208,333.00			,	150,000.00		COLOR: 4940 - Constanting Colores	78,775.00			128,624.00			15,000.00	

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(4/2008)

										//Stateptent//	[]] Kelederek []]]		2011	Year 1 FFY	Statement for	Work	Part III: Su
Subtotal of Estimated Cost									PHA- Wide : Fees & Cost	PHA-Wide: Technical Inspections	PHA-Wide: One Vehicle	PHA-Wide: Computer Software and Equipment	General Description of Major Work Categories	Development Number/Name	FFY2013	Work Statement for Year 2012	Part III: Supporting Pages – Management Needs Work Statement(s)
\$ 418,700.44									194,700.44	160,000	27,000	37,000		Estimated Cost		12	k Statement(s)
Subtotal of Estimated Cost									PHA- Wide : Fees & Cost	PHA-Wide: Technical Inspections		PHA-Wide: Computer Software and Equipment	General Description of Major Work Categories	Development Number/Name	FFY2014	Work Statement for Year: 2013	
\$ 391,700.44									194,700.44	160,000		37,000		Estimated Cost		13	

Capi Fund Program—Five-Year Action Plan

U.S. Department of Housing and U, , Development Office of Public and Indian Housing Expires 4/30/20011

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									//Statement//	Approx 11		2011	Year 1 FFY	Statement for	Work	Part III: Su
Subtotal of Estimated Cost									PHA- Wide : Fees & Cost	PHA-Wide: Technical Inspections	PHA-Wide: Computer Software and Equipment	General Description of Major Work Categories	Development Number/Name	FFY 2015	Work Statement for Year 2014	Part III: Supporting Pages – Management Needs Work Statement(s)
\$ 391,700.44									194,700.44	160,000	37,000.00		Estimated Cost		14	k Statement(s)
Subtotal of Estimated Cost									PHA- Wide: Fees & Cost	PHA-Wide: Technical Inspections	PHA-Wide: Computer Software and Equipment	General Description of Major Work Categories	Development Number/Name	FFY 2016	Work Statement for Year: 2015	
\$ 391,700.44									194,700.44	160,000	37,000.00		Estimated Cost		15	

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Capi Fund Program—Five-Year Action Plan

U.S. Department of Housing and U, J Development Office of Public and Indian Housing Expires 4/30/20011

	Capital Fund Program, Capital Fund Program Replace	Capital Fund Program, Capital Fund Program Replacement Housing Factor and			Office of Public and Indian Housing OMB No. 2577-0226	Office of Public and Indian Housing OMB No. 2577-0226
	Capital Fund Financing Program				Expires 4/30/2011	1100 1101 ACT 0440
Part I: Summary	Y					
PHA Name:		Grant Type and Number	Davianament Hausing Fastar Crant No.		FFY of Grant: 2006	
Greensboro Housing Authority	using Authority	Date of CFFP:	replacement riousing ractor or ant roo		FFV of Grant Approval: 2006	
Type of Grant				W Revised Annual Statement	tatement (Revision No. 2)	
3	Original Annual Statement	art for Parind Ending: 12/31/2010		Final Performance	aluar	
1 100	I citul aname by Development Account		Total Estimated Cost		Total Actual Cost	t
Line	Summary by Development Account		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) 3	9% of line 21) ³				
ω (1408 Management Improvements					
4	1410 Administration (may not exceed 10% of line 21)	d 10% of line 21)				
5	1411 Audit					
6	1415 Liquidated Damages			NV VUC 101	00 000 001	102 200 00
7	1430 Fees and Costs		183,329,00	185,529,00	00,525,001	103,323.00
8	1440 Site Acquisition		400 167 00	00 200 012	A12 024 00	412 024 00
9a	1450 Site Improvements		12.088.017.00	12.085.160.00	12,085,160,00	12,085,160.00
11	1465.1 Dwelling Equipment-Nonexpendable	xpendable				
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration	on				
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴					1 0/0 / 11 00
17a	1500 Debit Service/Collateral		1,068,611.00	1,068,611.00	1,068,611.00	1,068,611.00
18a	1501 Collateralization or Debt Service paid by the PHA	ice paid by the PHA	158,747.00	158, /4 /.00	138,747,00	130,747.00
18ba	9000 Collateralization or Debt Service naid Via Sy 1507 Contingency (may not exceed 8% of line 20)	9000 Collateralization or Debt Service naid Via System of Direct Payment				
20	Amount of Annual Grant: (sum of lines 2 - 19)	nes 2 – 19)	13,907,871.00	13,907,871.00	13,907,871.00	13,907,871.00
21	Amount of line 20 Related to LBP Activities	Activities				
22	Amount of line 20 Related to Section 504 Activities	n 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs	ty – Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs	ity – Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures	y Conservation Measures				
	. To be completed for the Performa	To be completed for the Performance and Evaluation Report or a Revised Annual Statement.				
	PHAs with under 250 units in man	PHAs with under 250 units in management may use 100% of CFP Grants for operations.				
	" RHF funds shall be included here.					

Capital Fund Financing Program			Expires 4/30/2011
Part I: Summary			
PHA Name: Greensboro Housing Authority	Grant Type and Number NC19P01150105 Capital Fund Program Grant No: Date of CFFP:	Replacement Housing Factor Grant No:	FFY of Grant Approval: 2006
Type of Grant Original Annual Statement	Reserve for Disasters/Emergencies	[] Revised An	Revised Annual Statement (revision no:)
		L	Final Performance and Evaluation Report
Line Summary by Development Account	ount	Total Estimated Cost	Total Actual Cost
		Original Revised 2	Obligated Expended
Signature of Executive Director	Date	Signature of Public Housing Director	Date

Grant Type and Number	NO.	.19P01150105		Federal FFY of Gr	ant: 2006
Capital Fund Program Gran	nt No:		CFFP (Yes/No):		
Replacement Housing Facto	or Grant No:				Cartan of Ward.
	vo.		Fotal	1 ofal Actual Cost	SCHUS OF WORK
		Funds	Funds		
		Obligated 2	Expended 2		
49,475.00	49,475.00	49,475.00	49,475.00		
31,159.00	31,159.00	31,159.00	31,159,00		
2,012.00	2,012.00	2,012.00	2,012.00		
43,054.00	43,054.00	43,054.00	43,054.00		
10,768.00	10,768.00	10,768.00	10,768.00		
4,460.00	4,460.00	4,460.00	4,460.00		
926.00	926.00	926.00	926.00		
4,351.00	4,351.00	4,351.00	4,351.00		
10,775.00	10,775.00	10,775.00	10,775.00		
37,189.00	40,046.00	40,046.00	40,046.00		
6,316.00	6,316.00	6,316.00	6,316.00		
16,527.00	16,527.00	16,527.00	16,527.00		
192,155.00	192,155.00	192,155.00	192,155.00		
409,167.00	412,024.00	412,024.00	412,024.00		
	Grant Type and Number Capital Fund Pergram Grant Capital Fund Pergram Grant Carlegories General Learnent Housing Fact Driginal Nevelopm Carlegories Original Nevelopm Carlegories Original Nevelopm Developm Carlegories Original Nevelopm Developm Carlegories Original Nevelopm Developm Carlegories Original Nevelopm Developm Carlegories Original Agenation of Maior Work Nevelopm Developm Developm Carlegories Original Agenation of Maior Work Nevelopm Develo	Grant Type and Number Capital Fund Program Grant No: Development Account No. Development Account No. Development Alg. Account No. Development Alg. Alg. Account No. Development Alg. Alg. Alg. Alg. Alg. Alg. Alg. Alg. Alg. Alg. Alg. Alg. Alg. Alg. Alg. Alg. Alg.	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: Development Account No. NC19P01150105 Original Revised ¹ Account No. Funds Obligated 2 49,475.00 49,475.00 49,475.00 31,159.00 31,159.00 31,159.00 2,012.00 2,012.00 2,012.00 43,054.00 43,054.00 43,054.00 43,054.00 43,054.00 43,054.00 44,000 4,3054.00 43,054.00 926.00 926.00 926.00 926.00 4,351.00 4,351.00 926.00 10,768.00 10,768.00 10,775.00 10,775.00 10,775.00 10,527.00 16,527.00 16,527.00 192,155.00 192,155.00 192,155.00 192,155.00 192,155.00 192,155.00 192,155.00 412,024.00 412,024.00	Grant Type and Number NC19P01150105 Capital Fund Program Grant No: Development Account No. Punds Punds Punds Original Revised ¹ Funds Funds Funds Funds 31,159.00 31,159.00 31,159.00 31,159.00 31,159.00 31,159.00 31,159.00 10,768.00 10,768.00 10,768.00 40,475.00 40,475.00 40,475.00 41,475.00 31,159.00 31,159.00 31,159.00 31,159.00 10,768.00 10,768.00 10,768.00 10,768.00 10,768.00 10,768.00 10,775.00 10,775.00 10,775.00 10,775.00 10,775.00 10,775.00 10,775.00 16,527.00 16,527.00 16,527.00 16,527.00 16,527.00 102,155.00 192,155.00 192,155.00 192,155.00 192,155.00 192,155.00 102,155.00 412,024.00 412,024.00 412,024.00 412,024.00	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No. NC19P01150105 CFFP Original Revised ¹ Funds Quantity Total Account No. Funds Funds Funds Total Account No. Funds Funds Funds Funds Total 49,475.00 49,475.00 49,475.00 49,475.00 49,475.00 49,475.00 10,768.00 10,768.00 31,159.00 31,159.00 31,159.00 31,159.00 10,768.00 10,768.00 10,768.00 10,768.00 10,768.00 10,768.00 10,775.00 10,775.00 10,775.00 10,775.00 10,775.00 10,775.00 10,775.00 10,775.00 10,775.00 10,775.00 10,775.00 10,775.00 10,775.00 10,775.00 10,775.00 10,775.00 10,775.00 10,775.00 10,775.00 10,775.00 10,775.00 10,775.00 10,775.00 10,775.00 10,72,100 16,527.00 16,527.00 16,527.00 10,527.00

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Capit Capit	Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program	rogram Replacement	Housing Factor and					Office of Pul Expires 4/30/2011	Office of Public and Indian Housing OMB No. 2577-0226 Expires 4/30/2011
Part II: Summarting Pa	106S				A CONTRACTOR OF A	A REAL PROPERTY AND A REAL PROPERTY AND A	and the second		
PHA Name:	1 Solution	Gn	Grant Type and Number	-	NC19P01150105			Federal FFV of Grant: 2006	
Greensboro Housing Authority	Authority	R ()	Capital Fund Program Grant No: Replacement Housing Factor Grant No:	nt No:			CFFP (Yes/No):		-
Do deprine That's	General D., origina	Vajer Work	- elo	Secount No.		Quantit,	Total Estimated Cost	Total Actual Cost Status	Status of Work
Name/PHA-Wide									
			Original	Revised	Funds Obligated 2	Funds Expended 2			
Dwelling Structures									
Hampton Homes	Modernization	1460	10,193,535.00	10,193,535.00	10,193,535.00	8,787,269.00			
Claremont Courts	Kitchen	1460	315,891.00	315,823.00	315,823.00	315,823.00			
Smith Homes	Electrical Work	1460	41,600.00	41,600.00	41,600,00	41,600.00			
Hall Towers	Elevator Upgrade	1460	298,487.00	298,487.00	298,487.00	298,487.00			
Hickory Trails	Water Heaters	1460	103,157,00	103,157.00	103,157.00	103,157.00			
Laurel Oaks	Water Heaters	1460	37,667.00	37,667.00	37,667.00	37,667.00			
Gateway Plaza	Elevator Upgrade Kitchen	1460	146 938 00	146 938 00	146 938 00	146 028 00			
Claremont Courts	Roofing	1460	48,375.00	45,586.00	45,586.00	30,275.00			
	Total		12,088,017.00	12,085,160.00	12,085,160.00	10,662,673.00			
	Total		13,907,871.00	13,907,871.00	13,907,871.00	11,416,773.00			
Interest Funds									
	Structures	1460-000	533,337.00	533,337.00	0.00	0.00			
Claremont Courts	Roofing	1460-001	1,134,276.00	,	1,134,276.00	1,134,276.00			
Claremont Courts	Kitchen Cabinets	1460-002	42,595.00	42,595.00	42,595.00	21,534.00			
Hampton Homes	Modernization/Final Phase	1460-003	34,527.00	34,527.00	34,527.00	0.00			
	Total		1,744,735.00	1,744,735.00	1,211,398.00	1,155,810.00			
Site Improvements									
Smith Homes	Dumpster Pads	1450-10	30,501.00	30,501.00	30,501.00	27,667.00			
	Total		30,501.00	30,501.00	30,501.00	27,667.00			
Interest	Total		1,775,236.00	1,775,236.00	1,775,236.00	1,183,477.00			
1 To	¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.	ce and Evaluation Rep	ort or a Revised Annual	Statement.					

Name/PHA-Wide Activities Original Revised	Part III: Implementation Schedule Grant Type and Number PHA Name: Capital Fund Program Grant No: Greensboro Housing Authority Replacement Housing Factor Grant No: Development Number Replacement Housing Factor Grant No:	Annual Statement/Performance and Evaluation Report Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program
d Funds Funds d Obligated Expended	NC19P01150105 CFFP (Yes/No): 1 No:	
Reasons for Revised Target Dates	o): Federal FFY of Grant: 2006	U.S. Department of Housing and Urban Development Office of Public and Indian Housing OMB No. 2577-0226 Expires 4/30/2011

									-	
	-									
					010	6/30/2010	6/30/2008	6	ojects	Various Projects
		Actual	Revised	Original		d Actual	Original Revised			
					and			Activities	Ac	
Target Dates	Reasons for Revised Target Dates	rended rg Date)	All Funds Expended (Quarter Ending Date))bligated ding Date)	All Fund Obligated (Quarter Ending Date)	Development Number Name/PHA-Wide	Develops Name/	
-								Internet	Greensporo riousing Autority	Greensbor
	FORMALL FILL OF CHAIRS 4000							sorify	e: Domeine Anth	PHA Name:
	Enderal FEV of Cront: 2006							Schedule	Part III: Implementation Schedule	Part III: In
	Expires 4/30/2011							Capital Fund Financing Program	Capital F	
Office of Public and Indian Housing OMB No 2577-0226	Office of F					ising Factor and	am Replacement Hou	Capital Fund Program, Capital Fund Program Replacement Housing Factor and	Capital F	
g and Urban Development	U.S. Department of Housing and Urban Development						tion Report	Annual Statement/Performance and Evaluation Report	Annual S	

PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the _____ 5-Year and/or 201/mnual PHA Plan for the PHA fiscal year beginning 7/1/11, hereinafter referred to as" the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

- 1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
- 2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
- 3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
- 4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
- 5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
- 6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
- 7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
- 8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a
 pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
- The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
- 10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
- 11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

- 12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
- 13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
- 14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
- 15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
- 16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
- 17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
- 18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
- 19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
- 20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
- 21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
- 22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

Greensboro	Housing	Authority	
PHA Name			

NC011

PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 20 - 20

Annual PHA Plan for Fiscal Years 2011 - 2012

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Otis Wilson	Chairman
Signature the State	Date 03/24/2011

Applicant Name

Greensboro Housing Authority

Program/Activity Receiving Federal Grant Funding

Capital Fund Program

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will --- (1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federalagency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drugfree workplace through implementation of paragraphs a. thru f.

2. Sites for Work Performance. The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

Check here if there are workplaces on file that are not identified on the attached sheets.

I hereby,certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title		
Tina Akers Brown	Executive Director		
X In An Brown	Date 03/24/11		

Applicant Name

Greensboro Housing Authority

Program/Activity Receiving Federal Grant Funding Capital Fund Program

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions. (3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.

(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)			
Name of Authorized Official	Title		
Tina Akers Brown	Executive Director		

Date (mm/dd/yyyy)

03/24/11

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Previous edition is obsolete

Signature

See reverse for public burden disclosure.) 1. Type of Federal Action: a. contract b. grant c. cooperative agreement d. loan e. loan guarantee f. loan insurance 4. Name and Address of Reporting Entity: Prime Subawardee Tier, if known: 5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known: 6. Federal Department/Agency: 7. Federal Program Name/Description:	DISCLOS Complete this form to di		BBYING ACTIV activities pursuant		Approved by OMB 0348-0046	
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GREENSBORO HOUSING AUTHORITY BOARD OF COMMISSIONERS AGENCY PLAN PUBLIC HEARING MARCH 16, 2011 HAMPTON HOMES RESOURCE CENTER

The public hearing for the Greensboro Housing Authority (GHA) 2012 Agency Plan was held on Wednesday, March 16, 2011, at 6:00 p.m. in the Hampton Homes Resource Center.

The Board of Commissioners was represented by Otis Wilson, Chairman; Nancy Hunter, and Ann Gainey-Pinto. The Housing Authority was represented by Tina Akers Brown, Executive Director; Don House, Deputy Executive Director; Lee Staton, Director of Operations; Nancy Johnson, Regional Property Manager; Erica Moore, Director of Assisted Housing; Tina Gray, Client-Landlord Services Manager; Roni Johnson, Eligibility Manager; Inell Moore, Office Assistant IV; and Norma Slavin, Policy and Procedures Analyst.

Mr. Otis Wilson welcomed everyone to the Agency Plan public hearing and explained the procedures of the meeting.

No one from the public attended the hearing.

Don House presented the Agency Plan to attendees via PowerPoint. He explained that there are two parts to the Agency Plan: the Five-Year Plan and the Annual Plan. The Five-Year Plan includes a mission statement and a five-year goals and objectives agenda. He indicated that GHA's goals and objectives include maintaining High Performer status in PHAS and SEMAP; maintaining the fiscal integrity of GHA; creating an environment of self-sufficiency; enhancing the quality of life for the elderly and people with disabilities and increasing the supply of affordable housing in Greensboro.

After the presentation, Mr. House announced that the floor would be opened for questions. No one asked questions or made comments.

Ms. Wilson closed the public hearing session at 6:20 p.m.

Greensboro Housing Authority Resident Advisory Board Meeting February 7, 2011 Smith Homes Community Center

The Resident Advisory Board (RAB) meeting was called to order at 11:30 am in Smith Homes Community Center. Draft copies of the Agency Plan Template, ACOP, HCVP Administrative Plan and supporting documents were distributed to the RAB members at the meeting. RAB members present included Adrienne Jenkins, Annie Driffin, Carolyn Coleman, Gloria Rankin, Phaysal Ross, Le'Donna Gilmer, Charlene Washington, Leola McPhaul, Pamela Stimpson and Ruth Torain. GHA staff included Tina Akers Brown, Executive Director; Don House, Deputy Executive Director; Erica Moore, Director of Assisted Housing; Robert Lawler, Director of Administration; Lee Staton, Director of Operations; Donna Fenner, Community Programs and Grants Manager; Marilyn Smith, Resident Services Coordinator; Rebecca Mabry, Public Housing FSS Program Coordinator; Robert Cooper FSS/Housing Counselor/Youth Services Coordinator; Operations Coordinator: Sabrina Abney, Smart Choices Tiffany Dunlap, RSDM/Neighborhood Network Coordinator; Inell Moore, Office Assistant IV; and Norma Slavin, Policy and Procedures Analyst.

Ms. Akers Brown welcomed all present and summarized the nature of the meeting.

Mr. Lawler welcomed members and reviewed the Agency Plan process as well as the role of the RAB. Using a PowerPoint presentation, he explained that proposed changes to the plan included HUD-mandated and staff-suggested changes. He asked all RAB members to carefully review GHA's proposed Agency Plan and provide comments. During his presentation, Mr. Lawler reminded RAB members of GHA's Mission and informed them that GHA's goals and objectives for 2012 remain unchanged.

The presentation was followed by a question and answer session. Pamela Stimpson, RAB member from the Applewood community, asked if GHA finished purchasing all the Foxworth units. Mr. Lawler replied to her that GHA originally purchased 14 foreclosed condo units, has purchased an additional 6 condos from homeowners that were interested in selling, for a total of 20. There are 4 homeowners who had not sold their condo.

The meeting was adjourned at 1:30 pm.