

1.0	PHA Information PHA Name: Eastern Carolina Regional Housing Authority PHA Code: NC010 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): 10/01/2014				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: 717 Number of HCV units: _____				
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	<input type="checkbox"/> PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	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:				
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: Lease revision to include the issuance of a separate "Demand for Payment" in addition to the monthly statement of account balance will be mailed to notify resident of failure to receive rent payment. ACOP notebooks which cover all areas of PHA Plan elements required by 24 CFR 903.7 are available at all housing locations for review. (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. PHA Central Office and All Site Offices				
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.				
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as				
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075. 1, for each current and open CFP grant and CFFP financing.				
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the Capital Fund Program Five-Year Action Plan, 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.				
8.3	Capital Fund Financing Program (CFFP). <input type="checkbox"/> 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.				

9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available information, identify 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. See attached nc010b.01</p>
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>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested:</p> <p>(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. See attachment nc010L01</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification" Changes requiring HUD approval.</p>

11.0	<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 required to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</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 5-Year Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these comments.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075. 1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p>
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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, 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.cf>
- (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/demodispo/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.cf>

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.

AGENCY PLAN 2011

Mission Statement: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

Goals:

1. Expand the supply of assisted housing
Objective 1: Management staff will attend conferences and professional training sessions to enhance knowledge of available programs designed to build low income multi-family housing.
2. Improve the quality of assisted housing
Objective 1: Maintain a PHAS score of standard performance or better.
Objective 2: Renovate and modernize public housing units in the ECRHA by timely obligations and expenditure of Capital Fund Program monies.
3. Provide an improved living environment
Objective 1: Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments through the adoption of a preference for working applicants.
Objective 2: Implement public housing security improvements by continuing partnership with local Law Enforcement Officials to maintain safe communities.
Objective 3: Seek to increase annual rental collections rents PHA wide by 1% each year of the 5 year plan.
4. Promote self-sufficiency and asset development of assisted households.
Objective 1: Coordinate with area Community Colleges, Human Service Agencies, and Social Services to provide on-site training and educational programs for residents with limited transportation access.
5. Provide fair housing and equal opportunity to all residents and applicants.
Objective 1: Provide initial training of new employees and continuing training of current employees in regards to existing laws for fair house and equal opportunity. Require all employees to attend refresher courses annually.
Objective 2: Post signs on bulletin boards in all ECRHA offices showing the current rules and regulations governing fair housing and equal opportunity. Initiate regular inspections to ensure bulletin boards are up-to-date.

Statement of Housing Needs

The 10 county region served by the Eastern Carolina Regional Housing Authority (ECRHA) is rural and has an estimated population of 797,756 based on the Population Estimates Program, Population Division, U.S. Bureau of Census, Washington, D.C., 2006 Census Estimates.

Within the ten (10) counties served by ECRHA there are an estimated 346,356 housing units. Twenty seven (27) percent or 93,516 of these units are rental units. An average of thirty three (33) percent of the rental units and seventy three (73) percent of the owners unit are rented or owned by households earning less than the Median Family Income in the service area.

The waiting list for the Housing Authority reflects a total of 387 households for public housing assistance in the 10 cities/towns currently served by the Authority. The average waiting period is 51.3 days, based on the specific housing needs of the families. Table 1 identifies the current waiting list by city served, Table 2, provides the demographic information of families on the current waiting list. Families in the geographic region served with incomes below the poverty level range from 6% - 76% of the total population of the service area.

**Table 1
Waiting List**

City Area	Service	0-Bdrm	1-Bdrm	2-Bdrm	3-Bdrm	4 & 5 Bdrm	Total	Avg Wait Days
Morehead City		0	10	14	9	0	33	70
Clinton		17	42	32	26	12	129	54
Roseboro		1	0	1	8	1	11	54
Havelock		0	3	5	4	0	12	61
Goldsboro		0	28	19	6	2	55	25
Angier		0	11	12	11	2	36	62
Clayton		0	6	16	13	3	38	65
Jacksonville		1	0	0	17	6	24	26
Magnolia		1	7	15	4	1	28	48
Beulaville		1	8	7	5	0	21	48
Totals		21	115	121	103	27	387	51.3

Table 2
Waiting List Demographics

Demographic	0 & 1 Bdrm	2 Bdrm	3 Bdrm	4 & 5 Bdrm	Total	%
Elderly	11	4	2	0	17	7
Disabled	31	9	5	1	46	18
Family	93	108	96	26	323	127
Race						
Black	111	89	90	22	312	123
White	24	31	13	5	73	29
Other	0	1	0	0	1	1
Ethnicity						
Hispanic	1	4	3	2	10	4
Non-Hispanic	135	121	103	27	386	152
Sex						
Male	35	10	4	0	49	20
Female	86	96	99	25	306	120

The turnover rate as of the end of the fiscal year was 255 units or 36%. As of the first half of the current fiscal year, a total of 74 units have turned over. This turnover trend is anticipated to continue, which will enable the Housing Authority to provide 148 units to families during the fiscal year.

Approximately 91 percent of the households currently served by the Housing Authority have incomes of 50 percent or less of the Median Family Income. 74% percent of these households have incomes less than 30 percent of the median family income.

Table 3
Profile of Current Households Served

City Service Area	0 & 1 Bdrm	2 Bdrm	3 Bdrm	4 & 5 Bdrm	Total
Morehead City	18	73	35	6	132
Clinton	46	52	49	20	167
Roseboro	0	0	30	4	34
Havelock	0	26	13	4	43
Goldsboro	24	94	45	14	177
Angier	8	20	8	4	40
Clayton	6	26	5	2	39
Jacksonville	0	0	18	3	21
Magnolia	4	14	6	1	25
Beulaville	4	14	4	1	23
Totals	110	319	213	59	701

The 1998 Quality Housing and Work Responsibility Act and the Department of Housing and Urban Development Final Rule, requires 40 percent of all new admissions to be at or below 30 percent of median income. Based on these admissions requirements, the percentage of households earning less than 30 percent of the median family income is expected to increase with a reduction in the number of households with income in other categories.

The Authority serves a rural mostly agricultural region of North Carolina. Due to the relatively low wages paid to farm, manufacturing and unskilled laborers in this region, all of the Authorities developments suffer from a concentration of poverty. As indicated by the table below, the average income of 91 percent of current households in all developments of ECRHA are within the 1 to 50 percent of median income range.

**Table 4
2011 Concentration of Poverty**

Development	Occupied Units	Area Median Income	Development Avg Income	Below 30%	B/T 30-50%	Above 50%
Macon Court	60	\$58,200	\$16,579	37	18	5
Kings Terrace	59	\$58,200	\$11,377	51	8	0
Eastover Terrace	35	\$50,400	\$11,857	27	3	5
Sampson Homes	35	\$50,400	\$11,076	31	2	2
Dogwood Circle	66	\$50,400	\$13,614	45	14	8
Byron Butler Court	29	\$50,400	\$8,912	28	1	0
Brantwood Court	34	\$50,400	\$11,397	27	4	3
Manteo Circle	49	\$54,100	\$16,969	25	14	10
Brookside Manor	89	\$49,300	\$10,853	76	12	1
Winfrey Court	88	\$49,300	\$11,067	68	17	3
Knollwood Court	40	\$52,000	\$16,574	22	10	8
Austin Acres	38	\$77,700	\$15,348	36	2	1
Dudley Court	21	\$49,500	\$22,041	6	6	9
Magnolia Court	25	\$50,400	\$13,702	19	0	6
Mercer Court	23	\$50,400	\$12,644	17	4	2
PHA WIDE	691	\$53,407	\$13,601	515	115	63

Extremely Low -74%
Very Low -17%
Low -9%

ECRHA efforts to deconcentrate poverty within its public housing units will be focused on upgrading the units and grounds as indicated in its capital plan. Increase the security and safety of its communities through implementation of an aggressive DEP program, and improve marketing, management, and resident services.

Statement of Financial Resources

The financial resources for Eastern Carolina Regional Housing Authority consists of the following: 1. Projected Public Housing subsidy projected at proposed 100% proration of \$2,341,540. 2. Capital Fund Grant Awards funded at current levels of \$1,306,470. 3. Project Dwelling Rental Income of \$1,347,401; and other income of \$140,597. This amounts to total income resources available for 2011 of \$5,136,008. The Operating Budget for the fiscal year 2008 is attached as Exhibit F.

Eligibility, Selection and Admission

Eastern Carolina Regional Housing Authority accepts applications at each of the Administrative Offices in the ten (10) communities served. As a Regional Housing Authority covering ten (10) counties and over 691,000 square miles of area, community based waiting lists are the only practical system available. The Housing Authority has a local preference and a preference for working applicants, with the deconcentration rule contained in the Admission and Continued Occupancy Policy (ACOP) to supercede all preferences including date and time. All applicants for housing undergo background checks and if eligible, are, offered an appropriate size unit. An eligible applicant is made 3 offers before being removed from the waiting list.

Rent Determination

Rents are based on income and are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, or a minimum rent of \$50.00. Hardship exemptions are available for certain circumstances in regards to the payment of minimum rent. A flat rent schedule was adopted October 1, 1999 and was updated October 1, 2004 for each site and residents are given a choice of paying income-based rent or a flat rent.

Operations and Management

Eastern Carolina Regional Housing Authority is governed by an eleven (11) member Board of Commissioners. Each County in the region selects a Commissioner to serve a five (5) year term. The Commissioners from each County then select a resident to serve a five (5) year term. The Board of Commissioners selects a Secretary to the Board who is known as the Executive Director. The Executive Director is responsible for the day-to-day operations of the Housing Authority. The Housing Authority is organized into three (3) main divisions as listed below:

1. Administration: The Central Office does the accounting, finance, payroll, legal, personnel and all duties related to the business operation of the Housing Authority.
2. Housing: Site offices handle occupancy, applications, rent collections, recertifications, inspections, and general duties related to providing service to the residents.
3. Maintenance: Site based staff are responsible for all maintenance activities

including work orders, lawn and grounds care, and inspections.

The Eastern Carolina Regional Housing Authority Management Organizational Chart is attached as Exhibit N.

Grievance Procedures

Eastern Carolina Regional Housing Authority has established a Grievance Procedure which is available to all residents who feel adversely affected by Housing Authority actions. Copies of the Grievance Procedure may be obtained in each of the ten (10) community offices. The Grievance Procedure is attached as exhibit K.

Capital Improvements

The Eastern Carolina Regional Housing Authority five (5) year capital plan is shown as attachments B & C. It was prepared by using Capital fund awarded amount for FYE 2011 of \$1,306,470.

Demolition and Disposition

Eastern Carolina Regional Housing Authority is currently evaluating the feasibility of demolition and revitalization of all projects built during the 1950's, using the Capital Fund to leverage money for reconstruction.

Safety and Crime Prevention

Eastern Carolina Regional Housing Authority is committed to providing a safe environment for its family housing communities. Through the "one strike and you're out" Policy, screening of new applicants for criminal activities, and enforcement of the tenant obligation provision of the lease, the Housing Authority continues the efforts of instilling a sense of pride and care in the Residents that will deter criminal and drug activity.

Pet Policies

Attached as Exhibit I is the Pet Policy for Eastern Carolina Regional Housing Authority.

Audit

The audit for fiscal year ending September 30, 2010 is attached and marked as Exhibit L.

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Eastern Carolina Regional Housing Authority Grant Type and Number: Capital Fund Program Grant No: NC19P01050110 Federal FY of Grant: 2010

Replacement Housing Factor Grant No: 2010

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no: 2)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	-	-	-	-
2	1406 Operations (may not exceed 20% of line 20)	-	-	-	-
3	1408 Management Improvements	125,000.00	125,000.00	125,000.00	49,729.77
4	1410 Administration (may not exceed 10% of line 20)	130,500.00	130,500.00	130,500.00	102,326.00
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	80,000.00	100,000.00	100,000.00	25,780.81
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	-	559,723.47	99,323.47	50,276.62
10	1460 Dwelling Structures	500,000.00	149,105.85	145,517.85	77,519.38
11	1465.1 Dwelling Equipment—Nonexpendable	-	-	-	-
12	1470 Nondwelling Structures	-	-	-	-
13	1475 Nondwelling Equipment	-	-	-	-
14	1485 Demolition	-	-	-	-
15	1492 Moving to Work Demonstration	-	-	-	-
16	1495.1 Relocation Costs	-	-	-	-
17	1499 Development Activities	-	-	-	-
18a	1501 Collateralization or Debt Service paid by the PHA	402,945.00	-	-	-
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	-	-	-	-

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Eastern Carolina Regional Housing Authority
 Grant Type and Number: Capital Fund Program Grant No: NC19P01050110
 Replacement Housing Factor Grant No: 2010
 Federal FY of Grant: 2010

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 2)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
19	1502 Contingency (may not exceed 8% of line 20)	68,025.00	242,140.68	-	-
20	Amount of Annual Grant: (sum of lines 2-19)	1,306,470.00	1,306,470.00	600,341.32	305,632.58
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	125,000.00	-	-	-
24	Amount of line 20 Related to Security – Hard Costs	-	-	-	-
25	Amount of line 20 Related to Energy Conservation Measures	-	-	-	-

Signature of Executive Director _____ Date 7-12-11 Signature of Public Housing Director _____ Date _____

Patricia J. Lancaster

7-12-11

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

Part II: Supporting Pages

PHA Name: EASTERN CAROLINA REGIONAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NC19P01050110 Replacement Housing Factor Grant No:		Federal FY of Grant: 2010 REV2		Status of Work	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost Original	Revised	Total Actual Cost Funds Obligated	Funds Expended
1. NC10-14 KINGS TERRACE	REPLACE VINYL TRIM, WOOD A-FRAMES & UNDER PORCHES	1460	60 Units	-	145,288.70	145,288.70	77,290.23
	SEWER LINES	1450	-	-	130,000.00	-	-
	SUBTOTAL			-	275,288.70	145,288.70	77,290.23
2. NC10-12 DOGWOOD CIRCLE	RE-ROOF SEWER LINES	1460	12 Units	-	3,817.15	229.15	229.15
	SUBTOTAL	1450	8 Units	-	208,000.00	-	-
				-	211,817.15	229.15	229.15
3. NC10-13 BYRON BUTLER COURT	SIDEWALKS	1450	30 Units	-	30,000.00	-	-
4. NC10-21 BRANTWOOD COURT	PAVING & SIDEWALKS	1450	36 Units	-	99,094.15	99,094.15	50,047.30
5. NC10-11 BROOKSIDE MANOR	RENOVATE & RECONFIGURE (316,000 to be paid from Equity)	1460	8 Units	500,000		-	-
6. NC10-15,18 WINFREY CT I&II	REPLACE WATER LINES-EMERGENCY NEED	1450	90 Units	-	92,629.32	229.32	229.32
7. MGMT IMPROVEMENTS	POLICE SECURITY CONTRACT	1408	PHA Wide	125,000	125,000.00	125,000.00	49,729.77
8. PHA WIDE	ADMINISTRATIVE EXPENSE	1410	PHA Wide	130,500	130,500.00	130,500.00	102,326.00
9. FEES & COST	A&E DESIGN FEES	1430	PHA Wide	80,000	100,000.00	100,000.00	25,780.81
10. COLLATERALIZATION OR DEBT SERVICES	DEBT SERVICE	1501	PHA Wide	402,945	-	-	-
11. CONTINGENCY	CONTINGENCY	1502	PHA Wide	68,025	242,140.68	-	-
	GRAND TOTAL			1,306,470.00	1,306,470.00	600,341.32	305,632.58

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPHF) Part 1: Summary**

PHA Name: Eastern Carolina Regional Housing Authority
 Grant Type and Number: Capital Fund Program Grant No: NC19P01050109
 Replacement Housing Factor Grant No: 2009
 Federal FY of Grant:

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	-	-	-	-
2	1406 Operations (may not exceed 20% of line 20)	-	-	-	-
3	1408 Management Improvements	125,000.00	125,000.00	125,000.00	125,000.00
4	1410 Administration (may not exceed 10% of line 20)	130,519.00	130,519.00	130,519.00	130,519.00
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	40,000.00	80,000.00	80,000.00	80,000.00
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	-	109,888.01	109,888.01	109,888.01
10	1460 Dwelling Structures	395,000.00	755,298.25	755,298.25	647,596.65
11	1465.1 Dwelling Equipment—Nonexpendable	-	-	-	-
12	1470 Nondwelling Structures	-	-	-	-
13	1475 Nondwelling Equipment	-	-	-	-
14	1485 Demolition	150,000.00	115,707.74	115,707.74	115,707.74
15	1492 Moving to Work Demonstration	-	-	-	-
16	1495.1 Relocation Costs	-	-	-	-
17	1499 Development Activities	-	-	-	-
18a	1501 Collateralization or Debt Service paid by the PHA	402,945.00	-	-	-
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	-	-	-	-

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Eastern Carolina Regional Housing Authority	Grant Type and Number Capital Fund Program Grant No: NC19P01050109 Replacement Housing Factor Grant No:	Federal FY of Grant: 2009
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 3)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
19	1502 Contingency (may not exceed 8% of line 20)	72,949.00	-	-	-
20	Amount of Annual Grant: (sum of lines 2-19)	1,316,413.00	1,316,413.00	1,316,413.00	1,208,711.40
21	Amount of line 20 Related to LBP Activities	-	-	-	-
22	Amount of line 20 Related to Section 504 Activities	20,000.00	-	-	-
23	Amount of line 20 Related to Security – Soft Costs	125,000.00	125,000.00	125,000.00	125,000.00
24	Amount of line 20 Related to Security – Hard Costs	-	-	-	-
25	Amount of line 20 Related to Energy Conservation Measures	375,000.00	576,144.00	576,144.00	482,956.80

Signature of Executive Director: *Rolita J. Zancaster* Date: *7-12-11* Signature of Public Housing Director: _____ Date: _____

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

Part II: Supporting Pages

PHA Name: EASTERN CAROLINA REGIONAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NC19P01050109 Replacement Housing Factor Grant No:		Federal FY of Grant: 2009 - REV3		Status of Work		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost Original	Revised	Total Actual Cost Funds Obligated	Funds Expended	
1. NC10-3 MACON COURT 1	RENOVATE / HANDICAP MOD(Partial)	1460	6 Units	-	34,010.25	34,010.25	34,010.25	COMPLETE - (BAL. FROM CFP08)
2. NC10-5 BAYVIEW HOMES	STCK BUILT 5-UNIT BLDG DEMOLISH BUILDINGS SUBTOTAL	1460 1485	5 Units 25 Units	375,000.00 150,000.00 525,000.00	576,144.00 115,707.74 691,851.74	576,144.00 115,707.74 691,851.74	482,956.80 115,707.74 598,664.54	COMPLETE
3. NC10-12 DOGWOOD CIRCLE	HANDICAP ACCESSIBILITY RE-ROOF SUBTOTAL	1460 1460	- 48 Units	20,000.00 - 20,000.00	- 145,144.00 145,144.00	- 145,144.00 145,144.00	- 130,629.60 130,629.60	COMPLETE
4. NC10-11, 15, 18 BROOKSIDE & WINFREY L&II	PAVE PARKING (10) & CURB CUTS (14)	1450	180 Units	-	109,888.01	109,888.01	109,888.01	COMPLETE
5. MGMT IMPROVEMENTS	POLICE SECURITY CONTRACT	1408	PHA Wide	125,000.00	125,000.00	125,000.00	125,000.00	COMPLETE
6. PHA WIDE	ADMINISTRATIVE EXPENSE	1410	PHA Wide	130,519.00	130,519.00	130,519.00	130,519.00	COMPLETE
7. FEES & COST	A&E DESIGN FEES	1430	PHA Wide	40,000.00	80,000.00	80,000.00	80,000.00	COMPLETE
8. COLLATERALIZATION OR DEBT SERVICES	DEBT SERVICE	1501	PHA Wide	402,945.00	-	-	-	
9. CONTINGENCY	CONTINGENCY	1502	PHA Wide	72,949.00	-	-	-	
	GRAND TOTAL			1,316,413.00	1,316,413.00	1,316,413.00	1,208,711.40	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name:

Grant Type and Number

Federal FY of Grant:

Eastern Carolina Regional Housing Authority

Capital Fund Program Grant No: NC19S010501
Replacement Housing Factor Grant No:

CFRG 2009

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	-	-	-	-
2	1406 Operations (may not exceed 20% of line 20)	-	-	-	-
3	1408 Management Improvements	-	-	-	-
4	1410 Administration (may not exceed 10% of line 20)	100,000.00	488.00	488.00	488.00
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	35,000.00	90,132.82	90,132.82	90,132.82
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	38,000.00	18,410.50	18,410.50	18,410.50
10	1460 Dwelling Structures	1,435,000.00	1,543,079.68	1,543,079.68	1,543,079.68
11	1465.1 Dwelling Equipment—Nonexpendable	-	-	-	-
12	1470 Nondwelling Structures	-	-	-	-
13	1475 Nondwelling Equipment	-	-	-	-
14	1485 Demolition	-	-	-	-
15	1492 Moving to Work Demonstration	-	-	-	-
16	1495.1 Relocation Costs	-	-	-	-
17	1499 Development Activities	-	-	-	-
18a	1501 Collateralization or Debt Service paid by the PHA	-	-	-	-
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	-	-	-	-

Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name:

Eastern Carolina Regional Housing Authority

Grant Type and Number

Capital Fund Program Grant No: NC19S010501
Replacement Housing Factor Grant No:

Federal FY of Grant:

CFRG 2009

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 4)

Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
19	1502 Contingency (may not exceed 8% of line 20)	44,111.00	-	-	-
20	Amount of Annual Grant: (sum of lines 2-19)	1,652,111.00	1,652,111.00	1,652,111.00	1,652,111.00
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	-	71,996.00	71,996.00	71,996.00
25	Amount of line 20 Related to Energy Conservation Measures	650,000.00	682,887.46	682,887.46	682,887.46

Signature of Executive Director

Date

Signature of Public Housing Director

Date

Retha J. Hancock

9-9-10

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number		Federal FY of Grant:			
EASTERN CAROLINA REGIONAL HOUSING AUTHORITY		Capital Fund Program Grant No: NC19S010501		CFRG 2009 - REV4			
		Replacement Housing Factor Grant No:					
Development Number Name/HA- Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost Original Revised	Total Actual Cost Funds Obligated Funds Expended	Status of Work	
1. NC10-8 MANTEO CIRCLE	REPLACE BOXING & VINYL TRIM	1460	50 Units	- 76,894.78	76,894.78	76,894.78	COMPLETE
2. NC10-11 BROOKSIDE MANOR	REPLACE BOXING & VINYL TRIM	1460	90 Units	-	-	-	MOVED TO PHYSICAL NEEDS
3. NC10-15 WINFREY COURT I	OFFICE BUILDING OFFICE BUILDING SITE WORK SUBTOTAL	1460 1450	1 Unit 1 Unit	650,000.00 - 650,000.00	682,887.46 18,410.50 701,297.96	682,887.46 18,410.50 701,297.96	COMPLETE COMPLETE
4. NC10-15 & 18 WINFREY COURT I & II	SECURITY SCREENS	1460	90 Units	- 71,996.00	71,996.00	71,996.00	COMPLETE
5. NC10-12 DOGWOOD CIRCLE	REPLACE VINYL SIDING (VINYL BLDGS)	1460	40 Units	420,000.00	353,372.85	353,372.85	COMPLETE
6. NC10-13 BYRON BUTLER CT	BATHROOMS	1460	30 Units	-	191,570.99	191,570.99	COMPLETE
7. NC10-21 BRANTWOOD COURT	REPLACE BOXING & VINYL TRIM	1460	36 Units	-	35,712.90	35,712.90	COMPLETE
8. NC10-22 DUDLEY COURT	PAVE PARKING LOT STORAGE BUILDINGS SUBTOTAL	1450 1460	1 Unit 21 Units	38,000.00 50,000.00 88,000.00	- -	- -	MOVED TO CFP07 MOVED TO CFP07
9. NC10-22, 16A & B DUDLEY CT, MAGNOLIA CT & MERCER COURT	REPLACE BOXING VINYL SIDING	1460	71 Units	-	130,644.70	130,644.70	COMPLETE

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name:		Grant Type and Number		Federal FY of Grant:	
Eastern Carolina Regional Housing Authority		Capital Fund Program Grant No: NC19P01050111 Replacement Housing Factor Grant No:		2011	
<input checked="" type="checkbox"/>	Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/ Emergencies	<input type="checkbox"/> Revised Annual Statement (revision no:)		
<input type="checkbox"/>	Performance and Evaluation Report for Period Ending:	<input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	-	-	-	-
2	1406 Operations (may not exceed 20% of line 20)	-	-	-	-
3	1408 Management Improvements	125,000		-	-
4	1410 Administration (may not exceed 10% of line 20)	130,500		-	-
5	1411 Audit	-		-	-
6	1415 Liquidated Damages	-		-	-
7	1430 Fees and Costs	80,000		-	-
8	1440 Site Acquisition	-		-	-
9	1450 Site Improvement	315,508		-	-
10	1460 Dwelling Structures	-		-	-
11	1465.1 Dwelling Equipment—Nonexpendable	-		-	-
12	1470 Nondwelling Structures	-		-	-
13	1475 Nondwelling Equipment	148,000		-	-
14	1485 Demolition	-		-	-
15	1492 Moving to Work Demonstration	-		-	-
16	1495.1 Relocation Costs	-		-	-
17	1499 Development Activities	-		-	-
18a	1501 Collateralization or Debt Service paid by the PHA	402,945		-	-
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	-		-	-

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name: Eastern Carolina Regional Housing Authority	Grant Type and Number Capital Fund Program Grant No: NC19P01050111 Replacement Housing Factor Grant No: 2011
-----------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------

Original Annual Statement **Reserve for Disasters/ Emergencies** **Revised Annual Statement (revision no:)**
 Performance and Evaluation Report for Period Ending: **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
19	1502 Contingency (may not exceed 8% of line 20)	104,517	-	-	-
20	Amount of Annual Grant: (sum of lines 2-19)	1,306,470	-	-	-
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	125,000	-	-	-
24	Amount of line 20 Related to Security – Hard Costs	148,000	-	-	-
25	Amount of line 20 Related to Energy Conservation Measures	-	-	-	-

Signature of Executive Director <i>Robert J. Lancaster</i>	Date 7-12-11
Signature of Public Housing Director	Date

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

PHA Name: EASTERN CAROLINA REGIONAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NC19P01050111 Replacement Housing Factor Grant No:		Federal FY of Grant: 2011				
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	
1. NC10-14 KINGS TERRACE	PAVING	1450	60 Units	200,000	-	-	-	
2. NC10-11,15,18 BROOKSIDE, WINFREY I&II	SECURITY	1475	180 Units	148,000	-	-	-	
2. NC10-17 KNOLLWOOD CT	PAVING	1450	40 Units	115,508	-	-	-	
3. MGMT IMPROVEMENTS	POLICE SECURITY CONTRACT	1408	PHA Wide	125,000	-	-	-	
4. PHA WIDE	ADMINISTRATIVE EXPENSE	1410	PHA Wide	130,500	-	-	-	
5. FEES & COST	A&E DESIGN FEES	1430	PHA Wide	80,000	-	-	-	
6. COLLATERALIZATION OR DEBT SERVICES	DEBT SERVICE	1501	PHA Wide	402,945	-	-	-	
7. CONTINGENCY	CONTINGENCY	1502	PHA Wide	104,517	-	-	-	
	GRAND TOTAL			1,306,470	-	-	-	

**Capital Fund Program Five-Year Action Plan
Part I: Summary**

PHA Name	REGIONAL HOUSING AUTHORITY	Original 5-Year Plan				
		Year 1	Year 2	Year 3	Year 4	Year 5
A. Development Number/Name/HA-Wide	Work Statement for Year 1 FFY Grant: PHA FY: 2012	Work Statement for Year 2 FFY Grant: PHA FY: 2013	Work Statement for Year 3 FFY Grant: PHA FY: 2014	Work Statement for Year 4 FFY Grant: PHA FY: 2015	Work Statement for Year 5 FFY Grant: PHA FY: 2015	
NC10-3 MACON COURT I	See	-	-	-	-	
NC10-4 MACON COURT II	Annual	-	-	-	-	
NC10-5 BAYVIEW HOMES	Statement	240,000.00	562,500.00	-	-	
NC10-14 KINGS TERRACE		-	-	-	-	
NC10-6 EASTOVER TERRACE		-	-	-	-	
NC10-7 SAMPSON HOMES		-	-	-	-	
NC10-12 DOGWOOD CIRCLE		152,000.00	-	-	156,000.00	
NC10-21 BRANTWOOD COURT		-	-	-	-	
NC10-13 BYRON BUTLER COURT		-	-	170,000.00	65,000.00	
NC10-8 MANTEO CIRCLE		-	-	-	-	
NC10-11 BROOKSIDE MANOR		-	-	-	-	
NC10-15 & 18 WINFREY COURT		-	-	113,000.00	-	
NC10-17 KNOLLWOOD COURT		-	-	-	160,000.00	
NC10-19 AUSTIN ACRES		-	-	110,000.00	43,000.00	
NC10-16 MAGNOLIA & MERCER		-	-	-	50,000.00	
NC10-22 DUDLEY COURT		-	-	-	-	
B. MANAGEMENT IMPROVEMENTS		125,000.00	125,000.00	125,000.00	125,000.00	
C. HA-WIDE NONDWELLING		-	-	-	-	
STRUCTURE AND EQUIPMENT		-	-	-	-	
D. ADMINISTRATION		130,500.00	130,500.00	130,500.00	130,500.00	
E. COLLATERALIZATION OR DEBT SERVICES		402,945.00	402,945.00	402,945.00	402,945.00	
F. OTHER		256,025.00	85,525.00	255,025.00	174,025.00	
CFP Funds Listed for 5-year planning		1,306,470.00	1,306,470.00	1,306,470.00	1,306,470.00	
Replacement Housing Factor Funds						

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name:		Grant Type and Number		Federal FY of Grant:	
Eastern Carolina Regional Housing Authority		Capital Fund Program Grant No: NC19P01050111 Replacement Housing Factor Grant No:		2011	
<input checked="" type="checkbox"/>	Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/ Emergencies	<input type="checkbox"/> Revised Annual Statement (revision no:)		
<input type="checkbox"/>	Performance and Evaluation Report for Period Ending:	<input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	-	-	-	-
2	1406 Operations (may not exceed 20% of line 20)	-	-	-	-
3	1408 Management Improvements	125,000	-	-	-
4	1410 Administration (may not exceed 10% of line 20)	130,500	-	-	-
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	80,000	-	-	-
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	315,508	-	-	-
10	1460 Dwelling Structures	-	-	-	-
11	1465.1 Dwelling Equipment—Nonexpendable	-	-	-	-
12	1470 Nondwelling Structures	-	-	-	-
13	1475 Nondwelling Equipment	148,000	-	-	-
14	1485 Demolition	-	-	-	-
15	1492 Moving to Work Demonstration	-	-	-	-
16	1495.1 Relocation Costs	-	-	-	-
17	1499 Development Activities	-	-	-	-
18a	1501 Collateralization or Debt Service paid by the PHA	402,945	-	-	-
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	-	-	-	-

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name: Eastern Carolina Regional Housing Authority	Grant Type and Number Capital Fund Program Grant No: NC19P01050111	Federal FY of Grant: 2011
Replacement Housing Factor Grant No:		

Original Annual Statement **Reserve for Disasters/ Emergencies** **Revised Annual Statement (revision no:)**
 Performance and Evaluation Report for Period Ending: **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
19	1502 Contingency (may not exceed 8% of line 20)	104,517	-	-	-
20	Amount of Annual Grant: (sum of lines 2-19)	1,306,470	-	-	-
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	125,000	-	-	-
24	Amount of line 20 Related to Security – Hard Costs	148,000	-	-	-
25	Amount of line 20 Related to Energy Conservation Measures	-	-	-	-

Signature of Executive Director <i>Robert J. Lancaster</i>	Date 7-12-11	Signature of Public Housing Director	Date
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**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part II: Supporting Pages**

PHA Name: EASTERN CAROLINA REGIONAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NC19P01050111 Replacement Housing Factor Grant No:		Federal FY of Grant: 2011				
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	
1. NC10-14 KINGS TERRACE	PAVING	1450	60 Units	200,000	-	-	-	
2. NC10-11,15,18 BROOKSIDE, WINFREY I&II	SECURITY	1475	180 Units	148,000	-	-	-	
2. NC10-17 KNOLLWOOD CT	PAVING	1450	40 Units	115,508	-	-	-	
3. MGMT IMPROVEMENTS	POLICE SECURITY CONTRACT	1408	PHA Wide	125,000	-	-	-	
4. PHA WIDE	ADMINISTRATIVE EXPENSE	1410	PHA Wide	130,500	-	-	-	
5. FEES & COST	A&E DESIGN FEES	1430	PHA Wide	80,000	-	-	-	
6. COLLATERALIZATION OR DEBT SERVICES	DEBT SERVICE	1501	PHA Wide	402,945	-	-	-	
7. CONTINGENCY	CONTINGENCY	1502	PHA Wide	104,517	-	-	-	
	GRAND TOTAL			1,306,470	-	-	-	

**Capital Fund Program Five-Year Action Plan
Part I: Summary**

PHA Name	REGIONAL HOUSING AUTHORITY	Original 5-Year Plan				
		Year 1	Year 2	Year 3	Year 4	Year 5
A. Development Number/Name/HA-Wide	Work Statement for Year 1 FFY Grant: PHA FY: 2012	Work Statement for Year 2 FFY Grant: PHA FY: 2013	Work Statement for Year 3 FFY Grant: PHA FY: 2014	Work Statement for Year 4 FFY Grant: PHA FY: 2015	Work Statement for Year 5 FFY Grant: PHA FY: 2015	
NC10-3 MACON COURT I	See	-	-	-	-	
NC10-4 MACON COURT II	Annual	-	-	-	-	
NC10-5 BAYVIEW HOMES	Statement	240,000.00	562,500.00	-	-	
NC10-14 KINGS TERRACE		-	-	-	-	
NC10-6 EASTOVER TERRACE		-	-	-	-	
NC10-7 SAMPSON HOMES		-	-	-	-	
NC10-12 DOGWOOD CIRCLE		152,000.00	-	-	156,000.00	
NC10-21 BRANTWOOD COURT		-	-	-	-	
NC10-13 BYRON BUTLER COURT		-	-	170,000.00	65,000.00	
NC10-8 MANTEO CIRCLE		-	-	-	-	
NC10-11 BROOKSIDE MANOR		-	-	-	-	
NC10-15 & 18 WINFREY COURT		-	-	113,000.00	-	
NC10-17 KNOLLWOOD COURT		-	-	-	160,000.00	
NC10-19 AUSTIN ACRES		-	-	110,000.00	43,000.00	
NC10-16 MAGNOLIA & MERCER		-	-	-	50,000.00	
NC10-22 DUDLEY COURT		-	-	-	-	
B. MANAGEMENT IMPROVEMENTS		125,000.00	125,000.00	125,000.00	125,000.00	
C. HA-WIDE NONDWELLING		-	-	-	-	
STRUCTURE AND EQUIPMENT		-	-	-	-	
D. ADMINISTRATION		130,500.00	130,500.00	130,500.00	130,500.00	
E. COLLATERALIZATION OR DEBT SERVICES		402,945.00	402,945.00	402,945.00	402,945.00	
F. OTHER		256,025.00	85,525.00	255,025.00	174,025.00	
CFP Funds Listed for 5-year planning		1,306,470.00	1,306,470.00	1,306,470.00	1,306,470.00	
Replacement Housing Factor Funds						

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
EASTERN CAROLINA		REGIONAL HOUSING AUTHORITY			
A. Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: PHA FY: 2012	Work Statement for Year 3 FFY Grant: PHA FY: 2013	Work Statement for Year 4 FFY Grant: PHA FY: 2014	Work Statement for Year 5 FFY Grant: PHA FY: 2015
NC10-3 MACON COURT I	See Annual Statement	-	-	-	-
NC10-4 MACON COURT II		-	-	-	-
NC10-5 BAYVIEW HOMES		240,000.00	562,500.00	-	-
NC10-14 KINGS TERRACE		-	-	-	-
NC10-6 EASTOVER TERRACE		-	-	-	-
NC10-7 SAMPSON HOMES		-	-	-	-
NC10-12 DOGWOOD CIRCLE		152,000.00	-	-	156,000.00
NC10-21 BRANTWOOD COURT		-	-	-	-
NC10-13 BYRON BUTLER COURT		-	-	170,000.00	65,000.00
NC10-8 MANTEO CIRCLE		-	-	-	-
NC10-11 BROOKSIDE MANOR		-	-	-	-
NC10-15 & 18 WINFREY COURT		-	-	113,000.00	-
NC10-17 KNOLLWOOD COURT		-	-	-	160,000.00
NC10-19 AUSTIN ACRES		-	-	110,000.00	43,000.00
NC10-16 MAGNOLIA & MERCER		-	-	-	50,000.00
NC10-22 DUDLEY COURT		-	-	-	-
B. MANAGEMENT IMPROVEMENTS			125,000.00	125,000.00	125,000.00
C. HA-WIDE NONDWELLING					
STRUCTURE AND EQUIPMENT		-	-	-	-
D. ADMINISTRATION		130,500.00	130,500.00	130,500.00	130,500.00
E. COLLATERIZATION OR DEBT					
SERVICES		402,945.00	402,945.00	402,945.00	402,945.00
F. OTHER		256,025.00	85,525.00	255,025.00	174,025.00
CFP Funds Listed for 5-year planning		1,306,470.00	1,306,470.00	1,306,470.00	1,306,470.00
Replacement Housing Factor Funds					

REVISION 1
ANNUAL CONTRIBUTIONS CON
NC10-3, 4, 5, 6, 7, 8, 11, 12, 14, 15, 16
FISCAL YEAR ENDING SEPTEMBER

Location	Morehead	Clinton	Clinton/Rsbro	Clinton	Havelock
Project No.	3, 4, 5, 14	206 207	212, 221	213	308
No. of Units	124	70	106	30	50
<u>OPERATING RECEIPTS</u>					
Dwelling Rental	247,000	100,000	160,000	49,000	112,000
Other Income	18,500	13,100	16,500	1,200	5,300
Fees for Service--CO					
Total Operating Income	265,500	113,100	176,500	50,200	117,300
<u>Other Operating Receipts</u>					
HUD Operating Subsidy	322,557	227,971	360,521	69,238	140,097
Interest Income	3,200	1,200	2,800	225	1,100
Casualty Losses					
Loss on Disposition of Equipment					
CFP Administrative Fee--CO					
CFP Administrative Fee--AMP	22,185	13,050	19,575	5,220	9,135
Total Other Receipts	347,942	242,221	382,896	74,683	150,332
TOTAL OPERATING RECEIPTS	613,442	355,321	559,396	124,883	267,632
<u>OPERATING EXPENDITURES</u>					
ROUTINE:					
Administration:					
Salaries	54,913	24,000	34,000	9,867	21,069
Salaries-Res Services	-	-	-	-	-
Legal Expense	28,000	3,000	8,000	1,000	6,500
Travel	3,401	1,247	3,220	815	2,458
Telephone	3,750	1,300	2,750	450	1,800
Audit Fee	1,241	730	1,168	292	511
Sundry	12,650	8,675	14,075	3,175	7,325
Total Administrative Expense	103,955	38,952	63,213	15,599	39,663
<u>Tenant Services</u>					
Tenant Services--Salaries					
Ten Serv--Recreation, Pubs, Other					
Ten Serv--Con Cost - Training-Other					
Tenant Services--Resident Fund	3,050	1,750	2,600	750	1,250
Total Tenant Services	3,050	1,750	2,600	750	1,250
<u>UTILITIES</u>					

Water	36,000	16,000	24,000	6,000	18,000
Electricity	12,000	5,000	10,000	2,500	5,500
Gas	4,000	-	3,000	-	3,000
Other Utilities	43,000	20,000	30,000	6,500	25,000
Total Utilities	95,000	41,000	67,000	15,000	51,500

REVISION 1
ANNUAL CONTRIBUTIONS CON
NC10-3, 4, 5, 6, 7, 8, 11, 12, 14, 15, 16
FISCAL YEAR ENDING SEPTEN

Location	Morehead	Clinton	Clinton/Rsbro	Clinton	Havelock
Project No.	3, 4, 5, 14	206 207	212, 221	213	308
No. of Units	124	70	106	30	50

ORDINARY MAINT AND OPERATIONS

Temporary Labor	-	-	-	-	-
Labor	78,000	53,000	71,000	22,000	33,034
Materials	30,000	22,000	40,000	8,000	17,500
Contract Costs	14,950	12,800	15,600	2,700	10,600
Garbage	40,500	12,500	20,000	5,300	9,500
Total Ordinary Maintenance and Operati	163,450	100,300	146,600	38,000	70,634

GENERAL EXPENSE

Terminal Leave Payments	-	35	34	14	-
HVAC Service Fees	-	5,000	5,000	500	-
Insurance	27,200	14,507	17,528	5,125	10,712
Payment in Lieu of Taxes	18,181	7,651	13,222	3,601	7,054
Property Taxes	-	-	-	-	-
Employee Benefit Contribution	63,736	33,240	45,739	14,443	25,577
Collection Losses	12,000	5,000	10,000	800	5,000
Interest on Notes Payable					
Total General Expense	121,117	65,433	91,523	24,483	48,343

FEES FOR SERVICE	99,500	56,000	85,000	24,500	40,500
CFP Admin Fee	22,185	13,050	19,575	5,220	9,135

Total Operating Exp before Depreciation	608,257	316,485	475,511	123,552	261,025
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OPERATING INCOME(LOSS)	5,185	38,836	83,885	1,331	6,607
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Depreciation Expense	209,074	107,080	150,102	37,154	80,858
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NET INCOME/(LOSS)	(203,889)	(68,244)	(66,217)	(35,823)	(74,251)
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HUD ADJUSTMENTS: (GAAP Nonbudget Items)

Replacement of Equipment

Extraordinary Expense 550 1,680 2,580

Prior Year Adjustments

Depreciation Addback 209,074 107,080 150,102 37,154 80,858

RESIDUAL RECEIPTS BEFORE RESERVE 4,635 38,836 82,205 1,331 4,027

LESS PROVISION FOR OPERATING RESERV 4,635 38,836 82,205 1,331 4,027

RESIDUAL RECEIPTS AFTER RESERVE

TRACT A-4304
3, 17,18, 19, 21 & 22
MBER 30, 2011

Goldsboro	Goldsboro	Angier/Clayton	Jks/Mag/Bula	Total	Central
411	415, 418	517,519	622, 716, 717	PH Budget	Office
90	90	83	71	714	
130,000	145,000	190,000	125,000	1,258,000	45,000
32,800	26,000	6,300	11,500	131,200	2,300
					572,500
162,800	171,000	196,300	136,500	1,389,200	619,800
375,684	317,542	256,116	220,961	2,290,687	-
1,800	1,700	2,800	1,500	16,325	1,400
				-	-
				-	-
					130,500
15,660	16,965	15,660	13,050	130,500	
393,144	336,207	274,576	235,511	2,437,512	131,900
555,944	507,207	470,876	372,011	3,826,712	751,700
35,045	35,047	26,900	42,791	283,632	352,905
-	-	-	-	-	-
7,500	7,500	3,500	3,000	68,000	25,000
4,200	4,200	3,957	3,000	26,498	25,000
2,000	2,000	3,500	4,700	22,250	4,750
876	876	876	730	7,300	1,500
14,975	14,975	10,825	12,350	99,025	43,450
64,596	64,598	49,558	66,571	506,705	452,605
2,225	2,200	2,025	1,725	17,575	
2,225	2,200	2,025	1,725	17,575	

27,500	27,500	13,000	18,000	186,000	500
12,500	12,500	9,000	10,000	79,000	3,800
2,000	2,000	-	1,000	15,000	-
52,000	52,000	25,000	28,000	281,500	500
94,000	94,000	47,000	57,000	561,500	4,800

TRACT A-4304
3, 17, 18, 19, 21 & 22
MBER 30, 2011

Goldsboro	Goldsboro	Angier/Clayton	Jks/Mag/Bula	Total	Central
411	415, 418	517,519	622, 716, 717	PH Budget	Office
90	90	83	71	714	-
-	-	-	-	-	-
68,954	68,953	59,000	53,000	506,941	3,125
36,500	30,000	38,200	24,800	247,000	2,000
21,750	19,500	12,600	9,300	119,800	2,500
22,500	22,500	8,000	14,300	155,100	2,650
149,704	140,953	117,800	101,400	1,028,841	1,000
-	-	-	-	83	10,315
-	1,500	3,000	5,000	20,000	-
21,150	20,900	12,500	14,196	143,818	16,750
6,864	8,874	16,584	7,553	89,584	-
-	-	-	-	-	1,785
49,204	49,205	38,859	37,355	357,358	113,200
15,000	15,000	4,000	8,800	75,600	6,000
92,218	95,479	74,943	72,904	686,443	19,545
167,595	167,595	167,595	167,595	167,595	167,595
71,000	71,500	67,000	57,500	572,500	
15,660	16,965	15,660	13,050	130,500	
489,403	485,695	373,986	370,150	3,504,064	636,275
66,541	21,512	96,890	1,861	322,648	115,425
128,642	142,218	138,099	81,065	1,074,292	24,807
(62,101)	(120,706)	(41,209)	(79,204)	(751,644)	90,618

2,864	2,150	485	1,845	12,154	
128,642	142,218	138,099	81,065	1,074,292	24,807
63,677	19,362	96,405	16	310,494	115,425
63,677	19,362	96,405	16	310,494	115,425

**ANNUAL CONTRIBUTIONS CON
NC10-3, 4, 5, 6, 7, 8, 11, 12, 14, 15, 16
FISCAL YEAR ENDING SEPTEMBER**

Location	Morehead	Clinton	Clinton/Rsbro	Clinton	Havelock
Project No.	3, 4, 5, 14	206 207	212, 221	213	308
No. of Units	124	70	106	30	50
<u>OPERATING RECEIPTS</u>					
Dwelling Rental	242,060	98,000	156,800	48,020	109,760
Other Income	18,300	12,696	16,060	1,186	5,200
Fees for Service--CO					
Total Operating Income	260,360	110,696	172,860	49,206	114,960
<u>Other Operating Receipts</u>					
HUD Operating Subsidy	322,557	227,971	360,521	69,238	140,097
Interest Income	3,200	1,200	2,800	225	1,100
Casualty Losses					
Loss on Disposition of Equipment					
CFP Administrative Fee--CO					
CFP Administrative Fee--AMP	22,185	13,050	19,575	5,220	9,135
Total Other Receipts	347,942	242,221	382,896	74,683	150,332
TOTAL OPERATING RECEIPTS	608,302	352,917	555,756	123,889	265,292
<u>OPERATING EXPENDITURES</u>					
ROUTINE:					
Administration:					
Salaries	55,030	20,476	37,365	8,394	21,178
Salaries-Res Services	-	-	-	-	-
Legal Expense	8,000	3,000	8,000	2,500	3,500
Travel	3,848	1,403	3,509	890	2,652
Telephone	3,750	1,300	2,750	450	1,800
Audit Fee	1,241	730	1,168	292	511
Sundry	12,400	8,488	13,888	3,075	7,175
Total Administrative Expense	84,269	35,396	66,679	15,601	36,816
<u>Tenant Services</u>					
Tenant Services--Salaries					
Ten Serv--Recreation, Pubs, Other					
Ten Serv--Con Cost - Training-Other					
Tenant Services--Resident Fund	3,300	1,750	2,650	750	1,250
Total Tenant Services	3,300	1,750	2,650	750	1,250
<u>UTILITIES</u>					

Water	37,080	16,480	24,720	6,180	18,540
Electricity	12,240	5,100	10,200	2,550	5,610
Gas	4,000	-	3,000	-	3,000
Other Utilities	44,290	20,600	30,900	6,695	25,750
Total Utilities	97,610	42,180	68,820	15,425	52,900

**ANNUAL CONTRIBUTIONS CON
NC10-3, 4, 5, 6, 7, 8, 11, 12, 14, 15, 16
FISCAL YEAR ENDING SEPTEM**

Location	Morehead	Clinton	Clinton/Rsbro	Clinton	Havelock
Project No.	3, 4, 5, 14	206 207	212, 221	213	308
No. of Units	124	70	106	30	50

ORDINARY MAINT AND OPERATIONS

Temporary Labor	-	-	-	-	-
Labor	82,766	41,671	51,666	17,613	33,863
Materials	30,600	22,440	40,800	8,160	17,850
Contract Costs	14,020	10,900	12,900	2,200	9,600
Garbage	40,905	12,625	20,200	5,353	9,595
Total Ordinary Maintenance and Operati	168,291	87,636	125,566	33,326	70,908

GENERAL EXPENSE

Terminal Leave Payments	-	-	-	-	-
HVAC Service Fees	-	5,000	5,000	500	-
Insurance	27,323	14,576	17,627	5,157	10,762
Payment in Lieu of Taxes	18,181	7,651	13,222	3,601	7,054
Property Taxes	-	-	-	-	-
Employee Benefit Contribution	66,347	30,866	43,832	12,891	25,113
Collection Losses	12,240	5,100	10,200	816	5,100
Interest on Notes Payable	-	-	-	-	-
Total General Expense	124,091	63,193	89,881	22,965	48,029

FEES FOR SERVICE	99,500	56,000	85,000	24,500	40,500
CFP Admin Fee	22,185	13,050	19,575	5,220	9,135

Total Operating Exp before Depreciation	599,246	299,205	458,172	117,787	259,538
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OPERATING INCOME(LOSS)	9,056	53,712	97,584	6,102	5,754
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Depreciation Expense	209,074	107,080	150,102	37,154	80,858
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NET INCOME/(LOSS)	(200,018)	(53,368)	(52,518)	(31,052)	(75,104)
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HUD ADJUSTMENTS: (GAAP Nonbudget Items)

Replacement of Equipment

Extraordinary Expense

Prior Year Adjustments

Depreciation Addback	209,074	107,080	150,102	37,154	80,858
RESIDUAL RECEIPTS BEFORE RESERVE	9,056	53,712	97,584	6,102	5,754
LESS PROVISION FOR OPERATING RESERV	9,056	53,712	97,584	6,102	5,754
RESIDUAL RECEIPTS AFTER RESERVE					

TRACT A-4304
, 17,18, 19, 21 & 22
MBER 30, 2012

Goldsboro	Goldsboro	Angier/Clayton	Jks/Mag/Bula	Total	Central
411	415, 418	517,519	622, 716, 717	PH Budget	Office
90	90	83	71	714	
127,400	142,100	186,200	122,500	1,232,840	45,000
32,460	25,690	6,440	11,160	129,192	2,300
					572,500
159,860	167,790	192,640	133,660	1,362,032	619,800
375,684	317,542	256,116	220,961	2,290,687	-
1,800	1,700	2,800	1,500	16,325	1,400
				-	-
				-	-
					130,500
15,660	16,965	15,660	13,050	130,500	
393,144	336,207	274,576	235,511	2,437,512	131,900
553,004	503,997	467,216	369,171	3,799,544	751,700
35,611	35,611	27,038	35,038	275,741	345,298
-	-	-	-	-	-
7,500	7,500	3,500	3,000	46,500	20,000
4,706	4,706	4,195	3,486	29,395	25,120
2,000	2,000	3,500	4,700	22,250	4,750
876	876	876	730	7,300	1,500
13,775	13,775	10,525	12,050	95,150	42,000
64,468	64,468	49,634	59,004	476,336	438,668
2,250	2,250	2,075	1,775	18,050	-
2,250	2,250	2,075	1,775	18,050	-

28,325	28,325	13,390	18,540	191,580	515
12,750	12,750	9,180	10,200	80,580	3,876
2,000	2,000	-	1,000	15,000	-
53,560	53,560	25,750	28,840	289,945	515
96,635	96,635	48,320	58,580	577,105	4,906

TRACT A-4304
, 17,18, 19, 21 & 22
MBER 30, 2012

Goldsboro	Goldsboro	Angier/Clayton	Jks/Mag/Bula	Total	Central
411	415, 418	517,519	622, 716, 717	PH Budget	Office
90	90	83	71	714	-
-	-	-	-	-	-
69,318	69,317	57,378	51,844	475,436	-
37,230	30,600	38,964	25,296	251,940	2,550
18,500	17,250	10,750	9,250	105,370	3,150
22,725	22,725	8,080	14,443	156,651	1,000
147,773	139,892	115,172	100,833	989,397	6,700
-	-	-	-	-	-
-	1,500	3,000	5,000	20,000	-
21,241	20,986	12,587	14,274	144,531	16,310
6,864	8,874	16,584	7,553	89,584	-
-	-	-	-	-	1,785
49,543	49,543	44,280	33,708	356,123	138,722
15,300	15,300	4,080	8,976	77,112	6,000
					18,000
92,948	96,203	80,531	69,511	687,350	180,817
71,000	71,500	67,000	57,500	572,500	
15,660	16,965	15,660	13,050	130,500	
490,734	487,913	378,391	360,253	3,451,238	631,091
62,271	16,085	88,825	8,918	348,306	120,609
128,642	142,218	138,099	81,065	1,074,292	24,807
(66,372)	(126,134)	(49,274)	(72,147)	(725,986)	95,802

128,642	142,218	138,099	81,065	1,074,292	24,807
62,271	16,085	88,825	8,918	348,306	120,609
62,271	16,085	88,825	8,918	348,306	120,609

Eastern Carolina Regional Housing Authority

Analysis of Impediments to Fair Housing

Impediments- An impediment is defined as any violation of federal, state, or local fair housing laws. Any conditions or practices which restrict the choices and availability of quality housing is considered an impediment to fair housing.

It is the goal of the Eastern Carolina Regional Housing Authority to identify and prevent any unfair treatment of individuals as applies to housing in the developments we manage. To achieve this goal, ECRHA will provide on-going training to each staff in the area of fair housing.

Identified Impediments to Fair Housing:

1. Lack of funding for additional affordable housing in our service areas.
2. Complexity, high pre-development costs, time constraints to apply for grant funding.
3. Availability and high cost of suitable land for affordable housing.
4. Neighborhood opposition of proposed affordable housing.

Implementation of Fair Housing Actions:

1. PHA has contracted with Honeywell to evaluate physical facilities of our housing inventory. Explore the feasibility of Energy Performance Contract to reduce energy costs and as a potential revenue stream for other housing needs.
2. Improve and increase our housing stock in Morehead City with more energy efficient units. Five new "Energy Star" units are under construction.
3. Develop a plan to rehabilitate our older housing stock in Brookside Manor in Goldsboro, NC. Submit demolition applications in order to replace 1950's housing at Eastover Terrace and Sampson Homes, Clinton, NC; Manteo Circle in Havelock; and Macon Court I and II in Morehead City. This will improve the quality of the housing available to low income families.
4. Annually provide occupancy staff with fair housing training.

ECRHA will consider the use of a controlled substance or alcohol to be a pattern if there is more than one incident during the previous 6 months.

"Engaged in or engaging in a recent history of" drug related criminal activity means any act within the past 7 years by applicants or participants, household members, or guests which involved drug-related criminal activity including, without limitation, drug-related criminal activity, possession and/or use of narcotic paraphernalia, which did or did not result in the arrest and/or conviction of the applicant or participant, household members, or guests.

"Engaged in or engaging in a recent history of" criminal activity means any act within the past 7 years by applicants or participants, household members, or guests which involved criminal activity that would threaten the health, safety or right to peaceful enjoyment of the public housing premises by other residents or employees of ECRHA, which did or did not result in the arrest and/or conviction of the applicant or participant, household members, or guests.

In evaluating evidence of negative behavior, ECRHA will give fair consideration to the seriousness of the activity with respect to how it would affect other residents, and/or likelihood of favorable conduct in the future that could be supported by evidence of rehabilitation.

ECRHA will waive the requirement regarding drug-related criminal activity if:

The person demonstrates successful completion of a credible rehabilitation program approved by ECRHA, or

The individual involved in drug-related criminal activity is no longer in the household because the person is incarcerated.

D. PROHIBITION AGAINST TERMINATING TENANCY OF VICTIMS OF DOMESTIC VIOLENCE, DATING VIOLENCE, AND STALKING [Pub.L. 109-162 and 109-271]

The Violence against Women Reauthorization Act of 2005 (VAWA), provides that "criminal activity directly relating to domestic violence, dating violence, or stalking, engaged in by a member of a tenant's household or any guest or other person under the tenant's control, shall not be cause for termination of the tenancy or occupancy rights, if the tenant or immediate family member of the tenant's family is the victim or threatened victim of that abuse." VAWA further provides that incidents of actual or threatened domestic violence, dating violence, or stalking may not be construed either as serious or repeated violations of the lease by the victim of such violence or as good cause for terminating the tenancy or occupancy rights of the victim of such violence.

VAWA does not limit the ECRHA's authority to terminate the tenancy of any tenant if the ECRHA can demonstrate an actual and imminent threat to other tenants or those employed at or

providing service to the property.

Victim Documentation

ECRHA Policy

When a tenant family is facing lease termination because of the actions of a tenant, household member, guest, or other person under the tenant's control and a tenant or immediate family member of the tenant's family claims that she or he is the victim of such actions and that the actions are related to domestic violence, dating violence, or stalking, the ECRHA will require the individual to submit documentation affirming that claim.

The documentation must include two elements:

A signed statement by the victim that provides the name of the perpetrator and certifies that the incidents in question are bona fide incidents of actual or threatened domestic violence, dating violence, or stalking.

One of the following:

A police or court record documenting the actual or threatened abuse; or

A statement signed by an employee, agent, or volunteer of a victim service provider; an attorney; a medical professional; or another knowledgeable professional from whom the victim has sought assistance in addressing the actual or threatened abuse. The professional must attest under penalty of perjury that the incidents in question are bona fide incidents of abuse, and the victim must sign or attest to the statement.

The required certification and supporting documentation must be submitted to the ECRHA within 14 business days after the ECRHA request is received by the victim. Upon written request from the tenant, the ECRHA will extend the 14-day deadline for an additional 10 business days as long as the extension request is submitted within the initial 14 business-day period.

If the individual does not provide the required certification and supporting documentation within 14 business days or the approved extension period, the ECRHA may proceed with termination of the family's lease.

If the ECRHA can demonstrate an actual and imminent threat to other tenants or those employed at or providing service to the property if the tenant's tenancy is not terminated, the ECRHA will bypass the standard process and proceed with the immediate termination of the family's lease.

Terminating or Evicting a Perpetrator of Domestic Violence

Although VAWA provides protection from termination for victims of domestic violence, it does

not provide protection for perpetrators. In fact, VAWA gives the ECRHA the explicit authority to bifurcate a lease, or to remove a household member from a lease, "in order to evict, remove, terminate occupancy rights, or terminate assistance to any individual who is a tenant or lawful occupant and who engages in criminal acts of physical violence against family members or others, without evicting, removing, terminating assistance to, or otherwise penalizing the victim of such violence who is also a tenant or lawful occupant." This authority supersedes any local, state, or other federal law to the contrary. However, if the PHA chooses to exercise this authority, it must follow any procedures prescribed by HUD or by applicable local, state, or federal law for eviction, lease termination, or termination of assistance [Pub.L. 109-271].

ECRHA Policy

When the actions of a tenant or other family member result in a determination by the ECRHA to terminate the family's lease and another family member claims that the actions involve criminal acts of physical violence against family members or others, the PHA will request that the victim submit the above required certification and supporting documentation in accordance with the stated time frame. If the certification and supporting documentation are submitted within the required time frame or any approved extension period, the ECRHA will bifurcate the lease and evict or terminate the occupancy rights of the perpetrator. If the victim does not provide the certification and supporting documentation, as required, the ECRHA will proceed with termination of the family's lease.

If the ECRHA can demonstrate an actual and imminent threat to other tenants or those employed at or providing service to the property if the tenant's tenancy is not terminated, the ECRHA will bypass the standard process and proceed with the immediate termination of the family.

ECRHA Confidentiality Requirements

All information provided to the ECRHA regarding domestic violence, dating violence, or stalking, including the fact that an individual is a victim of such violence or stalking, must be retained in confidence and may neither be entered into any shared data base nor provided to any related entity, except to the extent that the disclosure (a) is requested or consented to by the individual in writing, (b) is required for use in an eviction proceeding, or (c) is otherwise required by applicable law.

E. RECORD KEEPING

A written record of every termination and/or eviction shall be maintained by ECRHA at the development where the family was residing, and shall contain the following information:

- Name of resident, number and identification of unit occupied;
- Date of the Notice of Lease Termination and any other notices required by State or local law; these notices may be on the same form and will run concurrently;

PROGRESS IN MEETING THE 5 YEAR PLAN
MISSION AND GOALS

Eastern Carolina Regional Housing Authority has made significant progress in accomplishing the goals of its 5 year plan. Accomplishments are indicated below:

1. Expand the Supply of Assisted Housing:
 - a. Management staff has attended conferences offered by The Department of Housing and Urban Development, NC Housing Finance Agency, The National Development Council and various trade organizations to enhance their knowledge of assisted housing development and production.

2. Improve the Quality of Assisted Housing.
 - a. Eastern Carolina Regional Housing Authority received the designation of High Performer for the fiscal year ending September 30, 2008, and September 30, 2009. Management contemplates a continued designation of High Performer based on management indicators for the fiscal year ending September 30, 2010.
 - b. Management successfully used funding under the Capital Fund Grant Program to renovate and modernize its stock of public housing units. During this planning cycle selected sites were upgraded with handicap curb cuts and parking areas were re-paved. Housing authority staff moved into the new office building at the Goldsboro site in June of 2010. Byron Butler Court bathrooms were totally remodeled during 2010. In order to combat ever increasing energy costs in-depth analysis of energy consumption by the Housing Authority and residents is underway. Honeywell, a leader in the field for energy conservation, is performing this service and will be submitting an "Energy Conservation" proposal to the Housing Authority. The deminis demolition of two units of housing at Macon Court has culminated in five new units of housing in that footprint. Construction is underway at the Bayview site of five new public housing units. Upcoming improvements include vinyl replacement at Kings Terrace in Morehead, re-roof Dogwood Circle, replacement of water lines at Brookside Manor, sidewalks at Byron Butler Court and Brantwood Court, and paving at Brantwood Court. Plans are in process for the renovation and re-configuration of eight units in Brookside Manor in Goldsboro. Sewer line replacement is scheduled for Kings Terrace in 2011, as well as paving at Knollwood Court. 2010 Completed paving projects include Austin Acres, and Magnolia Court. Nine additional units of housing will be developed in stages as plans and funding become available.

- c. Management is exploring the demolition and redevelopment of four sites (Macon Court, Manteo Circle, Eastover Terrace, Sampson Homes) due to major structural and termite damage with the existing units.
- 3. Provide an Improved Living Environment:
 - a. Management has implemented a preference for working families and established flat rents in an effort to deconcentrate poverty within its developments.
 - b. The Housing Authority has continued its relationship with local law enforcements to increase the safety and security of its communities. A Community watch program has been established in Jacksonville. Efforts to establish Community Watch programs in partnership with local police involvement have been unsuccessful at Goldsboro and Morehead City, due to lack of resident participation.
- 4. Promote self-sufficiency and asset development of assisted households:

The Housing Authority's management has continued its coordination with local Community colleges and Human Services agencies to make various self sufficiency activities available to its residents.
- 5. Ensure equal opportunity and affirmatively further fair housing:

Training of employees on laws governing fair housing and equal opportunity is ongoing. Bulletin boards are being reviewed and updated as new material and regulations are implemented.

2011 CAPITAL FUND PLANNING MEETINGS

SUMMARY OF COMMENTS

Goldsboro-	January 10, 2011	No residents in attendance.
Morehead-	January 13, 2011	4 residents in attendance: Tina Prichard, Thelma Lenig, Shawn Branch, Derrell Branek
	January 26, 2011	See Attached List of attendees.
	February 3, 2011	No attendance
	Comments:	Proposed demolition of Macon Courts- apartments are old and drafty, agree that the apartments need to be demolished and rebuilt due to age and condition. Floors are sloping and new housing would cure this problem.
Havelock-	January 13, 2011	No residents attended meeting.
	January 26, 2011	Akia Greggs and Rose Shales attended the meeting.
	February 3, 2011	No attendance.
Clinton	January 19, 2011	8 residents in attendance: Charles Underwood, Geraldine Lane,
	February 8, 2011	7 residents attending: Angela Melvin, Annie Wilson, Travenna Rich, Kenisha Lewis, Annie Peterson, Vana Best, Itfsta Fryar
	February 15, 2011	Shannon Owens, Lomedia Lee, Brenda Robinson, Treva Eason, Micheal Faison, Denise Olerus, Itessa Fryar Good idea to demolish and rebuild Eastover Terrace and Sampson Homes, need more parking space, new ones will be more energy efficient.
	Comments:	No specific comments. In favor of new housing in place of designated fifties housing.
Roseboro	January 19, 2011	No residents in attendance.
Clayton	January 19, 2011	Residents with comments- Rosey Hodges, Mrs. Covington, Ever Lue Parker, Virginia Whitley, Betty Clark, Vickie Sebastian, Anna Fox, and Commisisoner Rudolph Allen.
	Comments:	Closet doors, weather stripping, wired for telephone and cable in bedrooms, and want storm doors . Remodel bathrooms, new vinyl Trim, want new ranges. New housing to replace old is good.
Angier	January 25, 2011	7 residents in attendance: Andrew Jones, Reatha Harris, Rosey McCouly, Elizabeth Covington, Paul Pauley,

Priscilla Pierce, Nancy Rogers.

Comments: Need to upgrade the fifties developments. Need closet doors, ranges, New vinyl trim, want storm doors instead of the existing screen doors, Weather stripping, wired for phone and cable in bedrooms. Want additional playground equipment.

Magnolia February 1, 2011 5 residents in attendance: Commissioner Geraldine Henry, Tamika Glenn, Thomass McGowen, Joyce Kenan, Can't read Signature.

Comments; Need insulation, cable ready in bedrooms, steel screens.

Beulaville February 1, 2011 4 residents in attendance: Sheila Henry, Charles Allen, Robert Hahn, Leser James.

Comments: Tear down and replace housing at Macon Ct., Eastover Terrace, and Sampson Homes is good idea.
Remodel bathrooms in Beulaville, cable ready in bedrooms.

Note: Some members of RAB attended meetings, but we received no other comments from them in response to our mailing of the proposed plan.

AREAS OF PLANNED HOUSING RENOVATION

MOREHEAD CITY

Bayview Homes

1. Due to economic factors, stick built housing was less expensive than modular homes. One 5 unit building is currently under construction. The current site will support 14 new units of housing while meeting the parking and handicap accessibility requirements that were not in place when the original development was constructed. This will be completed in phases as funding becomes available.

Macon Court

1. Construction of five new units has been completed.
2. Request demolition approval for the remaining 62 units of 1954 vintage duplex units due to obsolescence, structural problems, and extensive termite damage.

CLINTON

1. Request demolition approval for 35 units at the Eastover Terrace development and 35 units at Sampson Homes due to structural deficiencies.

GOLDSBORO

1. Total interior renovation of 90 units of 1952 housing known as Brookside Manor. Reconfigure eight selected units to increase stock of handicap units, and one and two bedroom units to better meet current housing requests.

PHA WIDE

1. Through our nonprofit company, the Eastern Carolina Housing Development Company will continue to seek opportunities to buy or build new housing. The housing authority will pursue a mix of housing types to include apartments, and single family houses in order to diversify our inventory.
2. Identify and apply for new grant opportunities as they come available.