

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



Charlotte Housing Authority
Building Community, People & Partnerships

PHA Plans

5 Year Plan for Fiscal Years 2005 - 2009

Annual Plan for Fiscal Year 2007

REVISED SECTION 8 OF ANNUAL PLAN

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

**PHA Plan
Agency Identification**

PHA Name: Housing Authority of the City of Charlotte, NC

PHA Number: NC 003

PHA DUNS Number: 074523176

PHA Fiscal Year Beginning: 04/2007

Public Access to Information

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

- X Main administrative office of the PHA
- PHA development management offices
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

5-YEAR PLAN
PHA FISCAL YEARS 2005 - 2009
[24 CFR Part 903.5]

A. Mission

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

X The PHA's mission is: "The Charlotte Housing Authority is a non-profit public real estate holding company with a social purpose. That social or public purpose is to provide decent, safe and affordable housing to low- and moderate- income families while supporting self-sufficiency for clients who meet federal income requirements. The extended vision is for the organization is to become the premier non-profit real estate holding company in the United States and the affordable housing provider of choice in Charlotte".

B. Goals

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

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

- X PHA Goal: Expand the supply of assisted housing
Objectives:
- X Apply for additional rental vouchers:
 - Apply for Project Based Section 8 vouchers
 - X Reduce public housing vacancies:
 - Achieve a Vacancy Turn average of 20 days or less on all non-exempt units for all sites supervised
 - Achieve a Regional REAC Physical Inspection score of 87 or higher for all sites supervised
 - X Leverage private or other public funds to create additional housing opportunities:
 - Proceed with previous HOPE VI replacement housing at off- site locations

- Move forward with plans on recent (4th) HOPE VI grant to revitalize Piedmont Courts as well as other HOPE VI developments
- X Acquire or build units or developments
- Continue to build relationships with private developers who have access to product that will allow public housing units to be added
- Other
- X PHA Goal: Improve the quality of assisted housing
- Objectives:
- X Improve public housing management:
- Plans to improve PHAS score, specifically in the Property Management Section in the areas of work order turnaround and vacancy turns to move the Authority to High Performing status
- X Improve voucher management:
- Continue to maintain a high SEMAP score by achieving 19 or higher on Reasonable Rent Indicator, 23 or higher on Housing Quality Standards and 19 or higher on Determination of Adjusted income indicator
- X Increase customer satisfaction:
- Achieve a Maintenance Services satisfaction rating of 4 or higher on the internal resident satisfaction survey for all sites supervised
 - Ensure site management staff attend 100% of the site Quality Circle meetings conducted by the Resident Organization
 - Increase participation and positive response to the RASS
- X Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
- X Renovate or modernize public housing units:
- Achieve all 3 points for Capital Fund Timeliness of Obligation & Expenditure on MASS score
 - Identify property deficiencies and corrective measure required and determine property needs by conducting UPCS inspections on 100% of property
 - Continue to seek additional funding sources for renovation of old units
- X Demolish or dispose of obsolete public housing:
- There are 29 properties identified as good candidates for either demolition or disposition
- X Provide replacement public housing:
- Potential Replacement units for lost units
 - First Ward
 - Arbor Glen
 - Fairview
 - Piedmont Courts
 - Belvedere homes
 - Live Oak
 - Hall House

- X Provide replacement vouchers:
 - Potential Replacement units for lost units
 - First Ward
 - Arbor Glen
 - Fairview
 - Piedmont Courts
 - Belvedere homes
 - Live Oak
 - Hall

Other:

- X PHA Goal: Increase assisted housing choices

Objectives:

- X Provide voucher mobility counseling:
- X Conduct outreach efforts to potential voucher landlords
- Increase voucher payment standards
- X Implement voucher homeownership program:
- X Implement public housing or other homeownership programs:
- X Implement public housing site-based waiting lists:
- X Convert public housing to vouchers:
 - Continue to review the feasibility of converting some portion of public housing to Section 8. The initial assessment resulting in no conversions.

Other:

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

- X PHA Goal: Provide an improved living environment

Objectives:

- X Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
 - CHA will evaluate data once each year regarding the demographics of each site to determine household income. This information will be used to offer families the opportunity to live in different units
- X Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - CHA will continue to promote the development of mixed- income developments with current HOPE VI grants
 - CHA will continue to forge relationships in the private sector to assist with the financial leverage that is necessary to build mixed- income developments
- X Implement public housing security improvements:

- Continue building and maintaining strong relationship with local law enforcement agencies
- X Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
Other:

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

- X PHA Goal: Promote self-sufficiency and asset development of assisted households
- Objectives:
- X Increase the number and percentage of employed persons in assisted families:
 - X Provide or attract supportive services to improve assistance recipients' employability
 - CHA will continue to partner with other non-profit agencies that offer supportive services
 - X Provide or attract supportive services to increase independence for the elderly or families with disabilities.
 - CHA has strong relationships with Mecklenburg County who offers various supportive services
- Other:

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

- X PHA Goal: Ensure equal opportunity and affirmatively further fair housing
- Objectives:
- X Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
 - X Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
 - X Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - X Other:

Other PHA Goals and Objectives:

1. Develop collaborative relationships for housing solutions
 - a. Increase supply of non-assisted low-income housing.
 - i. Purchase existing rental housing units to maintain their availability as low-income housing.
 - ii. Construct new low-income rental housing units.

2. Attain long-term financial viability.
 - a. Utilize PHA assets to generate income to operate PHA housing and self-sufficiency programs.
 - i. Dispose of properties (by sale or lease) as appropriate which are underutilized or highly appreciated.
 - ii. Acquire additional properties or interests in properties for the development of additional housing units.

Annual PHA Plan
PHA Fiscal Year 2006
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

X **Standard Plan**

Streamlined Plan:

High Performing PHA
Small Agency (<250 Public Housing Units)
Administering Section 8 Only

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

The Charlotte Housing Authority (CHA) is striving to be a real estate holding company with a diverse portfolio that leverages its assets to provide affordable housing and supportive services in partnership with the private sector, non-profit organizations, local, state and federal governments. CHA is currently serving 2,945 public housing tenants and 4,169 Section 8 Voucher holders. On average we have 3,045 individuals on the Public Housing waiting list and 206 individuals on the Section 8 waiting list. The Authority will implement improvement strategies in 2007 to address housing needs in the local area with HOPE VI Grant monies as well as City of Charlotte Housing Trust Fund money.

Even though the local market is over capacity with units to service the population that earns more than 30% of the AMI but not more than 80% of the AMI, there is still a grave need for units to serve the population that earns 30% or less than the AMI. 96% of the individuals on the waiting list for public housing earn 30% or less of the AMI. In general the public housing waiting list remains closed for certain bedroom configurations.

The Authority has adopted a development –based asset management philosophy that utilizes an operating pro – forma for each property to assist in understanding the true financial picture for the Authority. This financial management technique will mesh nicely with HUD’s PEL process. The Authority has closely scrutinized its priorities for spending Capital Funds. The Demolition and Disposition plan shows where Authority owned properties could undergo dramatic transformations. This 5 year/ FY2007 Annual Plan will explain the plan of action for the Charlotte Housing Authority to continue moving its mission forward.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

Table of Contents

Page #

Annual Plan

- i. Executive Summary
- ii. Table of Contents
 - 1. Housing Needs
 - 2. Financial Resources
 - 3. Policies on Eligibility, Selection and Admissions
 - 4. Rent Determination Policies
 - 5. Operations and Management Policies
 - 6. Grievance Procedures
 - 7. Capital Improvement Needs
 - 8. Demolition and Disposition
 - 9. Designation of Housing
 - 10. Conversions of Public Housing
 - 11. Homeownership
 - 12. Community Service Programs
 - 13. Crime and Safety
 - 14. Pets (Inactive for January 1 PHAs)
 - 15. Civil Rights Certifications (included with PHA Plan Certifications)
 - 16. Audit
 - 17. Asset Management
 - 18. Other Information

Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

- X NC003c01 - Admissions Policy for Deconcentration
- X NC003a1_a601 - FY 2006 Capital Fund Program Annual Statement (CFP Grant Application w/ Detail, CFPRH Grant1 w/ Detail, CFPRH Grant2 w/ Detail)
- X NC003l01 – Board of Commissioners Resident Member
- X NC003m01 – RAB member roster
- X NC003n01 – Substantial Deviation statement

Optional Attachments:

- X NC003j01 - PHA Management Organizational Chart

- X NC003b01 - FY 2006 Capital Fund Program 5 Year Action Plan
Public Housing Drug Elimination Program (PHDEP) Plan
- X NC003i01 - Comments of Resident Advisory Board or Boards
- X Other (List below, providing each attachment name)
 - NC003d01 – Grievance Policy
 - NC003e01 – Community Service
 - NC003f01 – Pet Policy
 - NC003g01 – Statement of Progress
 - NC003h01 – Homeownership Capacity
 - NC003k02 – Project Based Section 8
 - NC003l01 – Board of Commissioners Resident Member
 - NC003m01 – RAB Membership Roster
 - NC003n01 – Substantial Deviation from 5 yr plan

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
		Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
X	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
X	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted	Annual Plan: Conversion of Public Housing

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program X check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
X	Other supporting documents: - RASS Follow – Up Plan for Period Ending March 31, 2005	Operations and Management Policies
X	2005- 2006 Review of Initial Assessment of Conversion from Public Housing to Tenant Based Section 8 Vouchers	Conversion of Public Housing to Tenant Based Vouchers

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income <= 30% of	15,391	5	5	4	4	4	4

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
AMI							
Income >30% but <=50% of AMI	19,320	1	1	1	1	1	1
Income >50% but <80% of AMI	22,802	1	1	1	1	1	1
Elderly	10,154	5	5	4	5	4	4
Families with Disabilities							
Race/Ethnicity							
Race/Ethnicity							
Race/Ethnicity							
Race/Ethnicity							

What sources of information did the PHA use to conduct this analysis?

X Consolidated Plan of the Jurisdiction/s

Indicate year: 2006

U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset

American Housing Survey data

Indicate year:

Other housing market study

Indicate year:

Other sources: (list and indicate year of information)

B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA’s waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHA’s may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List
--

Housing Needs of Families on the Waiting List			
Waiting list type: Section 8 tenant-based assistance X Public Housing Combined Section 8 and Public Housing Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/sub-jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	2,465		378
Extremely low income <=30% AMI	2302	93.39%	
Very low income (>30% but <=50% AMI)	140	5.68%	
Low income (>50% but <80% AMI)	23	.93%	
Families with children	1,153	46.77%	
Elderly families	140	5.68%	
Families with Disabilities	610	24.75%	
Race/ethnicity (White)	208	8.44%	
Race/ethnicity (Black)	2219	90.02%	
Race/ethnicity (Asian)	14	0.57%	
Race/ethnicity (Pacific Islander)American Indian	24	.97%	

Characteristics by Bedroom Size (Public Housing Only)			
0BR to 1BR	1,312	53.23%	
2 BR	475	19.27%	
3 BR	139	5.64%	
4 BR	490	19.88%	
5 BR	49	1.99%	
5+ BR	N/A	N/A	N/A
Is the waiting list closed (select one) No Yes X If yes: 2/3 bedrooms How long has it been closed (# of months)? 29 months Does the PHA expect to reopen the list in the PHA Plan year? No X Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes X			

Waiting list type: X Section 8 tenant-based assistance Public Housing Combined Section 8 and Public Housing Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/sub-jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	159		534
Extremely low income <=30% AMI	N/A	N/A	
Very low income (>30% but <=50% AMI)	N/A	N/A	
Low income (>50% but <80% AMI)	N/A	N/A	
Families with children	154	97%	
Elderly families	3	2%	
Families with Disabilities	2	1%	
Race/ethnicity (White)	2	1%	
Race/ethnicity (Black)	157	99%	
Race/ethnicity (Asian)	0	0%	
Race/ethnicity (Pacific Islander)	0	0%	

Characteristics by Bedroom Size (Section 8)			
1BR	3	1.7%	9
2 BR	41	26.0%	139
3 BR	72	45.4%	242
4 BR	35	21.9%	117
5 BR	8	5.0%	27
5+ BR	N/A	N/A	N/A
Is the waiting list closed (select one) No Yes <u>X</u>			
If yes:			
How long has it been closed (# of months)? 74 months			
Does the PHA expect to reopen the list in the PHA Plan year? No <u>X Yes</u>			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? Yes <u>No X</u>			

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

- X Employ effective maintenance and management policies to minimize the number of public housing units off-line
- X Reduce turnover time for vacated public housing units
- X Reduce time to renovate public housing units
- X Seek replacement of public housing units lost to the inventory through mixed finance development
- X Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- X Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- X Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- X Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- X Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- X Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- X Other:
 - Pursue opportunities to partner with other agencies that provide self-sufficiency services as their core business. Use these partnerships to enhance the families' ability to move out of public housing units, thereby making those units available to other eligible families.

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

Select all that apply

- X Apply for additional section 8 units should they become available
- X Leverage affordable housing resources in the community through the creation of mixed - finance housing
- X Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- X Other: (list below)
 - Single Room Occupancy
- X Utilize Project Based Vouchers
 - Attachment NC003k01

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

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

Select all that apply

- X Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- X Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
 - Employ admissions preferences aimed at families with economic hardships
- X Adopt rent policies to support and encourage work
- X Other:
 - Target those enrolled currently in educational, training, or upward mobility programs (FSS Program).

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

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

Select all that apply

- Employ admissions preferences aimed at families who are working
- X Adopt rent policies to support and encourage work
- X Other:
 - Target those enrolled currently in educational, training, or upward mobility programs (FSS Programs).

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- X Apply for special-purpose vouchers targeted to the elderly, should they become available
- X Other:
 - Currently have designation of 6 public housing communities for the elderly and a preference (for elderly and disabled) for all one-bedroom units.
 - Affirmatively market to the elderly.

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- X Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- X Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- X Affirmatively market to local non-profit agencies that assist families with disabilities
- X Other:
 - Currently have designation of 6 public housing communities for mixed (elderly and disabled) occupancy and a preference (for elderly and disabled) for all one-bedroom units and have received 275 special purpose vouchers targeted to families with disabilities and plans for 3 new developments.
 - Affirmatively market to families with disabilities.

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

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

Select if applicable

- X Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other:

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- X Counsel Section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- X Market the Section 8 program to owners outside of areas of poverty /minority concentrations
- X Other:
 - Coordinate with city departments to affirmatively further fair housing.

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

(2) Reasons for Selecting Strategies

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

- X Funding constraints
- X Staffing constraints
- X Limited availability of sites for assisted housing

- X Extent to which particular housing needs are met by other organizations in the community
 - X Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
 - X Influence of the housing market on PHA programs
 - X Community priorities regarding housing assistance
 - X Results of consultation with local or state government
 - X Results of consultation with residents and the Resident Advisory Board
 - X Results of consultation with advocacy groups
- Other:

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year.

Note: the table assumes that Federal pub

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2007 grants)		
a) Public Housing Operating Fund	\$9,224,192	
b) Public Housing Capital Fund	\$5,107,135	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$34,439,460	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
Housing Search Assistance Program Grant		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
HOPE VI	\$28,848,685	Use as specified in grant
Capital Fund	\$6,525,127	Use as specified in grant
Housing Search Assistance Program		Use as specified in grant
Resident Opportunity and Self-Sufficiency Grants	\$254,792	Use as specified in grant

3. Public Housing Dwelling Rental Income	\$5,237,215	Public Housing Operations
4. Other income (list below)		
Excess Utilities/Interest Income	\$477,573	Public Housing Operations
Laundry, vending, late fees, etc.	\$246,875	Public Housing Operations
4. Non-federal sources (list below)		
City of Charlotte – Housing Trust Fund	\$0	Southside Renovations, Phase II
City of Charlotte – Housing Trust Fund	\$818,573	Southside Phase III
City of Charlotte – Housing Trust Fund	\$805,466	Leafcrest Renovations
City of Charlotte – Housing Trust Fund	\$801,378	Cedar Knoll Renovations
City of Charlotte – Housing Trust Fund	\$528,630	Mallard Ridge Renovations
City of Charlotte – Housing Trust Fund	\$0	Strawn Special Needs
City of Charlotte – Housing Trust Fund	\$0	Charlottetown Special Needs
City of Charlotte – Housing Trust Fund	\$230,000	Arbor Glen Phase III
City of Charlotte – Housing Trust Fund	\$1,800,000	Southside Renovations, Phase IV
Total resources	\$95,345,101	

Annual Plan

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing?

X Other:

- When families are selected from the waiting list they are sent a letter to come in for an interview and eligibility is then determined.

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

- X Criminal or Drug-related activity
X Rental history

X Credit
Other

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

(2)Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list?

- X Community-wide list
Sub-jurisdictional lists
- X Site-based waiting lists
- X Other:

- Waiting list is organized to accommodate families who qualify for units in communities designated for elderly and mixed (elderly and disabled) occupancy.

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

X Other:

- Operations Division-2600 Youngblood Street, Charlotte, NC

Tuesdays or Thursdays between the hours of 9:00 am-4:00 pm.

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

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

Six:

- Oak Valley
- Valleyview
- Claremont
- Victoria Square
- Grove Place
- Villa Courts

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

3. Yes No: May families be on more than one list simultaneously.
If yes, how many lists? 6

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

- All PHA development management offices
- Management offices at developments with site-based waiting lists
At the development to which they would like to apply
- Other: Information only!
- Operations Division-2600 Youngblood Street, Charlotte, NC

(3) Assignment

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

- One
- Family sites
- Two
- Disabled sites
- Two
- Elderly sites

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions?

- Emergencies
- Overhoused
- Underhoused
- Medical justification

Resident choice:

- Other:
- Enrolling in, dropping out or being terminated from FSS program

Preferences

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

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

Former Federal preferences:

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

Other preferences:

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

Other preference(s):

<u>Program Name</u>	<u>Priority</u>
• City Relocation Program	1
• Katrina PH Victims	2
• Non PH Katrina Victims	3
• Department of Social Services Housing Programs	4
• Elderly/Disabled Applicants	5
• Family Applicants (Date & Time priority)	6
• Single Applicants (Date & Time only housed if there are no elderly/disabled persons on the waiting list)	7

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

Date and Time

Priority 2

Former Federal preferences:

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- X Those enrolled currently in educational, training, or upward mobility programs

Priority 2

- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes

X Other preference(s):

<u>Program Name</u>	<u>Priority</u>
• City of Charlotte Relocation Program	1
• Public Housing Katrina Victims	2
• Non-Public Housing Katrina Victims	3
• Department of Social Services Housing Programs	4
• Elderly/Disabled Applicants	5
• Family Applicants (Date & Time)	6
• Single Applicants (Not otherwise eligible), Date & Time	7

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

- X The PHA-resident lease
- X The PHA's Admissions and (Continued) Occupancy policy
- X PHA briefing seminars or written materials
- Other source

b. How often must residents notify the PHA of changes in family composition?

X At an annual reexamination and lease renewal

X Any time family composition changes

X At family request for revision

Other (list)

(6) Deconcentration and Income Mixing

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

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

c. If the answer to b was yes, what changes were adopted?

X Adoption of site-based waiting lists

If selected, list targeted developments below:

- All Public Housing Sites

X Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments

If selected, list targeted developments below:

- All Public Housing Sites

Employing new admission preferences at targeted developments

If selected, list targeted developments below:

Other (list policies and developments targeted below)

d. X Yes No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

Additional affirmative marketing

X Actions to improve the marketability of certain developments

Adoption or adjustment of ceiling rents for certain developments

Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

Not applicable: results of analysis did not indicate a need for such efforts

X List (any applicable) developments below:

- Cedar Knoll,
- Gladedale
- Sunridge
- Tarlton Hills
- Wallace Woods
- Southside Homes

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

Not applicable: results of analysis did not indicate a need for such efforts

X List (any applicable) developments below:

Leafcrest
Meadow Oaks
Boulevard Homes
Robinsdale
Arbor Glen
Victoria Square
Mallard Ridge
Claremont
Savanna Woods
Tall Oaks
Dillehay Courts
First Ward
Park At Oaklawn

Annual Plan

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Eligibility

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

- Criminal or drug-related activity only to the extent required by law or regulation
- X Criminal and drug-related activity, more extensively than required by law or regulation
More general screening than criminal and drug-related activity (list factors below)
Other (list below)
- b. X Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. X Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. Yes X No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords?
- X Criminal or drug-related activity
- X Other (describe below)
Past rental history, if available

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged?
- X None
Federal public housing
Federal moderate rehabilitation
Federal project-based certificate program
Other federal or local program (list below)
- b. Where may interested persons apply for admission to section 8 tenant-based assistance?
- PHA main administrative office
- X Other:
- Section 8 Department, 135 Scaleybark Road, Charlotte, NC

(3) Search Time

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

If yes, state circumstances below:

- Extensions are issued in 30-day increments, not to exceed an additional 60 days. Units in Charlotte/Mecklenburg, particularly those in non-impacted areas can be difficult to locate.

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

2. Which of the following admission preferences does the PHA plan to employ in the coming year?

Former Federal preferences

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

Other preferences

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

Other preference(s):

- Hurricane Katrina Housing Assistance Relocation – providing Housing Assistance to families who resided in Public Housing or who were Section 8 Housing Choice Voucher Participants in the hurricane Katrina impacted areas.
- Charlotte Housing Authority Relocation - providing housing assistance and supportive services to families who must relocate as a result of the

demolition of City of Charlotte Housing Authority owned Public Housing units.

- Department of Social Services Housing Program that provides housing assistance and supportive services to Work First participants, Family Unification clients and young adults aging out of foster care.
- Elderly & Disabled Applicants
- Family applicants base on date and time of application
- Single applicants (not otherwise eligible) base on date and time of application.
- Date and time.

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

X Date and Time

Former Federal preferences

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

Other preferences

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

<u>Program Name</u>	<u>Priority</u>
Katrina Disaster	1
Charlotte Housing Authority Relocation	2
Department of Social Services Housing Programs	3
Elderly/Disabled Applicants	4

Family Applicants (Date & Time)	5
Single Applicants (Not otherwise eligible)	6
Date & Time	7

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

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

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

- This preference has previously been reviewed and approved by HUD
 The PHA requests approval for this preference through this PHA Plan
 X Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

6. Relationship of preferences to income targeting requirements:

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

(5) Special Purpose Section 8 Assistance Programs

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

- X The Section 8 Administrative Plan
 X Briefing sessions and written materials
 Other

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

- X Through published notices
 Other

Annual Plan

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies:

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

---or---

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

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent?

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

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

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

Residents paying Minimum Rent may be entitled to a Hardship Exemption. A Resident may qualify for the Hardship Exemption if the Resident is already paying Minimum Rent and any of the following apply:
 the Family has lost eligibility for a federal state, or local assistance program, or is awaiting a determination of eligibility for that program
 the Resident cannot pay minimum rent, and would be evicted because he or she could not do so

the income of the Resident or his or her family has decreased
because of changed circumstances, including loss of employ-
ment
a death in the Resident's family has occurred
other circumstances that may later be determined by HUD or the
Authority.

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

1. Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?
2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

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

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

For household heads

For other family members

For transportation expenses

For the non-reimbursed medical expenses of non-disabled or non-elderly families

Other

e. Ceiling rents

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

Yes for all developments

Yes but only for some developments

X No

2. For which kinds of developments are ceiling rents in place?

For all developments

For all general occupancy developments (not elderly or disabled or elderly only)

For specified general occupancy developments

For certain parts of developments; e.g., the high-rise portion

For certain size units; e.g., larger bedroom sizes
Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents.
- Market comparability study
 - Fair market rents (FMR)
 - 95th percentile rents
 - 75 percent of operating costs
 - 100 percent of operating costs for general occupancy (family) developments
 - Operating costs plus debt service
 - The “rental value” of the unit
 - Other
- f. Rent re-determinations:
1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent?
- Never
 - At family option
 - Any time the family experiences an income increase
 - Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- X Other:
- The family income from all sources goes down and is expected to stay down until the next regular reexamination date
 - A member of the Household with income relevant to the determination of Income-Based Rent is added to or deleted from the lease
 - The Family requests, and is granted, a change from Flat Rent to Income-Based Rent and must therefore have a reexamination in order to determine the amount of Income-Based Rent to be paid by it
- g. X Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

In setting the market-based flat rents, what sources of information did the PHA use to establish comparability?

The section 8 rent reasonableness study of comparable housing
Survey of rents listed in local newspaper

- X Survey of similar unassisted units in the neighborhood
- Other

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

- a. What is the PHA's payment standard?
 - At or above 90% but below 100% of FMR
 - X 100% of FMR
 - X Above 100% but at or below 110% of FMR
 - Above 110% of FMR
- b. If the payment standard is lower than FMR, why has the PHA selected this standard?
 - FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
 - The PHA has chosen to serve additional families by lowering the payment standard
 - Reflects market or submarket
 - Other
- c. If the payment standard is higher than FMR, why has the PHA chosen this level?
 - FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
 - X Reflects market or submarket
 - X To increase housing options for families
 - Other (list below)
- d. How often are payment standards reevaluated for adequacy?
 - X Annually
 - Other
- e. What factors will the PHA consider in its assessment of the adequacy of its payment standard?
 - X Success rates of assisted families
 - Rent burdens of assisted families
 - Other

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent?

\$0

X \$1-\$25

\$26-\$50

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

C. MINIMUM RENT [24 CFR 5.616]

Minimum Rent

"Minimum rent" is \$25.00. Minimum rent refers to the Total Tenant Payment and includes the combined amount a family pays towards rent and/or utilities when it is applied.

Hardship Requests for an Exception to Minimum Rent

The PHA recognizes that in some circumstances even the minimum rent may create a financial hardship for families. The PHA will review all relevant circumstances brought to the PHA's attention regarding financial hardship as it applies to the minimum rent. The following section states the PHA's procedures and policies in regard to minimum rent financial hardship as set forth by the Quality Housing and Work Responsibility Act of 1998. HUD has defined circumstances under which a hardship could be claimed. (24 CFR 5.630)

Criteria for Hardship Exception

In order for a family to qualify for a hardship exception the family's circumstances must fall under one of the following HUD hardship criteria:

The family has lost eligibility or is awaiting an eligibility determination for Federal, State, or Local assistance, including a family with a member who is a noncitizen lawfully admitted for permanent residence under the Immigration and Nationality Act, and who would be entitled to public benefits but for Title IV of the Personal Responsibility and Work Opportunity Act of 1996.

Annual Plan

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHA's are not required to complete this section. Section 8 only PHA's must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

X An organization chart showing the PHA's management structure and organization is attached.

- Attachment NC003j01

A brief description of the management structure and organization of the PHA follows:

B. HUD Programs under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	2465	634
Section 8 Vouchers	4,217	534
Special Purpose Section 8 Certificates/Vouchers (list individually)	<u>Non-Elderly Disabled (200)</u> <u>FUP Voucher (85)</u> <u>Main Stream Disabled (75)</u> <u>Welfare to Work (700)</u> <u>Relocation (309)</u> <ul style="list-style-type: none"> • Belvedere (111) • Piedmont (198) <p>All of these vouchers are included in the base of 4,217 above.</p>	Included in 300 expected turnovers
Other Federal Programs(list individually)		

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

A. Public Housing Maintenance and Management:

- Admissions and Occupancy Policy
- Management Standard Operating Procedure
- Work Order Emergency Procedure
- Work Order Regular Procedure

(2) Section 8 Management:

- Section 8 Administrative Plan

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

A. Public Housing

1. Yes No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process?

PHA main administrative office

X PHA development management offices

X Other :

- Operational Division, 2600 Youngblood Street, Charlotte, NC

B. Section 8 Tenant-Based Assistance

1. X No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes?

PHA main administrative office

X Other:

- Section 8 Department, 135 Scaleybark Road, Charlotte, NC

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

- X The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment:
- NC003a1_a601 – there are 6 sheets in the workbook

-or-

The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

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

b. If yes to question a, select one:

- X The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment:
- NC003b1_b301 – there are 3 sheets in the workbook

-or-

The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

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

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

X Yes No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)

b) Status of HOPE VI revitalization grant:

1. Development name: First Ward Place (formerly Earle Village)
2. Development (project) number: 3-05
3. Status of grant:

Revitalization Plan under development
 Revitalization Plan submitted, pending approval
 Revitalization Plan approved

X Activities pursuant to an approved Revitalization Plan underway

1. Development name: Arbor Glen (formerly Dalton Village)
2. Development (project) number: 3-9
3. Status of grant:

Revitalization Plan under development
 Revitalization Plan submitted, pending approval
 Revitalization Plan approved

X Activities pursuant to an approved Revitalization Plan underway

1. Development name: Park at Oaklawn (formerly Fairview Homes)
2. Development (project) number: 3-2
3. Status of grant:

Revitalization Plan under development
 Revitalization Plan submitted, pending approval
 Revitalization Plan approved

X Activities pursuant to an approved Revitalization Plan underway

1. Development name: Seigle Point (formerly Piedmont Courts)
2. Development (project) number: 3-1
3. Status of grant:

Revitalization Plan under development
 Revitalization Plan submitted, pending approval
 Revitalization Plan approved

X Activities pursuant to an approved Revitalization Plan underway

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

X Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?

If yes, list developments or activities below:

- Arbor Glen: Single family development; Springfield; Nia Point; McAlpine/Glen Cove; Arbor Glen 50
- Fairview Homes: South Oak Crossing; Live Oak Seniors; Live Oak Multi-family; Prosperity Creek
- First Ward Place (Phase 6)
- Seigle Point: McAden Park; 940 Brevard; Crossings at Seigle Point; Belmont Homeownership; Seigle Point Townhouses

- X Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
- If yes, list developments or activities below:
- Replacement units for units lost through HOPE VI revitalization at First Ward, Arbor Glen, Park at Oaklawn and Seigle Point
 - Replacement units for units lost through approved disposition of Belvedere Homes, Live Oak, Hall House and/or Tall Oaks

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

1. X Yes No: Does the PHA plan to conduct any demolition or disposition activities

(pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

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

Demolition/Disposition Activity Description
1a. Development name: Seigle Point (formerly <u>Piedmont Courts</u>)
1b. Development (project) number: 3-01
2. Activity type: <input checked="" type="checkbox"/> Demolition <input type="checkbox"/> Disposition
3. Application status <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date application approved, submitted, or planned for submission: 2004
5. Number of units affected: 242 Coverage of action <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: 2004-2006 b. Projected end date of activity: 2006

Demolition/Disposition Activity Description
1a. Development name: <u>Belvedere Homes</u>
1b. Development (project) number: 3-04
2. Activity type: <input type="checkbox"/> Demolition <input checked="" type="checkbox"/> Disposition

3. Application status Approved Submitted, pending approval <input checked="" type="checkbox"/> Planned application
4. Date application approved, submitted, or planned for submission: 2006-2011
5. Number of units affected: 166 Coverage of action Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2007 b. Projected end date of activity 2011

Demolition/Disposition Activity Description
1a. Development name: <u>First Ward Place (formerly: Earle Village)</u>
1b. Development (project) number: 3-05
2. Activity type: Demolition Disposition <input checked="" type="checkbox"/>
3. Application status <input checked="" type="checkbox"/> Approved Submitted, pending approval Planned application Note: CHA has received disposition of remaining vacant land in First Ward including 080-063-08, 0.903 acres; a 1.12 acre portion of 080-056-01; a portion of 080-081-01; 0.2 acres of 080-081-05; 0.5 acres of 080-081-02 and 2.48 acres of 080-082-15.
4. Date application approved, submitted, or planned for submission: 12/01-2002
5. Number of units affected: None
6. Coverage of action <input checked="" type="checkbox"/> Part of the development Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2006-2011 b. Projected end date of activity: 2011

Demolition/Disposition Activity Description
1a. Development name: <u>Edwin Towers</u>
1b. Development (project) number: 3-06
2. Activity type: Demolition Disposition <input checked="" type="checkbox"/>
3. Application status Approved Submitted, pending approval * <input checked="" type="checkbox"/> Planned application
4. Date application approved, submitted, or planned for submission: 2006-2011
5. Number of units affected: None
6. Coverage of action <input checked="" type="checkbox"/> Part of the development

Total development
7. Timeline for Activity: A. Actual or projected start date of activity: 2006-2011 Projected end date of activity: 2011

Demolition/Disposition Activity Description
1a. Development name: <u>Strawn Apartments</u>
1b. Development (project) number: 3-07
2. Activity type: Demolition Disposition <input checked="" type="checkbox"/>
3. Application status Approved Submitted, pending approval * <input checked="" type="checkbox"/> Planned application
4. Date application approved, submitted, or planned for submission 2006-2011
5. Number of units affected: 122
6. Coverage of action <input checked="" type="checkbox"/> Part of the development Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2006-2011 b. Projected end date of activity: 2011

Demolition/Disposition Activity Description
1a. Development name: <u>Central Office</u>
1b. Development (project) number: 3-07
2. Activity type: Demolition Disposition <input checked="" type="checkbox"/>
3. Application status Approved Submitted, pending approval <input checked="" type="checkbox"/> Planned application
4. Date application approved, submitted, or planned for submission: 2006-2011
5. Number of units affected: None
6. Coverage of action Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2006-2011 b. Projected end date of activity: 2011

Demolition/Disposition Activity Description
1a. Development name: <u>Arbor Glen 50 Units and FIC Building</u>
1b. Development (project) number: 3-09
2. Activity type: Demolition Disposition <input checked="" type="checkbox"/>
3. Application status <input checked="" type="checkbox"/> Approved Submitted, pending approval

Planned application
4. Date application approved, submitted, or planned for submission: 10/1/06 Approved
5. Number of units affected: 50 Units and FIC Building
6. Coverage of action <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 11-15-03 b. Projected end date of activity: 12-31-07

Demolition/Disposition Activity Description
1a. Development name: <u>Boulevard Homes</u>
1b. Development (project) number: 3-11
2. Activity type: Demolition Disposition <input checked="" type="checkbox"/>
3. Application status <input type="checkbox"/> Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application
4. Date application approved, submitted, or planned for submission: 2005-2011
A. Number of units affected: 300 Coverage of action <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: 2006-2011 b. Projected end date of activity: 2011

Demolition/Disposition Activity Description
1a. Development name: <u>Dillehay Courts</u>
1b. Development (project) number: 3-12
2. Activity type: Demolition Disposition <input checked="" type="checkbox"/>
3. Application status <input type="checkbox"/> Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application
4. Date application approved, submitted, or planned for submission: 2006-2011
A. Number of units affected: 136 A. Coverage of action <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: 2006-2011 b. Projected end date of activity: 2011

Demolition/Disposition Activity Description
1a. Development name: Cedar Knoll
1b. Development (project) number: 3-16N
2. Activity type: Demolition Disposition <input checked="" type="checkbox"/>
Application status Approved Submitted, pending approval <input checked="" type="checkbox"/> Planned application
4. Date application approved, submitted, or planned for submission: 2006-2011
5. Number of units affected: 49
6. Coverage of action <input checked="" type="checkbox"/> Part of the development Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2006-2011 b. Projected end date of activity: 2011

Demolition/Disposition Activity Description
1a. Development name: Sunridge
1b. Development (project) number: 3-17M
2. Activity type: Demolition Disposition <input checked="" type="checkbox"/>
3. Application status Approved Submitted, pending approval <input checked="" type="checkbox"/> Planned application
4. Date application approved, submitted, or planned for submission: 2006-2011
5. Number of units affected: 44
6. Coverage of action Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2006-2011 b. Projected end date of activity: 2011

Demolition/Disposition Activity Description
1a. Development name: Charlottetown Terrace
1b. Development (project) number: 3-18
2. Activity type: Demolition Disposition <input checked="" type="checkbox"/>
3. Application status Approved Submitted, pending approval <input checked="" type="checkbox"/> Planned application

4. Date application approved, submitted, or planned for submission: 2006-2011
5. Number of units affected: 180
6. Coverage of action Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2006-2011 b. Projected end date of activity: 2011

Demolition/Disposition Activity Description
1a. Development name: <u>Parktowne Terrace</u>
1b. Development (project) number: 3-19
2. Activity type: Demolition Disposition <input checked="" type="checkbox"/>
3. Application status Approved Submitted, pending approval <input checked="" type="checkbox"/> Planned application
4. Date application approved, submitted, or planned for submission: 2006-2011
A. Number of units affected: 164
A. Coverage of action Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2006-2011 b. Projected end date of activity: 2011

Demolition/Disposition Activity Description
1a. Development name: <u>Tall Oaks</u>
1b. Development (project) number: 3-20
2. Activity type: Demolition Disposition <input checked="" type="checkbox"/>
3. Application status Approved Submitted, pending approval <input checked="" type="checkbox"/> Planned application
4. Date application approved, submitted, or planned for submission: 2006-2011
5. Number of units affected: 79
6. Coverage of action Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2006-2011 b. Projected end date of activity: 2011

Demolition/Disposition Activity Description
--

1a. Development name: Savanna Woods
1b. Development (project) number: 3-21M
2. Activity type: Demolition Disposition <input checked="" type="checkbox"/>
3. Application status Approved Submitted, pending approval <input checked="" type="checkbox"/> Planned application
4. Date application approved, submitted, or planned for submission: 2006-2011
5. Number of units affected: 49
6. Coverage of action Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2006-2011 b. Projected end date of activity: 2011

Demolition/Disposition Activity Description
1a. Development name: Live Oak
1b. Development (project) number: 3-21S
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status <input checked="" type="checkbox"/> Approved Submitted, pending approval Planned application
4. Date application approved, submitted, or planned for submission: 2006
5. Number of units affected: 32
6. Coverage of action Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2006 b. Projected end date of activity: 2011

Demolition/Disposition Activity Description
1a. Development name: Hall House
1b. Development (project) number: 3-22
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status Approved Submitted, pending approval <input checked="" type="checkbox"/> Planned application
4. Date application approved, submitted, or planned for submission: 2006-07
5. Number of units affected: 191
6. Coverage of action Part of the development <input checked="" type="checkbox"/> Total development

7. Timeline for activity: a. Actual or projected start date of activity: 2006 b. Projected end date of activity: 2009

Demolition/Disposition Activity Description
1a. Development name: Tarlton Hills
1b. Development (project) number: 3-23
2. Activity type: Demolition Disposition <input checked="" type="checkbox"/>
3. Application status Approved Submitted, pending approval * <input checked="" type="checkbox"/> Planned application
4. Date application approved, submitted, or planned for submission: 2006-2011
5. Number of units affected: 21
6. Coverage of action Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2006-2011 b. Projected end date of activity: 2011

Demolition/Disposition Activity Description
1a. Development name: Robinsdale
1b. Development (project) number: 3-24
2. Activity type: Demolition Disposition <input checked="" type="checkbox"/>
3. Application status Approved Submitted, pending approval <input checked="" type="checkbox"/> Planned application
4. Date application approved, submitted, or planned for submission: 2006-2011
5. Number of units affected: 30
6. Coverage of action Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2006-2011 b. Projected end date of activity: 2011

Demolition/Disposition Activity Description
1a. Development name: Gladedale
1b. Development (project) number: 3-25
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status Approved

Submitted, pending approval Planned application
4. Date application approved, submitted, or planned for submission: 2006-2011
5. Number of units affected: 49
6. Coverage of action Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2006-2011 b. Projected end date of activity: 2011

Demolition/Disposition Activity Description
1a. Development name: <u>Wallace Woods</u>
1b. Development (project) number: 3-26
2. Activity type: Demolition Disposition <input checked="" type="checkbox"/>
3. Application status Approved Submitted, pending approval <input checked="" type="checkbox"/> Planned application
4. Date application approved, submitted, or planned for submission: 2006-2011
5. Number of units affected: 48
6. Coverage of action Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2006-2011 b. Projected end date of activity: 2011

Demolition/Disposition Activity Description
1a. Development name: <u>Central Maintenance</u>
1b. Development (project) number: 3-31
2. Activity type: Demolition Disposition <input checked="" type="checkbox"/>
3. Application status Approved <input checked="" type="checkbox"/> Submitted, pending approval Planned application
4. Date application approved, submitted, or planned for submission: 2006-2011
5. Number of units affected: 0
6. Coverage of action Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2006-2011 b. Projected end date of activity: 2011

Demolition/Disposition Activity Description
--

1a. Development name: Claremont
1b. Development (project) number: 3-93
2. Activity type: Demolition Disposition <input checked="" type="checkbox"/>
3. Application status Approved Submitted, pending approval <input checked="" type="checkbox"/> Planned application
4. Date application approved, submitted, or planned for submission: 2006-2011
5. Number of units affected: 50
6. Coverage of action Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2006-2011 b. Projected end date of activity: 2011

Demolition/Disposition Activity Description
1a. Development name: Victoria Square
1b. Development (project) number: 3-95
2. Activity type: Demolition Disposition <input checked="" type="checkbox"/>
3. Application status Approved Submitted, pending approval <input checked="" type="checkbox"/> Planned application
4. Date application approved, submitted, or planned for submission: 2006-2011
5. Number of units affected: 32
6. Coverage of action Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2006-2011 b. Projected end date of activity: 2011

Demolition/Disposition Activity Description
1a. Development name: Turnkey III Program – Single Family Homes
1b. Development (project) number: NC003-14, NC003 - 15
1. Activity type: <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> Disposition
3. Application status Approved <input checked="" type="checkbox"/> Submitted, pending approval Planned application

4. Date application approved, submitted, or planned for submission: 2006
5. Number of units affected: 5
6. Coverage of action <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2006 b. Projected end date of activity: 2007

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

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

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

Designation of Public Housing Activity

Name	Designation
Autumn Place Living Center	Elderly
Strawn Apartments (High-Rise)	Near Elderly/Elderly
Strawn Apartments (Cottages)	Mixed - (Near Elderly/Elderly/Disabled)
Edwin Towers	Near Elderly/Elderly
Hall House	Near Elderly/Elderly
Parktowne Terrace	Near Elderly/Elderly

Charlottetowne Terrace	Mixed (Near Elderly/Elderly/Disabled)
Arbor Glen	Near Elderly/Elderly
940 Brevard (planned project)	Near Elderly/Elderly
Live Oak (planned project)	Near Elderly/Elderly
Prosperity Creek (planned project)	Near Elderly/Elderly

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. . Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. X No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)
2. Activity Description

Yes No:	Has the PHA provided all required activity description information for this component in the optional Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.
---------	---

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

Voluntary Conversion Initial Assessment

1. How many of the PHA's developments are subject to the Required Initial Assessment (all general occupancy sites)?
 - 19
2. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (i.e. Elderly/ Disabled)?
 - 6 Totally Elderly/ Disabled
 - 4 HOPE VI developments that are mixed income and privately managed

3. How many assessments were conducted for the PHA's covered developments (from item 1)?
 - 19

4. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:

Development Name	Number of Units
NONE	0

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

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

2. Activity Description

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

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name: <u>Arbor Glen</u>	
1b. Development (project) number: 3-9	
2. Federal Program authority:	<input checked="" type="checkbox"/> HOPE VI <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)	<input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission:	<u>02/15/2005</u>
5. Number of units affected: 20	
6. Coverage of action:	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
Public Housing Homeownership Activity Description (Complete one for each development affected) All interested individuals who either live in Public Housing, Section 8 or who are on either waiting list are eligible for services provided through the Charlotte Housing Authority Home Ownership Institute. The institute is a 12 month course that provides counseling and class room training to assist residents in credit repair, budgeting and other aspects of homeownership.	
1a. Development name: <u>Park at Oaklawn</u>	
1b. Development (project) number: 3-2	
2. Federal Program authority:	<input checked="" type="checkbox"/> HOPE VI <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)	<input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission:	<u>12/29/2003</u>
6. Number of units affected: 25	
6. Coverage of action: (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

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

a. Size of Program

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

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

25 or fewer participants

26 - 50 participants

51 to 100 participants

more than 100 participants

b. PHA-established eligibility criteria

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

If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed?

- Data Sharing Agreement signed January 29, 1997
- MOU for Welfare-to-Work Section 8 Tenant Based Assistance Program signed October 5, 2000.

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

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

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

b. Economic and Social self-sufficiency programs

- X Yes No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description	Estimated	Allocation	Access	Eligibility

(including location, if appropriate)	Size	Method (waiting list/random selection/specific criteria/other)	(development office / PHA main office / other provider name)	(public housing or section 8 participants or both)
<i>Welfare-to-Work Section 8 Vouchers</i>	700	<i>Specific Criteria</i>	<i>Section 8 office/Mecklenburg County DSS office</i>	<i>Section 8</i>
Resident Opportunities	100	Random/FSS Program and other CHA, Section 8	Aurora Center, FIC, and CHA Communities	Both

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 200? Estimate)	Actual Number of Participants (As of: 01/3/2006)
Public Housing	0	172
Section 8	150 is now the minimum program size for FSS/SC-8	113

- b. X Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

- The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by:
 - X Adopting appropriate changes to the PHA’s public housing rent determination policies and train staff to carry out those policies
 - X Informing residents of new policy on admission and reexamination
 - X Actively notifying residents of new policy at times in addition to admission and reexamination.
 - X Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services

- X Establishing a protocol for exchange of information with all appropriate TANF agencies
Other:

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents
 - X High incidence of violent and/or drug-related crime in some or all of the PHA's developments
High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
 - X Residents fearful for their safety and/or the safety of their children
 - X Observed lower-level crime, vandalism and/or graffiti
 - X People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
Other:
 - Observed graffiti and gang related activity in or near PHA's developments

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents?
 - X Safety and security survey of residents
 - X Analysis of crime statistics over time for crimes committed "in and around" public housing authority
Analysis of cost trends over time for repair of vandalism and removal of graffiti
 - X Resident reports
 - X PHA employee reports
 - X Police reports
 - X Demonstrable, quantifiable success with previous or ongoing anti crime/anti drug/ anti gang programs
Other:

1. Which developments are most affected?
 - Hall House
 - Charlottetown Terrace
 - Strawn Apartments & Cottages
 - Edwin Towers
 - Boulevard Homes
 - Southside Homes
 - Dillehay Courts

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake:
- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
 - X Crime Prevention through Environmental Design
 - X Activities targeted to at-risk youth, adults, or seniors
 - X Volunteer Resident Patrol/Block Watchers Program
 - X Other:
 - Workshops and information sessions held in communities
 - Live-in police officers in elderly/disabled communities
 - Review site lighting plan at all communities

Which developments are most affected?

- Southside Homes
- Boulevard Homes
- Dillehay Courts
- Strawn Apartments
- Charlottetown Terrace
- Hall House
- Edwin Towers

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities:

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

Which developments are most affected?

- Southside Homes
- Boulevard Homes
- Charlottetown Terrace
- Strawn Apartments
- Dillehay Courts
- Edwin Towers
- Hall House

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

See Attachment NC003f01

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

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

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. X Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
 - The PHA has formulated a partnership with the City of Charlotte to conduct activities on their behalf. This will generate an additional income source for use in PHA operations.
 - The PHA has been extremely successful in competing for capital dollars through the City's Housing Trust Fund (HTF). By matching CF dollars with HTF dollars, modernization projects have been accelerated.
 - The PHA will explore the benefits of CF leveraging programs to accelerate its modernization program to lessen the long-term cost of our rehab projects.
 - Training staff in the philosophy of asset management principals
2. What types of asset management activities will the PHA undertake?

- Not applicable
 - X Private management
 - X Development-based accounting
 - X Comprehensive stock assessment
 - X Other:
 - Development – based management maintenance
 - Asset value determination by developing an operating pro forma for each property
 - Examining the highest and best use of Authority assets
 - Development of long-term viability assessments for each site by analyzing current and long-term site needs
 - Implementation of specific work plans and associated performance measures for all PHA employees tied to the organization’s corporate scorecard
 - Manage all outside contracts via established performance measures
 - Joint funding for major renovations with the local jurisdiction
3. Yes X No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. Yes **No**: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

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

The PHA changed portions of the PHA Plan in response to comments

List changes below:

Other:

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

1. X No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2. X No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot:

Candidates were nominated by resident and assisted family organizations
Candidates could be nominated by any adult recipient of PHA assistance
Self-nomination: Candidates registered with the PHA and requested a place on ballot

X Other:

- Candidates should contact their President of the Resident Advisory Council for an interview.
- Candidates send an application for nomination to the Charlotte City Council. The Charlotte City Council makes the appointment.

b. Eligible candidates:

X Any recipient of PHA assistance

X Any head of household receiving PHA assistance

X Any adult recipient of PHA assistance

Any adult member of a resident or assisted family organization

Other

c. Eligible voters:

All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)

Representatives of all PHA resident and assisted family organizations

X Other:

Charlotte City Council

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: The City of Charlotte, FY 2006

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction:

X The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.

X The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.

- X The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- X Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan.
 - Expanded economic opportunities.
 - Expansion of supply of low- income housing
 - Improving quality of overall neighborhoods.
- X Other:
 - 1. The PHA participates in monthly Neighborhood Cabinet meetings, Neighborhood Development Committee meetings and other meetings hosted by the Consolidated Plan jurisdiction.
- 4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments:

The Consolidated Plan jurisdiction has committed to following:

 - Continuing to invest in comprehensive infrastructure improvements in neighborhoods
 - Increased Housing and Neighborhood development
 - Increasing the number of Stable neighborhoods.