

PHA 5-Year and Annual Plan	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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1.0	PHA Information PHA Name: Greensboro Housing Authority _____ PHA Code: <u>nc011</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>07/1/2011</u>																										
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>2379</u> Number of HCV units: <u>3052</u>																										
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only																										
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)																										
	<table border="1"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) Included in the Consortia</th> <th rowspan="2">Programs Not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program		PH	HCV	PHA 1:						PHA 2:						PHA 3:					
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PHA 1:																											
PHA 2:																											
PHA 3:																											
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.																										
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years:																										
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.																										
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: <p style="text-align: center;">Greensboro Housing Authority incorporated the following changes to its Agency Plans:</p> <p>Changes to the ACOP and the HCVP:</p> <p>A. In compliance PIH Notice 2010-3:</p> <ol style="list-style-type: none"> Subsection 12.4(D) of the ACOP and Section 10.2 of the HCV, 7th and 8th paragraphs, Verification of Citizenship or Eligible Noncitizen Status, was amended to clarify that: 1) an exemption from disclosing their Social Security Number granted to participants aged 62 or older as of January 31, 2010, whose initial eligibility determination had begun before January 31, 2010 will continue even if the individual moves to a new assisted unit; 2) if the Social Security Number of each household member cannot be provided to GHA within 30 days of it being requested, the family will be moved to the bottom of the waiting list. <p>B. In compliance with PIH Notice 2010-9</p> <ol style="list-style-type: none"> 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 generate the EIV's Deceased Tenants Report monthly to see if the system flags deceased residents and to explain that in the event that a household member is misidentified as deceased on the Deceased Tenants Report, GHA will notify the individual in writing and advise the individual to contact SSA so that SSA may correct its records. Subsection 8.2(A)(6) of the ACOP and Section 3.2(E)(6) of the HCVP, Eligibility Criteria, have been reworded to explain the potential scenario where the head-of-household dies leaving minor children in the unit by stating 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.

- F. In compliance 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 that: 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 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 "*age six and above*" 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 ACOP:

II. The following is a summary of administrative changes to the ACOP:

A. The ACOP did not receive exclusive changes:

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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:

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. In compliance with PIH Notice 2011-3:

1. 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 following administrative changes were made to the HCVP:

1. 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 '*natural disaster*' 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 Waiting Lists			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	4539		356
Extremely low income <=30% AMI	4117	91%	
Very low income (>30% but <=50% AMI)	367	8%	
Low income (>50% but <80% AMI)	55	1%	
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
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Data Compiled 12/10/10			

HCVP Waiting List

Housing Needs of Families on the PHA's Waiting Lists			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	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)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)? SINCE 12/31/08			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes (for special programs)			
Data Compiled 12/10/10			

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 List Statistics

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% Hispanic
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% Hispanic
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

Windhill Court Apartments NC19P011035, A4321 201 Windhill Court Greensboro, NC	2007	16 Black 0 Other	11 Black 3 White 2 Vacant	-31% Black +300% White
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2. Financial Resources.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2010 grants)		
a) Public Housing Operating Fund	9,721,435.00	
b) Public Housing Capital Fund 2010	4,034,804.00	
c) HOPE VI Revitalization	-	
d) HOPE VI Demolition	-	
e) Annual Contributions for Section 8 Tenant-Based Assistance HCVP	15,090,254.00	
f) Resident Opportunity and Self-Sufficiency Grants	-	
g) Community Development Block Grant (NSP)	2,412,789.00	
h) 2010 HCVP FSS Coordinator Grant	94,984.00	
Other Federal Grants (list below)		
a) Mainstream 5-year	651,246.00	Tenant-Based Assistance
b) Self Help Homeownership Opportunity Program 2010	337,439.00	Support Services
c) 2009 Replacement Housing Factor Funds	308,623.00	PH Capital Activities
d) 2010 Replacement Housing Factor Funds	301,048.00	PH Capital Activities
2. Prior Year Federal Grants (unobligated funds only) (list below)		
HOPWA - 2009	184,580.00	Tenant-Based Assistance
2009 ROSS PH FSS	16,069.00	PH Support Services
2007 ROSS Homeownership	2,325.00	PH Support Services
2007 Neighborhood Networks	45,368.00	Support Services
Shelter Plus Grants	436,942.00	Tenant-Based Assistance/Services
HOPE VI	10,228.00	PH Support Services
Capital Loan - Fannie Mae	0.00	Revitalization
Capital Loan - Interest Only	607,634.00	PH Capital Activities
American Recovery and Reinvestment Act Capital Competitive Grant Funds	994,245.00	PH Capital Activities
American Recovery and Reinvestment Act Capital Formula Grant Funds	5,153,568.00	PH Capital Activities
Capital 2009	3,530,659.00	PH Capital Activities
Capital 2008	1,325,797.00	PH Capital Activities
Capital 2007	622,190.00	PH Capital 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

(WRLP)

services to a minimum of seven NN Center participants who also meet WRLP program criteria

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.

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 self-sufficiency.

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:

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 pre-approval 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 Supportive 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 August 27, 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 on-site 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 by 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 by 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

1b. Development (project) number: nc011
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(01/12/2008)</u>
5. Number of units affected: 0
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: 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) **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:

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:

Voluntary 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? 14

(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 assessments: The three recently purchased communities of Woodland Village (purchased

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
- Loans, insurance, down payments, closing costs, financing and home maintenance.
- FDIC Money Smart Curriculum
- 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)

- Budgeting and money management
- Credit counseling
- How 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
- How to find a home
- Advantages of de-concentration
- Information 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.
8.1	<p>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.</p> <p>Capital Fund Program (CFP) information is attached as follows:</p> <p>2011 CFP Annual Statement –attachment nc011f01</p> <p>2010 CFP Annual Statement/Performance and Evaluation Report –attachment nc011g01</p> <p>2010 CFP RHF Annual Statement/Performance and Evaluation Report - attachment nc011h01</p> <p>2010 CFP RHF Additional Annual Statement/Performance and Evaluation Report - attachment nc011i01</p> <p>2009 CFP Annual Statement/Performance and Evaluation Report - attachment nc011j01</p> <p>2009 CFP RHF Annual Statement/Performance and Evaluation Report - attachment nc011k01</p> <p>2009 CFP RHF Additional Annual Statement/Performance and Evaluation Report - attachment nc011l01</p> <p>2008 CFP Annual Statement/Performance and Evaluation Report - attachment nc011m01</p>
8.2	<p>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.</p> <p>The Capital Fund Program Five-Year Action Plan – attachment nc011n01</p>

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. **nc011o01**

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 or 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.

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.

Housing Needs of Families in the Jurisdiction by Family Type							
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/A	N/A

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9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>GHA has increased its number of public housing units with the addition of the Woodland Village (27 units purchased December 2007) and Abby Courts (14 units purchased February 2009) and Foxworth (14 units purchased October 2009 and 6 more units by August 2010. GHA is constructing 24 additional public housing units on the Foxworth property).Also, GHA purchased 5.0 acres of vacant land for future development of affordable housing. In addition to public housing units, GHA increased its allocation of Housing Choice Vouchers with 100 Family Unification Vouchers in August 2010 and 43 Enhanced Vouchers in September 2010. GHA’s FSS programs in both the HCVP program and the Public Housing Programs aid clients in achieving self-sufficiency. The self-sufficiency programs assist clients in moving to fair market rent or to becoming educated homeowners. GHA’s Homeownership programs in both the HCV and Public Housing Programs assists clients with cleaning up their credit, improving their credit standing and increasing their ability to maintain homes that they purchase. By assisting clients to move to fair market rent, or to purchase their own homes, GHA is then able to assist new individuals in achieving safe and sanitary housing by moving them into the newly vacated units.</p>								

10.0 Additional Information. Describe the following, as well as any additional information HUD has requested.

(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.

GHA continually achieves its mission and goals by maintaining a high performer status in PHAS and SEMAP, tracking activities results, promptly implementing corrective actions, complying with regulations requirements, achieving agency objectives and implementing and promoting activities that lead to programs and partnerships that help to further self-sufficiency, create safer communities, and promote quality, affordable housing.

The following table shows the Greensboro Housing Authority Goals and Objectives and progress thereof:

Goal #1: Achieve and maintain high performer status in PHAS and SEMAP and track Asset Management

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	Progress
Maintain uncollected dwelling rent at 2% or less.	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 an 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-sufficiency and enhances quality of life for all public housing residents and HCVP participants

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 opportunities in Greensboro

Objective	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 of 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.

<p>10.0</p>	<p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <p>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.</p>
<p>11.0</p>	<p>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.</p> <p>(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</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only): attachment nc011q01</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only): attachment nc011r01</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only): attachment nc011s01</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(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.</p> <p>(g) Challenged Elements: NA</p> <p>(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</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only): see section 8.2.</p>

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 office 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, 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: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm
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.

8.2 Capital 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.
- (i) 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 <i>Minimum</i>
115% of Average Community Income:	10,936.19
30% of Area Median Income:	17,550.00 <i>Maximum</i>

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 low-income) 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 16 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,


Elizabeth A. Hanson
Deputy Assistant Secretary

cc: Michael Williams, Greensboro Public Housing HUB Director

Attachments

Part I: Summary
 PHA Name: Greenboro Housing Authority
 Grant Type and Number: NC19S0150109
 Date of CFP: 3/11/2009
 Reserve for Disasters/Emergencies:
 FY of Grant: 2009 Recovery Act
 FY of Grant Approval: 2009

Line	Original Annual Statement Performance and Evaluation Report for Period Ending: 12/31/2010	Revised Annual Statement (revision no: 1) Final Performance and Evaluation Report	Total Estimated Cost		Total Actual Cost		Expended
			Original	Revised ¹	Obligated	Expended	
1	Total non-CFP Funds						
2	1406 Operations (may not exceed 20% of line 21) ³	0.00	0.00	0.00	0.00	0.00	0.00
3	1408 Management Improvements	0.00	0.00	0.00	0.00	0.00	0.00
4	1410 Administration (may not exceed 10% of line 21)	256,265.00	554,631.00	554,631.00	287,003.00	287,003.00	0.00
5	1411 Audit	0.00	0.00	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	0.00	0.00	0.00	0.00	0.00	0.00
8	1440 Site Acquisition	247,308.00	248,938.00	248,938.00	248,938.00	248,938.00	0.00
9	1450 Site Improvement	0.00	0.00	0.00	0.00	0.00	0.00
10	1460 Dwelling Structures	654,863.00	654,863.00	654,863.00	146,922.00	146,922.00	0.00
11	1465.1 Dwelling Equipment—Nonexpendable	3,113,595.00	2,811,612.00	2,811,612.00	1,887,935.00	1,887,935.00	0.00
12	1470 Non-dwelling Structures	0.00	0.00	0.00	0.00	0.00	0.00
13	1475 Non-dwelling Equipment	1,221,912.00	1,223,899.00	1,223,899.00	578,264.00	578,264.00	0.00
14	1485 Demolition	88,540.00	88,540.00	88,540.00	7,966.00	7,966.00	0.00
15	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00	0.00	0.00
16	1495.1 Relocation Costs	0.00	0.00	0.00	0.00	0.00	0.00
17	1499 Development Activities ⁴	0.00	0.00	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	0.00	0.00
19	9000 Collateralization or Debt Service paid Via System of Direct Payment	0.00	0.00	0.00	0.00	0.00	0.00
20	1302 Contingency (may not exceed 8% of line 20) ⁵	0.00	0.00	0.00	0.00	0.00	0.00
21	Amount of Annual Grant: (sum of lines 2 - 19)	5,582,483.00	5,582,483.00	5,582,483.00	3,157,028.00	3,157,028.00	0.00
22	Amount of line 20 Related to Section 304 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						

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.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Part II: Supporting Pages

PHA Name:	Greenboro Housing Authority	Capital Fund Program Grant No.:	NCI9501150109	CEPFY (Y or N):	Federal FY ¹ of Grant:	2009	Status of Work:	
Development Number	General Description of Major Work Categories	Replacement Housing Factor Grant No.:	Development Account No.:	Quantity	Total Estimated Cost	Total Actual Cost		
Name/PHA-Wide Activities					Original	Revised ¹	Funds Obligated ²	Funds Expended ²
Claremont Courts	Administration				256,265.00	554,631.00	554,631.00	287,003.00
Claremont Courts	Fees and Cost			1430	247,308.00	248,938.00	248,938.00	248,938.00
Claremont Courts	Site Improvement			1430	654,863.00	654,863.00	654,863.00	146,922.00
Claremont Courts	Dwelling Structure			250	3,113,595.00	2,811,612.00	2,811,612.00	1,887,935.00
Claremont Courts	Non-Dwelling Structure			1430	1,221,912.00	1,223,899.00	1,223,899.00	578,264.00
Claremont Courts	Non-Dwelling Equipmpt			1475	88,540.00	88,540.00	88,540.00	7,966.00
Claremont Courts	Contingency			1502	0.00	0.00	0.00	0.00
	Total				\$5,582,483.00	\$5,582,483.00	\$5,582,483.00	\$3,157,028.00

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.

Part I: Summary

PHA Name:	Greensboro Housing Authority	Grant Type and Number	NC0110130609E	FFY of Grant: 2009
Date of CFP:	9/9/2009	Replacement Housing Factor Grant No:		FFY of Grant Approval: 2009

Type of Grant	<input checked="" type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)
Performance and Evaluation Report for Period Ending:	12/31/2010	<input type="checkbox"/> Final Performance and Evaluation Report		

Line	Summary by Development Account	Total Estimated Cost	Original	Revised ²	Total Actual Cost ¹	Obligated	Expended
1	Total non-CFP Funds						
2	1406 Operations (may not exceed 20% of line 21) ³						
3	1408 Management Improvements		37,672.00	37,672.00	37,672.00	37,672.00	2,700.00
4	1410 Administration (may not exceed 10% of line 21)		105,470.00	105,470.00	105,470.00	105,470.00	41,187.00
5	1411 Audit		0.00	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages		0.00	0.00	0.00	0.00	0.00
7	1430 Fees and Costs		100,981.00	100,981.00	100,981.00	100,981.00	84,264.00
8	1440 Site Acquisition		0.00	0.00	0.00	0.00	0.00
9	1450 Site Improvement		386,709.00	386,709.00	386,709.00	386,709.00	0.00
10	1460 Dwelling Structures		161,428.00	161,428.00	161,428.00	161,428.00	161,428.00
11	1465.1 Dwelling Equipment—None expendable		0.00	0.00	0.00	0.00	0.00
12	1470 Non-dwelling Structures		241,556.00	241,556.00	241,556.00	241,556.00	162,900.00
13	1475 Non-dwelling Equipment		19,884.00	19,884.00	19,884.00	19,884.00	0.00
14	1485 Demolition		0.00	0.00	0.00	0.00	0.00
15	1492 Moving to Work Demonstration		0.00	0.00	0.00	0.00	0.00
16	1495.1 Relocation Costs		1,000.00	1,000.00	1,000.00	1,000.00	573.00
17	1499 Development Activities ⁴		0.00	0.00	0.00	0.00	0.00
18a	1501 Collateralization or Debt Service paid by the PHA		0.00	0.00	0.00	0.00	0.00
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		0.00	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	0.00
20	Amount of Annual Grant: (sum of lines 2 - 19)		1,054,700.00	1,054,700.00	1,054,700.00	1,054,700.00	453,052.00
21	Amount of line 20 Related to LBP Activities		0.00	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	0.00
23	Amount of line 20 Related to Security - Soft Costs		0.00	0.00	0.00	0.00	0.00
24	Amount of line 20 Related to Security - Hard Costs		0.00	0.00	0.00	0.00	0.00
25	Amount of line 20 Related to Energy Conservation Measures		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.

² To be completed for the Performance and Evaluation Report.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part II: Supporting Pages

PHA Name: Greensboro Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:		NC01101306009E	CFPP (Yes/No):		Federal FY of Grant: 2009		Status of Work
Development Number Name/PHA- Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Funds Obligated 2	Funds Expended 2		
Stoneridge	Management Improvements	NC01101306009E	1410	67,400.00	37,672.00	37,672.00	2,700.00		
Stoneridge	Administration Expense	NC01101306009E	1410	67,400.00	105,470.00	105,470.00	41,187.00		
Stoneridge	Fees and Costs	NC01101306009E	1430	237,500.00	100,981.00	100,981.00	84,264.00		
Stoneridge	Site Improvements	NC01101306009E	1450	65,000.00	386,709.00	386,709.00	0.00		
Stoneridge	Dwelling Structures	NC01101306009E	1460	280,000.00	161,428.00	161,428.00	161,428.00		
Stoneridge	Non-dwelling Structures	NC01101306009E	1470	317,400.00	241,556.00	241,556.00	162,900.00		
Stoneridge	Non-dwelling Equipment	NC01101306009E	1475	20,000.00	19,884.00	19,884.00	0.00		
Stoneridge	Relocation	NC01101306009E	1495	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 or a Revised Annual Statement.
² To be completed for the Performance and Evaluation Report.

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.

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

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.

10 Points - Marketing and Management Plan.

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

10 Points - Housing that serves special populations, (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 to 10 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.

100 - Maximum Points Available

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.

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

Part I: Summary
 PHA Name: Greensboro Housing Authority
 Grant Type and Number: NCI9P01150111
 Date of CFP:
 Replacement Housing Factor Grant No.
 FY of Grant: 2011
 FY of Grant Approval: 2011

Line	Type of Grant <input checked="" type="checkbox"/> Original Annual Statement Performance and Evaluation Report for Period Ending: 12-31-10 <input type="checkbox"/> Reserve for Disasters/Emergencies	Total Estimated Cost	Statement (revision no: 1)		Obligated	Expended
			Original	Revised ²		
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ¹	354,700.44				
3	1408 Management Improvements	37,000.00				
4	1410 Administration (may not exceed 10% of line 21)	403,480.00				
5	1411 Audit	1,000.00				
6	1415 Liquidated Damages	0.00				
7	1430 Fees and Costs	300,965.00				
8	1440 Site Acquisition	0.00				
9	1450 Site Improvement	100,000.00				
10	1460 Dwelling Structures -Nonependable	1,569,048.00				
11	1465 1 Dwelling Structures	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	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	1,008,610.56				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	0.00				
19	1502 Contingency (may not exceed 8% of line 20)	0.00				
20	Amount of Annual Grant. (sum of lines 2 - 19)	4,034,804.00				
21	Amount of line 20 Related to LBP Activities	0.00				
22	Amount of line 20 Related to Section 504 Activities	0.00				
23	Amount of line 20 Related to Security - Soft Costs	309,700.00				
24	Amount of line 20 Related to Security - Hard Costs	0.00				
25	Amount of line 20 Related to Energy Conservation Measures	0.00				

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.
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
 OMB No. 2577-0226
 Expires 4/30/2011

Part II: Supporting Pages

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Grant Type and Number		Development Account No.	Quantity	CFPP (Yes/No)		Total Actual Cost		Status of Work
		Capital Fund Program Grant No. Replacement Housing Factor Grant No.	NC19PU1150111			Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
GHA Wide	Operations	1406				0.00	0.00	0.00	0.00	
Ray Warren	Salvation Boys & Girls Club	1406	NC011-003015			11,250.00	0.00	0.00	0.00	
Hampton Homes	Salvation Boys & Girls Club	1406	NC011-005020			11,250.00	0.00	0.00	0.00	
Claremont Court	Salvation Boys & Girls Club	1406	NC011-007030			11,250.00	0.00	0.00	0.00	
Smith Homes	Salvation Boys & Girls Club	1406	NC011-001005			11,250.00	0.00	0.00	0.00	
Ray Warren	Drug Prevention	1406	NC011-003015			51,616.74	0.00	0.00	0.00	
Hampton Homes	Drug Prevention	1406	NC011-005020			51,616.74	0.00	0.00	0.00	
Claremont Court	Drug Prevention	1406	NC011-007030			51,616.74	0.00	0.00	0.00	
Smith Homes	Drug Prevention	1406	NC011-001005			51,616.74	0.00	0.00	0.00	
Gateway Plaza	Drug Prevention	1406	NC011-009040			51,616.74	0.00	0.00	0.00	
Hickory Trails	Drug Prevention	1406	NC011-012050			51,616.74	0.00	0.00	0.00	
	Total					354,700.44	0.00	0.00	0.00	

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.

Part II: Supporting Pages

PHA Name	Grant Type and Number	Capital Fund Program Grant No.	Replacement Housing Factor Grant No.	NC19PH01150111	Quantity	CFPP (Yes/No)	Total Estimated Cost	Federal FFY of Grant: 2011	Status of Work	
Development Number	General Description of Major Work Categories	Development Account No.					Original	Revised ¹	Funds Obligated ²	Funds Expended ²
Various Projects	Fees and Cost	NC011-005020					300,965.00	0.00	0.00	0.00
Claremont Courts	Site Improvements	NC011-007030					100,000.00	0.00	0.00	0.00
Smith Homes	Dwelling Structures	NC011-007030			400 Units		1,569,048.00	0.00	0.00	0.00
Ray Warren	Dwelling Equipment	NC011-003015					70,000.00	0.00	0.00	0.00
Central Office	Non-Dwelling Structure						120,000.00	0.00	0.00	0.00
GHIA Wide	Non-Dwelling Equipment						10,000.00	0.00	0.00	0.00
GHIA-Wide	Debt Service						1,068,610.56	0.00	0.00	0.00

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.

Part I: Summary
 PHA Name: Greensboro Housing Authority
 Grant Type and Number: NCI91901150110
 Date of CFP: 07/15/2010
 Replacement Housing Factor Grant No:
 FFY of Grant: 2010 CFP
 FFY of Grant Approval: 2010

Line	Original Annual Statement Performance and Evaluation Report for Period Ending: Summary by Development Account	Reserve for Disasters/Emergencies	Total Estimated Cost		Revised Annual Statement (revision no: 1)		Total Actual Cost	Obligated	Expended
			Original	Revised ²	Final Performance and Evaluation Report	Total Actual Cost			
1	Total non-CFP Funds								
2	1406 Operations (may not exceed 20% of line 21) ³		751,440.44	354,700.44				0.00	0.00
3	1408 Management Improvements		72,000.00	37,000.00				0.00	0.00
4	1410 Administration (may not exceed 10% of line 21)		403,480.00	403,480.00				403,480.00	170,280.00
5	1411 Audit		1,000.00	1,000.00				278.00	278.00
6	1415 Liquidated Damages		0.00	0.00				0.00	0.00
7	1430 Fees and Costs		140,965.00	300,965.00				6,899.00	3,777.00
8	1440 Site Acquisition		0.00	0.00				0.00	0.00
9	1450 Site Improvement		100,000.00	100,000.00				0.00	0.00
10	1460 Dwelling Structures		1,297,308.00	1,569,048.00				101,187.00	0.00
11	1465 1 Dwelling Equipment - Nonexpendable		70,000.00	70,000.00				0.00	0.00
12	1470 Non-dwelling Structures		120,000.00	120,000.00				96,433.00	78,931.00
13	1475 Non-dwelling Equipment		10,000.00	10,000.00				932.00	932.00
14	1485 Demolition		0.00	0.00				0.00	0.00
15	1492 Moving to Work Demonstration		0.00	0.00				0.00	0.00
16	1495 1 Relocation Costs		0.00	0.00				0.00	0.00
17	1499 Development Activities ⁴		0.00	0.00				0.00	0.00
18a	1501 Collateralization or Debt Service paid by the PHA		1,068,610.56	1,068,610.56				0.00	0.00
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		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)		4,034,804.00	4,034,804.00				609,209.00	254,198.00
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		309,700.00						
24	Amount of line 20 Related to Security - Hard Costs		0.00						
25	Amount of line 20 Related to Energy Conservation Measures		0.00						

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.
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 of Performance and Evaluation Report
 Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

Part II: Supporting Pages

PHA Name: Greensboro Housing Authority
 Grant Type and Number: NCI19P01150110
 Capital Fund Program Grant No.:
 Replacement Housing Factor Grant No.:
 CFPP (Yes/No):
 Federal FFY of Grant: 2010

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
GHA Wide	Operations	1406		396,740.00	0.00	0.00	0.00	
Ray Warren	Salvation Boys & Girls Club	1406		11,250.00	11,250.00	0.00	0.00	
Hampton Homes	Salvation Boys & Girls Club	1406		11,250.00	11,250.00	0.00	0.00	
Claremont Court	Salvation Boys & Girls Club	1406		11,250.00	11,250.00	0.00	0.00	
Smith Homes	Salvation Boys & Girls Club	1406		11,250.00	11,250.00	0.00	0.00	
Ray Warren	Drug Prevention	1406		51,616.74	51,616.74	0.00	0.00	
Hampton Homes	Drug Prevention	1406		51,616.74	51,616.74	0.00	0.00	
Claremont Court	Drug Prevention	1406		51,616.74	51,616.74	0.00	0.00	
Smith Homes	Drug Prevention	1406		51,616.74	51,616.74	0.00	0.00	
Gateway Plaza	Drug Prevention	1406		51,616.74	51,616.74	0.00	0.00	
Hickory Trails	Drug Prevention	1406		51,616.74	51,616.74	0.00	0.00	
	Total			751,440.44	354,700.00	0.00	0.00	

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.

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

Part II: Supporting Pages
 PHA Name: Greensboro Housing Authority
 Grant Type and Number: NC19P01150110
 Capital Fund Program Grant No.:
 Replacement Housing Factor Grant No.:
 Federal FFY of Grant: 2010
 CFFP (Yes/No):

Development Number	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
			Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
GH-A-Wide	Management Improvements						
Ray Warren	Computer Software and Equipment	1408	9,250.00	9,250.00	0.00	0.00	
Hampton Homes	Computer Software and Equipment	1408	9,250.00	9,250.00	0.00	0.00	
Claremont Court	Computer Software and Equipment	1408	9,250.00	9,250.00	0.00	0.00	
Smith Homes	Computer Software and Equipment	1408	9,250.00	9,250.00	0.00	0.00	
Ray Warren	Lease Equipment	1408	8,750.00	0.00	0.00	0.00	
Hampton Homes	Lease Equipment	1408	8,750.00	0.00	0.00	0.00	
Claremont Court	Lease Equipment	1408	8,750.00	0.00	0.00	0.00	
Smith Homes	Lease Equipment	1408	8,750.00	0.00	0.00	0.00	
	Total		72,000.00	37,000.00	0.00	0.00	
GH-A-Wide	Administration						
	a. Salaries of Non-Technical and Technical Staff	1410	\$272,980.00	403,480.00	403,480.00	170,280.00	
	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		403,480.00	403,480.00	403,480.00	170,280.00	
	Audit	1411	1,000.00	1,000.00	278.00	278.00	

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.

Part II: Supporting Pages

Development Number	General Description of Major Work Categories	Grant Type and Number	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work	
Annual State Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program		Grant Type and Number: Capital Fund Program Grant No. Replacement Housing Factor Grant No.	NC19P01150110		CFEP (Yes/No):	Federal FFY of Grant: 2010		
Various Projects	Fees and Cost		NC011-005020	1430	140,965.00	300,965.00	6,899.00	3,777.00
Claremont Courts	Site Improvements/Grading & Landscaping		NC011-007030	1 Site	100,000.00	100,000.00	0.00	0.00
Claremont Courts	Dwelling Structures		NC011-007030	230	1,291,308.00	1,569,048.00	101,187.00	0.00
Ray Warren	Dwelling Equipment/Ranges&Refig.		NC011-003015	88 Units	70,000.00	70,000.00	0.00	0.00
Central Office	Non-Dwelling Structure/ Exterior Repairs			1 Bldg.	120,000.00	120,000.00	96,433.00	78,931.00
GHA-Wide	Non-Dwelling Requirement/ Ranges & Refrigerators			12	10,000.00	10,000.00	0.00	0.00
GHA-Wide	Debt Service			1301	1,068,610.56	0.00	0.00	0.00

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.

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
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary

PHA Name: Greensboro Housing Authority	Grant Type and Number Capital Fund Program Grant No: Date of CFP: 07/15/2010	Replacement Housing Factor Grant No: NC19R011508	FFY of Grant: FY2010 RHF FFY of Grant Approval:
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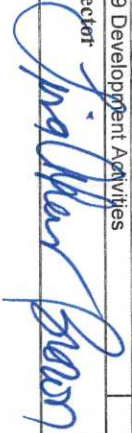
Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12-31-2010	Reserve for Disasters/Emergencies <input type="checkbox"/>	Total Estimated Cost		Total Actual Cost ¹	
			Original	Revised ²	Obligated	Expended
1	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)					
5	1411 Audit					
6	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—None expendable					
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		281,152.00	281,152.00	44,807.00	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant: (sum of lines 2 - 19)		281,152.00	281,152.00	44,807.00	
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		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.

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: Greensboro Housing Authority		Grant Type and Number Capital Fund Program Grant No: Date of CFFP: 07/15/2010		Replacement Housing Factor Grant No:		FFY of Grant: FY2010	
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report		FFY of Grant Approval:	
Line	Summary by Development Account	Original	Total Estimated Cost	Revised ²	Obligated	Total Actual Cost ¹	Expended
17	1499 Development Account						
Signature of Executive Director		Date	Signature of Public Housing Director		Date		
		06/14/2011					

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
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary

PHA Name: Greensboro Housing Authority	Grant Type and Number Capital Fund Program Grant No.: _____ Date of CFFP: <u>07/15/2010</u>
Replacement Housing Factor Grant No.: NC19R01150	
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <u>12-31-2010</u>	<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report
FFY of Grant: FY2010 RHF	FFY of Grant Approval:

Line	Summary by Development Account	Original	Total Estimated Cost	Revised ²	Obligated	Total Actual Cost ¹	Expended
1	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)						
5	1411 Audit						
6	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			19,896.00	7,812.00
18a	1501 Collateralization or Debt Service paid by the PHA						
18ba	9000 Collateralization or Debt Service paid Via System 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			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		19,896.00			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: Greensboro Housing Authority		Grant Type and Number Capital Fund Program Grant No: Date of CFFP: 07/15/2010		Replacement Housing Factor Grant No:		FFY of Grant: FY2010	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement and Evaluation Report for Period Ending: 12-31-10 <input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report				FFY of Grant Approval:	
Line	Summary by Development Account	Original	Total Estimated Cost	Revised ²	Obligated	Total Actual Cost ¹	Expended
17	1499 Development Activities						
Signature of Executive Director		Date		Signature of Public Housing Director		Date	
<i>Jana Miller</i>		06/14/2011					

Part I: Summary

PHA Name: Greensboro Housing Authority	Grant Type and Number NC19P01150109	Replacement Housing Factor Grant No.:	FFY of Grant: 2009
	Date of CFP: 9-10-2009		FFY of Grant Approval: 2009

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	751,440.44	354,700.44	354,700.44	77,425.00
3	1408 Management Improvements	72,000.00	86,000.00	84,187.00	35,187.00
4	1410 Administration (may not exceed 10% of line 21)	397,500.00	406,367.00	406,367.00	354,008.00
5	1411 Audit	1,000.00	1,000.00	1,000.00	1,000.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	140,965.00	302,965.00	302,965.00	140,965.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	100,000.00	100,000.00	875.00	875.00
10	1460 Dwelling Structures	1,422,154.00	1,634,027.00	1,245,509.00	266,029.00
11	1465.1 Dwelling Equipment—Nonexpendable	40,000.00	40,000.00	3,976.00	3,976.00
12	1470 Non-dwelling Structures	60,000.00	60,000.00	60,000.00	60,000.00
13	1475 Non-dwelling Equipment	10,000.00	10,000.00	10,000.00	10,000.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
16	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
17	1499 Development Activities ⁴	0.00	0.00	0.00	0.00
18a	1501 Collateralization or Debt Service paid by the PHA	1,068,610.56	1,068,610.56	1,068,610.56	356,204.00
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	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)	4,063,670.00	4,063,670.00	3,538,190.00	1,305,669.00
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	309,700.00	0.00	0.00	0.00
24	Amount of line 20 Related to Security – Hard Costs	0.00	0.00	0.00	0.00
25	Amount of line 20 Related to Energy Conservation Measures	0.00	0.00	0.00	0.00

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
² PHAs with under 250 units in management may use 100% of CFP Grants for operations.
³ 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 Housing and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part II: Supporting Pages

PHA Name:		Grant Type and Number		Capital Fund Program Grant No:		NCI9P01150109		FFFP (Yes/No):		Federal FFY of Grant: 2009	
Greensboro Housing Authority		Replacement Housing Factor		Grant No:							
Development Number/PHA-Name/PHA-Wide Activities	General Description of Major Categories	Development Account No.	Quantity	Total Estimated Cost	Original	Revised ¹	Funds Obligated ²	Funds Expended ²	Status of Work		
GHA Wide	Operations		1406	396,740.00		0.00	0.00	0.00			
Ray Warren	Salvation Boys & Girls Club	NC011-003015	1406	11,250.00	11,250.00	11,250.00	11,250.00	0.00			
Hampton Homes	Salvation Boys & Girls Club	NC011-005020	1406	11,250.00	11,250.00	11,250.00	11,250.00	0.00			
Claremont Court	Salvation Boys & Girls Club	NC011-007030	1406	11,250.00	11,250.00	11,250.00	11,250.00	0.00			
Smith Homes	Salvation Boys & Girls Club	NC011-001005	1406	11,250.00	11,250.00	11,250.00	11,250.00	0.00			
Ray Warren	Drug Prevention	NC011-003015	1406	51,616.74	51,616.74	51,616.74	51,616.74	0.00			
Hampton Homes	Drug Prevention	NC011-005020	1406	51,616.74	51,616.74	51,616.74	51,616.74	51,616.74			
Claremont Court	Drug Prevention	NC011-007030	1406	51,616.74	51,616.74	51,616.74	51,616.74	25,808.26			
Smith Homes	Drug Preventic	NC011-001005	1406	51,616.74	51,616.74	51,616.74	51,616.74	0.00			
Gateway Plaza	Drug Prevention	NC011-009040	1406	51,616.74	51,616.74	51,616.74	51,616.74	0.00			
Hickory Trails	Drug Prevention	NC011-012050	1406	51,616.74	51,616.74	51,616.74	51,616.74	0.00			
	Total			751,440.44		354,700.44	354,700.44	77,425.00			

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.

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
 OMB No. 2577-0226
 Expires 4/30/2011

Part II: Supporting Pages

PHA Name: Greensboro Housing Authority
 Grant Type and Number: Capital Fund Program Grant No: NC19P01150109
 Replacement Housing Factor Grant No: CFFP (Yes/No):
 Federal FFY of Grant: 2009

Development Number Name/PHA-Wide Activities	General Description of Major Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
GHA-Wide								
Management Improvements								
Ray Warren	Computer Software and Equipment	1408 NC011-003015		9,250.00	9,250.00	9,250.00	9,250.00	
Hampton Homes	Computer Software and Equipment	1408 NC011-005020		9,250.00	9,250.00	9,250.00	9,250.00	
Claremont Court	Computer Software and Equipment	1408 NC011-007030		9,250.00	9,250.00	9,250.00	9,250.00	
Smith Homes	Computer Software and Equipment	1408 NC011-001005		9,250.00	9,250.00	7,437.00	7,437.00	
Ray Warren	Lease Equipment	1408 NC011-003015		8,750.00	0.00	0.00	0.00	
Hampton Homes	Lease Equipment	1408 NC011-005020		8,750.00	0.00	0.00	0.00	
Claremont Court	Lease Equipment	1408 NC011-007030		8,750.00	0.00	0.00	0.00	
Smith Homes	Lease Equipment	1408 NC011-001005		8,750.00	0.00	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. Salaries of Non-Technical and Technical S				1410	\$267,000.00	406,367.00	406,367.00	354,008.00
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 completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages

PHA Name: Greensboro Housing Authority
 Grant Type and Number: NC19P01150109
 Capital Fund Program Grant No: CFFP (Yes/No):
 Replacement Housing Factor Grant No:

Development Name/PHA-Wide Activities	General Description of Major Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Hampton Homes	Fees and Cost	NC011-005020	1430	140,965.00	302,965.00	140,965.00	124,363.00	
Claremont Courts	Site Improvements	NC011-007030	1450	100,000.00	100,000.00	875.00	875.00	
Claremont Courts	Dwelling Structures	NC011-007030	1460	1,422,154.00	1,634,027.00	1,030,230.00	12,339.00	
River Birch	Dwelling Equipment	NC011-027090	1465.1	40,000.00	40,000.00	3,976.00	3,976.00	
Central Office	Non-dwelling	NC011-009040	1470	60,000.00	60,000.00	60,000.00	60,000.00	Complete
Claremont Courts	Non-dwelling Equipment	NC011-007030	1475	10,000.00	10,000.00	10,000.00	10,000.00	Complete
GHA-Wide	Debt Service	1501		1,068,610.56				

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.

Part I: Summary

PHA Name: **Greensboro Housing Authority** Grant Type and Number: **NC19R01150209**
 Date of CFP: **04/02/2010** Replacement Housing Factor Grant No: **FFY of Grant: 2009 RHF**
FFY of Grant Approval: 2009

Type of Grant: Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Final Performance and Evaluation Report

Original Annual Statement Performance and Evaluation Report for Period Ending: **12/31/2008**

Line	Summary by Development Account	Total Estimated Cost	Revised ²	Total Actual Cost ¹	Obligated	Expended
1	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)					
5	1411 Audit					
6	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	0.00			0.00	0
15	1492 Moving to Work Demonstration	0.00			0.00	0
16	1495.1 Relocation Costs	0.00			0.00	0
17	1499 Development Activities ⁴	288,951.00			288,951.00	0
18a	1501 Collateralization or Debt Service paid by the PHA	0.00			0.00	0
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	0.00			0.00	0
19	1502 Contingency (may not exceed 8% of line 20)	0.00			0.00	0
20	Amount of Annual Grant: (sum of lines 2 – 19)	288,951.00			288,951.00	0
21	Amount of line 20 Related to LBP Activities	0.00			0.00	0
22	Amount of line 20 Related to Section 504 Activities	0.00			0.00	0
23	Amount of line 20 Related to Security – Soft Costs	0.00			0.00	0
24	Amount of line 20 Related to Security – Hard Costs	0.00			0.00	0
25	Amount of line 20 Related to Energy Conservation Measures	0.00			0.00	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.
³ PHAs with under 250 units in management may use 100% of CFP grants for operations.
⁴ RHF funds shall be included here.

Annual Item/Performance and Evaluation Report

Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program

Part I: Summary

PHA Name: Greensboro Housing Authority Grant Type and Number: NCI19R01150209
Date of CFP: 04/02/2010 Replacement Housing Factor Grant No: FFY of Grant: 2009
FFY of Grant Approval: 2009

Type of Grant

Original Annual Statement Reserve for Disasters/Emergencies

Performance and Evaluation Report for Period Ending:

Line Summary by Development Account

Signature of Executive Director: *Joan Upton Burton* Date: *April 5, 2011* Signature of Public Housing Director: Revised?

Total Estimated Cost

Total Actual Cost

Obligated

Date

Expended

Part III: Implementation Schedule

PHA Name: _____

Federal FFY of Grant: 2009

Greensboro Housing Authority

Reasons for Revised Target Dates ¹

Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
1499 Development Activities	4/12/2012		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.

Part I: Summary									
PHA Name:	Greensboro Housing Authority	Grant Type and Number	NC19R01150109	Replacement Housing Factor Grant No:		FFY of Grant: 2009			
		Date of CFP:	04/02/2010			FFY of Grant Approval: 2009			

Line	Type of Grant	Original Annual Statement Performance and Evaluation Report for Period Ending:	Reserve for Disasters/Emergencies 12/31/2008	Total Estimated Cost		Total Actual Cost ¹		Expended
				Original	Revised ²	Obligated		
1	Total non-CFP Funds							
2	1406 Operations (may not exceed 20% of line 21) ³			0.00		0.00		0.00
3	1408 Management Improvements			0.00		0.00		0.00
4	1410 Administration (may not exceed 10% of line 21)			0.00		0.00		0.00
5	1411 Audit			0.00		0.00		0.00
6	1415 Liquidated Damages			0.00		0.00		0.00
7	1430 Fees and Costs			0.00		0.00		0.00
8	1440 Site Acquisition			0.00		0.00		0.00
9	1450 Site Improvement			0.00		0.00		0.00
10	1460 Dwelling Structures			0.00		0.00		0.00
11	1465.1 Dwelling Equipment—None-expendable			0.00		0.00		0.00
12	1470 Non-dwelling Structures			0.00		0.00		0.00
13	1475 Non-dwelling Equipment			0.00		0.00		0.00
14	1485 Demolition			0.00		0.00		0.00
15	1492 Moving to Work Demonstration			0.00		0.00		0.00
16	1495.1 Relocation Costs			0.00		0.00		0.00
17	1499 Development Activities ⁴			19,672.00		19,672.00		0.00
18a	1501 Collateralization or Debt Service paid by the PHA			0.00		0.00		0.00
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment			0.00		0.00		0.00
19	1502 Contingency (may not exceed 8% of line 20)			0.00		0.00		0.00
20	Amount of Annual Grant: (sum of lines 2 – 19)			19,672.00		19,672.00		0.00
21	Amount of line 20 Related to LBP Activities			0.00		0.00		0.00
22	Amount of line 20 Related to Section 504 Activities			0.00		0.00		0.00
23	Amount of line 20 Related to Security – Soft Costs			0.00		0.00		0.00
24	Amount of line 20 Related to Security – Hard Costs			0.00		0.00		0.00
25	Amount of line 20 Related to Energy Conservation Measures			0.00		0.00		0.00

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.
 PHAs with under 250 units in management may use 100% of CFP grants for operations.
 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
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary

PHA Name: Greensboro Housing Authority
Grant Type and Number: NC19R01150109
Date of CFP: 04/02/2010

Replacement Housing Factor Grant No:

FFY of Grant: 2009

FFY of Grant Approval: 2009

Type of Grant

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)

Performance and Evaluation Report for Period Ending: 12/31/2010 Final Performance and Evaluation Report

Line Summary by Development Account

Total Estimated Cost

Original

Revised ²

Total Actual Cost

Obligated

Date

Expended

Signature of Executive Director

John Peter Brown

Date

June 14 2011

Signature of Public Housing Director

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
 OMB No. 2577-0226
 Expires 4/30/2011

Part II: Supporting Pages

PHA Name:		Grant Type and Number		CFPP (Yes/No):		Federal FY of Grant: 2009			
Greensboro Housing Authority		Capital Fund Program Grant No: Replacement Housing Factor Grant No:							
Development Number Name/PHA-Wide Activities		General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		
					Original	Revised ¹	Funds Obligated ²	Funds Expended ²	Status of Work
	Developmental Activities	1499			19,672.00		19,672.00	0.00	

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.

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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
 OMB No. 2577-0226
 Expires 4/30/2011

Part II: Supporting Pages

PHA Name: Greensboro Housing Authority Grant Type and Number: NCI9R01150109
 Replacement Housing Factor Grant No: CFFP (Yes/No):
 Federal FFY of Grant: 2009

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	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.

Part III: Implementation Schedule

PHA Name:

Federal FFY of Grant: 2009

Greensboro Housing Authority

Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
1499 Development Activities	4/12/2012		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.

Part II: Supporting Pages

PHA Name: **Greensboro Housing Authority** Grant Type and Number: **NC19R01150209** Federal FFY of Grant: **2009**

Capital Fund Program Grant No: **CFFP (Yes/No):**

Replacement Housing Factor Grant No:

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	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.

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Greensboro Housing Authority

Grant Type and Number
Capital Fund Program Grant No: NC19P01150108
Replacement Housing Factor Grant No:

Federal FY of Grant: 2008

Line No.	Summary by Development Account	Total Estimated Cost			Total Actual Cost	
		Original	Revised	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations	753,838.44	753,838.44	753,838.44	735,088.00	
3	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	
5	1411 Audit	1,000.00	1,000.00	1,000.00	1,000.00	
6	1415 Liquidated Damages					
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 Collateralization 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	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Greensboro Housing Authority

Grant Type and Number
 Capital Fund Program Grant No: NC19P01150108
 Replacement Housing Factor Grant No:

Federal FY of Grant: 2008

Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement
 Final Performance and Evaluation Report
 Performance and Evaluation Report for Period Ending: 12-31-10

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

Part II: Supporting Pages

PHA Name: Greensboro Housing Authority		Grant Type and Number Capital Fund Program Grant No: NC19P01150108 Replacement Housing Factor Grant No:		Federal FY of Grant: 2008				
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended	
GH A-Wide	Management Improvements							
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	
GH A-Wide	Administration							
	a. Salaries of Non-Technical and Technical Staff	1410		267,000.00	171,745.00	171,745.00	171,745.00	Complete
	b. Fringe benefits	1410		95,000.00	55,693.00	55,693.00	55,693.00	Complete
	c. Administrative Expense	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/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part III: Implementation Schedule**

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Various Projects	6/12/2010			6/12/2012			
Management Improvements							
a.	6/12/2010			6/12/2012			
b.	6/12/2010			6/12/2012			
c.	6/12/2010			6/12/2012			

PHA Name: Greensboro Housing Authority Grant Type and Number: NC19P01150108 Federal FY of Grant: 2008
 Capital Fund Program No: NC19P01150108 Replacement Housing Factor No:

Capitol Fund Program—Five-Year Action Plan

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

Part I: Summary

PHA Name/Number	Development Number and Name	Work Statement for Year 1 FFY 2011	Locality (City/County & State)			<input checked="" type="checkbox"/> Original 5-Year Plan Work Statement for Year 4 FFY 2014	<input type="checkbox"/> Revision No: Work Statement for Year 5 FFY 2015
			Work Statement for Year 2 FFY 2012	Work Statement for Year 3 FFY 2013	Work Statement for Year 4 FFY 2014		
B.	Physical Improvements Subtotal Various Projects	Approved Statement	2,091,015.00	2,205,769.00	2,324,810.00	2,447,423.00	
C.	Management Improvements NC011-Region 1 NC011-Region 2 NC011-Region 3 NC011-Region 4 NC011-Region 5		64,000.00	37,000.00	37,000.00	37,000.00	
D.	PHA-Wide Non-dwelling Structures and Equipment		0.00	0.00	0.00	0.00	
E.	Administration GHA – Wide		400,232.00	440,894.00	454,121.00	467,744.00	
F.	Fees & Cost		301,965.00	301,965.00	301,965.00	301,965.00	
G.	Operations NC011-Region 1 NC011-Region 2 NC011-Region 3 NC011-Region 4 NC011-Region 5		354,700.44	354,700.44	354,700.44	354,700.44	
H.	Demolition						
I.	Development						
J.	Capital Fund Financing – Debt Service		1,068,610.56	1,068,610.56	1,068,610.56	1,068,610.56	
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						
M.	Grand Total		4,280,523.00	4,408,939.00	4,541,207.00	4,677,443.00	

Part I: Summary (Continuation)

PHA Name/Number	Development Number	Work Statement for Year 1	Locality (City/county & State)	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5
A.		FFY 2010					
		Annual Statement					
	Replacement Housing Factor Funds	300,000.00	300,000.00	350,000.00	350,000.00	350,000.00	350,000.00

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2011	Work Statement for Year 2012			Work Statement for Year: 2013		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Addendum	PHA Wide – Operations	Lump Sum	354,700.44	PHA Wide – Operations	Lump Sum	354,700.44
See Addendum	Community #NC011037130 Abby Courts: Landscaping @ rear of units	Lump Sum	20,000.00	Community #NC011003015 Ray Warren Homes: Sidewalk repair	Lump Sum	5,000.00
See Addendum	Community #NC011016070 Applewood: Repave all parking lots	Lump Sum	141,406.00	Community #NC011018080 Silver Briar: Re-pave all parking lots	Lump Sum	50,000.00
See Addendum	Community #NC011016070 Applewood: Reshape grading to drain (Units 4327,3429, 3431 &3435)	Lump Sum	27,000.00	Community #NC011009040 Gate Way Plaza: Install lights in front parking lot	Lump Sum	10,000.00
See Addendum	Community #NC011007030 Claremont Courts: Replace all mailboxes	Lump Sum	38,610.00	Community #NC011005020 Hampton Homes: Clean concrete site drains	Lump Sum	22,400.00
See Addendum	Community #NC011006025 Hampton Homes: Repair Sidewalks	Lump Sum	20,000.00	Community #NC011003015 Ray Warren Homes: Tree trimming	Lump Sum	41,675.00
See Addendum	Community #NC011006025 Hampton Homes: Repair all asphalt	Lump Sum	70,000.00	Community #NC011003015 Ray Warren Homes: TV sanitary sewer	Lump Sum	25,000.00

Capi Fund Program—Five-Year Action Plan

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

Capi Fund Program—Five-Year Action Plan

U.S. Department of Housing and U. Development
Office of Public and Indian Housing
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				Community #NC011016070 Applewood: Install VCT floor tile & repair sub floor	50 Units	149,666.00	
				Community #NC011037130 Abby Courts: Install water cutoffs in each unit	14 Units	5,000.00	
				Community #NC011016070 Applewood: Light fixtures & receptacles upgrade	50 Units	25,000.00	
				Community #NC011016070 Applewood: Renovate bathrooms	50 Units	97,500.00	
				Community #NC011010045 Woodberry Run: Replace bathroom vanity	11 Units	11,000.00	
				Community #NC011010045 Baylor Court: Add dryer connections	11 Units	16,772.00	
				Community #NC011036125 Woodland Village: Repave all parking lots	11 Units	30,000.00	
				Community #NC011010045 Woodberry Run: Tree trimming	11 Units	11,000.00	
				Community #NC011010045 Woodberry Run: Lump Sum	11 Units	11,000.00	
				Community #NC011010045 Woodberry Run: Lump Sum	11 Units	11,000.00	
				Community #NC011010045 Woodberry Run: Lump Sum	11 Units	11,000.00	

Capi Fund Program—Five-Year Action Plan

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

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

Capi Fund Program—Five-Year Action Plan

U.S. Department of Housing and U. Development
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	Community #NCC011012050 Hickory Trails & Annex: Replace all roofs	38 Buildings	\$280,000.00	Community #NCC011009040 Gateway Plaza: Replace cabinets in common areas	Lump Sum	7,500.00
	Community #NCC011012050 Hickory Trails Annex: Replace utility room doors	50 Units	80,400.00	Community #NCC011009040 Gateway Plaza: Bath water heater replacement	Lump Sum	20,804.00
	Community #NCC011024085 Laurel Oaks: Replace kitchen cabinets & tops	50 Units	150,430.00	Community #NCC011008035 Hall Towers: Clean all plumbing drain lines (fetter)	Lump Sum	75,000.00
				Community #NCC011008035 Hall Towers: Replace hallway air handlers (heaters) and AC in lobby	Lump Sum	41,553.00
				Community #NCC011008035 Hall Towers: Install New Mini 2” Blinds	Lump Sum	19,077.00
				Community #NCC011008035 Hall Towers: Replace mailboxes	Lump Sum	15,000.00

Capital Fund Program—Five-Year Action Plan

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

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and U. Development
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	Community #NCC011001005 Smith Homes: Replace water heaters	Lump Sum	103,415.00	Community #NCC011001005 Smith Homes: Foundation repair	Lump Sum	20,000.00
	Community #NCC011010045 Woodberry Run: Roof Replacements	Lump Sum	135,300.00	Community #NC11036125 Woodland Village: Repair foundation walls	Lump Sum	15,000.00
				Community #NCC011017075 Pear Leaf: Replace washer boxes	50 Units	9,200.00
				Community #NCC011007030 Claremont Courts: Re-tile all units	Lump Sum	236,772.00
				Community #NCC011012050 Hickory Trails Annex: Replace front storm doors	Lump Sum	10,100.00
				Community #NCC011007030 Claremont Courts: Renovate upstairs bathroom	Lump Sum	260,000.00
				Community #NCC011007030 Claremont Courts: Renovate downstairs bathroom	Lump Sum	131,566.00
				Community #NCC011012050 Hickory Trails Annex: Pressure wash all units	Lump Sum	5,000.00

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and U. Development
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			Community #NC011017075 Pear Leaf: Re-work all rain diverts	Lump Sum	5,750.00
			Community #NC011027090 River Birch: Replace water heaters	Lump Sum	63,750.00
			Community #NC011027090 River Birch: Fence-in back patios	Lump Sum	25,000.00
			Community #NC011018080 Silver Briar: Fence-in back patios	Lump Sum	27,500.00
			Community #NC011001005 Smith Homes: Tub liners	Lump Sum	144,000.00
			Community #NC011001005 Smith Homes: Community building drainage at front	Lump Sum	20,000.00
			Community #NC011013060 Stoneridge: Pressure wash all units	Lump Sum	12,500.00

		Community #NC011010045 Pressure wash all units	Lump Sum	5,000.00
		Community #NC011010045 Woodberry Run: Upgrade electrical panel	Lump Sum	97,500.00
		Community #NC011010045 Woodberry Run: Re-attach and seal flashing at 2 nd story porches	Lump Sum	5,000.00
		Community #NC011036125 Woodland Village: Replace wood ramp and deck	Lump Sum	30,000.00
	Subtotal of Estimated Cost	Subtotal of Estimated Cost		\$2,205,769.00

Capital Fund Program—Five-Year Action Plan

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

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2011	Work Statement for Year 2014 FFY 2014	Work Statement for Year: 2015 FFY 2015	Estimated Cost		
Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
Community #NCC011017075 Pear Leaf: Tree trimming throughout	Lump Sum	21,307.00	Community #NCC011012050 Hickory Trails: Tree trimming throughout	Lump Sum	46,858.00
Community #NCC011003015 Ray Warren Homes: Replace wooden dumpster/surround screens	Lump Sum	84,000.00	Community #NCC011024085 Laurel Oaks: Create swale at rear of office building for drainage	Lump Sum	8,000.00
Community #NCC011007030 Claremont Courts: Install dryer connections	250 Units	208,333.00	Community #NCC011024085 Laurel Oaks: Tree trimming throughout	Lump Sum	11,853.00
Community #NCC011008035 Hall Towers: Replace kitchen cabinets	156 Units	343,524.00	Community #NCC011001005 Smith Homes: Paint exterior metal rails	Lump Sum	89,467.00
Community #NCC011012050 Hickory Trails: Install dryer connections	127 Units	162,081.00	Community #NCC011016070 Applewood: Remove foam and parge foundations	Lump Sum	25,000.00
Community #NCC011008035 Hall Towers: Renovate bathrooms	156 Units	214,500.00			

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and U. Development
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	Community #NC011012050 Hickory Trails: Replace bifold closet doors	Lump Sum	105,000.00	Community #NC011016070 Applewood: Replace bifold closet doors	Lump Sum	34,300.00
	Community #NC011012050 Hickory Trails: Replace screen doors	Lump Sum	105,000.00	Community #NC011016070 Applewood: Replace screen doors	50 Units	42,000.00
	Community #NC011008035 Hall Towers: Install new water heaters in all units	Lump Sum	285,000.00	Community #NC011016070 Applewood: Pressure wash decks	Lump Sum	6,435.00
	Community #NC0110030015 Ray Warren: Replace water heaters	Lump Sum	300,900.00	Community #NC011016045 Baylor Court: Correction of concrete patio slab	Lump Sum	10,000.00
	Community #NC0110030015 Ray Warren: Replace screen doors	Lump Sum	132,750.00	Community #NC011007030 Claremont Courts: Install dryer connections	250 Units	208,333.00
	Community #NC011015065 Lakesprings: Install dryer connections	Lump Sum	79,335.00	Community #NC011009040 Gateway Plaza: Renovate bathrooms	221 Units	442,000.00
	Community #NC011010045 Woodberry Run: Replace bifold closet	Lump Sum	56,000.00	Community #NC011009040 Gateway Plaza: Circulating fan for heating system	Lump Sum	22,100.00

Capitol Fund Program—Five-Year Action Plan

U.S. Department of Housing and U. Development
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	Community #NCC011017075 Pear Leaf: Replace floor tile throughout community	Lump Sum	155,602.00	Community #NCC011008035 Hall Towers: New suspended ceiling ground floor	Lump Sum	25,000.00
	Community #NCC011013060 Stoneridge: Add dryer connections	50 Units	31,250.00	Community #NCC011008035 Hall Towers: Re-tile laundry room areas in front of elevators	Lump Sum	15,000.00
	Community #NCC011010045 Woodberry Run: Install dryer connections	39 Units	40,228.00	Community #NCC011012050 Hickory Trails: Pressure wash all units	Lump Sum	25,050.00
				Community #NCC011012050 Hickory Trails: Replace switches and receptacles	Lump Sum	32,023.00
				Community #NCC011012050 Hickory Trails: Re-insulate water lines	Lump Sum	3,450.00
				Community #NCC011012050 Hickory Trails: Install new washer connections	Lump Sum	14,950.00

				Community #NC011012050 Hickory Trails: Replace bathroom vanities & bath floors in all units	Lump Sum	98,234.00
				Community #NC011012050 Hickory Trails: Replace bifold closet doors	Lump Sum	12,950.00
				Community #NC011015065 Lakespring Court: Replace bathroom vanities	Lump Sum	23,000.00
				Community #NC011015065 Lakespring Court: Replace bifold closet doors	Lump Sum	47,600.00
				Community #NC011015065 Lakespring Court: Roof repairs	Lump Sum	10,000.00
				Community #NC011024085 Laurel Oaks: Replace screen doors	Lump Sum	25,000.00
				Community #NC011024085 Laurel Oaks: Renovate bathrooms	Lump Sum	68,750.00

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and U. . . Development
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				Community #NCC011017075 Pear Leaf: Upgrade all interior lighting and receptacles	Lump Sum	74,750.00
				Community #NCC011017075 Pear Leaf: Replace bifold closet doors	Lump Sum	39,900.00
				Community #NCC011017075 Pear Leaf: Replace entry doors	Lump Sum	37,500.00
				Community #NCC011017075 Pear Leaf: Replace screen doors	Lump Sum	30,000.00
				Community #NCC011017075 Pear Leaf: Repair downspouts	Lump Sum	7,500.00
				Community #NCC011017075 Pear Leaf: Install individual water cut-offs for all units	Lump Sum	15,000.00
				Community #NCC011003015 Ray Warren Homes: Install and paint all exterior metal rails	Lump Sum	30,000.00

Cap Fund Program—Five-Year Action Plan

U.S. Department of Housing and U. Development
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				Community #NCC011018080 Silver Briar: Replace bifold closet doors	Lump Sum	34,300.00
				Community #NCC011018080 Silver Briar: Replace screen doors	Lump Sum	15,000.00
				Community #NCC011018080 Silver Briar: Remove insulation and parge foundations	Lump Sum	15,000.00
				Community #NCC011001005 Smith Homes Elderly: Renovate bathrooms	Lump Sum	41,250.00
				Community #NCC011001005 Smith Homes Elderly: Replace screen doors	Lump Sum	15,000.00
				Community #NCC011001005 Smith Homes Elderly: Replace windows	Lump Sum	85,000.00
				Community #NCC011013060 Stoneridge: Install 30" vanity in bathrooms	Lump Sum	28,750.00

					Community #NCC011013060 Stoneridge: Replace wooden partition	Lump Sum	100,000.00
					Community #NCC011010045 Woodberry Run: Upgrade light fixture in kitchens to florescent; receptacles & switches	Lump Sum	25,413.00
					Community #NCC011010045 Woodberry Run: Replace screen doors	Lump Sum	15,000.00
					Community #NCC011010045 Woodberry Run: Clean, stain, seal privacy fencesat rear of all units	Lump Sum	17,050.00
					Community #NCC011012050 Hickory Trails: Clean ducts and replace return grills in all units	Lump Sum	27,215.00
					Community #NCC011036125 Woodland Village: Replace kitchen cabinets	Lump Sum	79,721.00
					Community #NCC011012050 Hickory Trails Annex: Repair chainlink fence	Lump Sum	3,000.00

Cap Fund Program—Five-Year Action Plan

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

			Community #NC011015065 Lakesprings: Replace front storm doors	Lump Sum	15,000.00
			Community #NC011027090 River Birch: Tile replacement	Lump Sum	128,624.00
			Community #NC011017075 Pear Leaf: Install new vanity cabinets and tops	Lump Sum	78,775.00
			Community #NC011009040 Gateway Plaza Replace ceiling grid & tiles – all floors	Lump Sum	150,000.00
			Community #NC011007030 Claremont Court: Installation Dryer Connections	Lump Sum	208,333.00
			Community #NC011010045 Woodberry Run: Install vanity & replace floor tile in bathroom	Lump Sum	31,537.00
			Community #NC011036125 Woodland Village: Pressure wash building & decking	Lump Sum	7,000.00
	Subtotal of Estimated Cost	\$			\$ 2,447,423.00

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
 OMB No. 2577-0226

Part I: Summary
 PHA Name: Greensboro Housing Authority
 Grant Type and Number: NC19P0150105
 Date of CFFP: _____
 Replacement Housing Factor Grant No: _____
 Expires 4/30/2011
 FFY of Grant: 2006
 FFY of Grant Approval: 2006

Type of Grant	Original Annual Statement Performance and Evaluation Report for Period Ending: 12/31/2010	Reserve for Disasters/Emergencies	Revised Annual Statement (Revision No. 2)	Total Estimated Cost		Total Actual Cost	
				Original	Revised ²	Obligated	Expended
1	Total non-CFFP 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)						
5	1411 Audit						
6	1415 Liquidated Damages			183,329.00	183,329.00	183,329.00	183,329.00
7	1430 Fees and Costs						
8	1440 Site Acquisition						
9a	1450 Site Improvements			409,167.00	412,024.00	412,024.00	412,024.00
10a	1460 Dwelling Structures			12,088,017.00	12,085,160.00	12,085,160.00	12,085,160.00
11	1465 1 Dwelling Equipment—Nonependable						
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						
17a	1500 Debt 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 Via System of Direct Payment			158,747.00	158,747.00	158,747.00	158,747.00
19	1502 Contingency (may not exceed 8% of line 20)			13,907,871.00	13,907,871.00	13,907,871.00	13,907,871.00
20	Amount of Annual Grant: (sum of lines 2 - 19)						
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						

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.
³ PHAs with under 250 units in management may use 100% of CFFP Grants for operations.
⁴ RHFF funds shall be included here.

Part II: Supporting Pages

PHA Name: Greensboro Housing Authority Grant Type and Number: NC19P01150105 CFEF (Yes/No): Federal FY of Grant: 2006 Status of Work:

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: Development Account No.	Original	Revised ¹	Quantity		Total Estimated Cost	Total Actual Cost
					Funds Obligated ²	Funds Expended ²		
Site Improvements								
Applewood	Parking Lot	1450	49,475.00	49,475.00	49,475.00	49,475.00		
Central Office	Parking Lot	1450	31,159.00	31,159.00	31,159.00	31,159.00		
Gateway Plaza	Parking Lot	1450	2,012.00	2,012.00	2,012.00	2,012.00		
Hickory Trails	Parking Lot	1450	43,054.00	43,054.00	43,054.00	43,054.00		
Laurel Oaks	Parking Lot	1450	10,768.00	10,768.00	10,768.00	10,768.00		
Pear Leaf	Parking Lot	1450	4,460.00	4,460.00	4,460.00	4,460.00		
Ray Warren	Parking Lot	1450	926.00	926.00	926.00	926.00		
Silver Briar	Parking Lot	1450	4,351.00	4,351.00	4,351.00	4,351.00		
Smith Homes	Parking Lot	1450	10,775.00	10,775.00	10,775.00	10,775.00		
Smith Homes	Dumpster Pads	1450	37,189.00	40,046.00	40,046.00	40,046.00		
Stoneridge	Parking Lot	1450	6,316.00	6,316.00	6,316.00	6,316.00		
Woodberry	Parking Lot	1450	16,527.00	16,527.00	16,527.00	16,527.00		
Claremont Courts	Parking Lot	1450	192,155.00	192,155.00	192,155.00	192,155.00		
	Total		409,167.00	412,024.00	412,024.00	412,024.00		

Part II: Supporting Pages

PHA Name: **Greensboro Housing Authority** Grant Type and Number: **NC19P01150105** Federal FY of Grant: **2006**

Replacement Housing Factor Grant No: **Capital Fund Program** Name/PIA-Wide Activities: **General Description of Major Work Categories** Department Account No. **Quantities** Total Estimated Cost **Total Actual Cost** Status of Work

Name/PIA-Wide Activities	Original	Revised ¹	Funds		Total Estimated Cost	Total Actual Cost	Status of Work
			Obligated ²	Expended ²			
Dwelling Structures							
Hampton Homes	1460	10,193,535.00	10,193,535.00	8,787,269.00			
Modernization	1460	315,891.00	315,823.00	315,823.00			
Kitchen	1460	41,600.00	41,600.00	41,600.00			
Electrical Work	1460	335,072.00	335,072.00	335,072.00			
Repair Brick Coat	1460	298,487.00	298,487.00	298,487.00			
Elevator Upgrade	1460	103,157.00	103,157.00	103,157.00			
Water Heaters	1460	37,667.00	37,667.00	37,667.00			
Water Heaters	1460	567,295.00	567,295.00	567,295.00			
Elevator Upgrade	1460	146,938.00	146,938.00	146,028.00			
Pear Leaf	1460	48,375.00	45,586.00	30,275.00			
Kitchen	1460						
Claremont Courts	1460						
Total		12,088,017.00	12,085,160.00	10,662,673.00			
Total		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	1460-001	1,134,276.00	1,134,276.00	1,134,276.00	1,134,276.00		
Kitchen Cabinets	1460-002	42,595.00	42,595.00	21,534.00	21,534.00		
Modernization/Final Phase	1460-003	34,527.00	34,527.00	0.00	0.00		
Total		1,744,735.00	1,744,735.00	1,211,398.00	1,155,810.00		
Site Improvements							
Smith Homes	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		
Total		1,775,236.00	1,775,236.00	1,183,477.00			

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

Part III: Implementation Schedule

PHA Name: Greensboro Housing Authority

Federal FPY of Grant: 2006

Reasons for Revised Target Dates ¹

Development Number Name/PHA Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)			
	Original	Revised	Original	Revised		
Various Projects	6/30/2008	6/30/2010				

**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 2012 Annual 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).
9. 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.

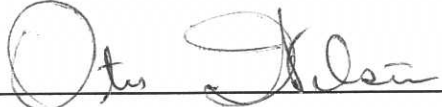
Greensboro Housing Authority
 PHA Name

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 Otis Wilson	Title Chairman
Signature 	Date 03/24/2011

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

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 ---

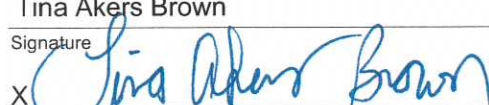
- (1) Abide by the terms of the statement; and
- (2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
- e. Notifying the agency in writing, within ten calendar days after 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 drug-free 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 Tina Akers Brown	Title Executive Director
Signature 	Date 03/24/11

Certification of Payments to Influence Federal Transactions

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

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

Tina Akers Brown

Title

Executive Director

Signature



Date (mm/dd/yyyy)

03/24/11


DISCLOSURE OF LOBBYING ACTIVITIES

Approved by OMB

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input type="checkbox"/> a. contract <input checked="" type="checkbox"/> b. grant c. cooperative agreement d. loan e. loan guarantee f. loan insurance	2. Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Congressional District, if known: 4c	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Capital Fund Program Congressional District, if known:	
6. Federal Department/Agency:	7. Federal Program Name/Description: CFDA Number, if applicable: _____	
8. Federal Action Number, if known:	9. Award Amount, if known: \$	
10. a. Name and Address of Lobbying Registrant <i>(if individual, last name, first name, MI):</i>	b. Individuals Performing Services <i>(including address if different from No. 10a)</i> <i>(last name, first name, MI):</i>	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature: <u></u> Print Name: <u>Tina Akers Brown</u> Title: <u>Executive Director</u> Telephone No.: <u>336 303-3107</u> Date: <u>3/24/11</u>	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

**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; Sabrina Abney, Operations Smart Choices Coordinator; 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.