

PUBLIC COMMENT PERIOD START: 6 OCTOBER 2023
PUBLIC COMMENT PERIOD ENDS: 20 NOVEMBER 2023
PUBLIC HEARING: 21 NOVEMBER 2023



Proposed FY24 Annual Plan

HOUSING AUTHORITY OF THE CITY OF LUMBERTON

Approved by the HA Board of Commissioners:

Submitted to HUD:

The Annual PHA Plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low-income, very low-income, and extremely low-income families. This document provides an overview of the changes to the Annual PHA Plan.

Annual PHA Plan <i>(Standard PHAs and Troubled PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 03/31/2024
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA’s operations, programs, and services, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA’s mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

Applicability. The Form HUD-50075-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined and is not PHAS or SEMAP troubled.

A.	PHA Information.																										
A.1	<p> PHA Name: <u>Housing Authority of the City of Lumberton</u> PHA Code: <u>NC014</u> PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>04/01/2024</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>729</u> Number of Housing Choice Vouchers (HCVs) <u>601</u> Total Combined Units/Vouchers <u>1,330</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission </p> <p> Availability of Information. PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans. </p> <p> The following are specific locations where the public may obtain copies of the 2023 Annual PHA Plan: <ul style="list-style-type: none"> • Administrative Office- 407 N Sycamore St, Lumberton NC 28358 • Administrative Office- 307 Martin Luther King Drive, Lumberton NC 28358 • Online- www.lumbertonhousing.org </p> <p> <input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) </p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2" style="width: 25%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 25%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 15%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 25%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 10%;">PH</th> <th style="width: 15%;">HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																	
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B.	Plan Elements
B.1	<p>Revision of Existing PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Grievance Procedures.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Community Service and Self-Sufficiency Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Asset Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):</p> <ul style="list-style-type: none"> • Financial Resources have been updated with current data. • Operations and Management have updated information revised in the Admissions and Continued Occupancy Policy (ACOP) and Administrative Plans. • Community Service and Self-Sufficiency Programs have updated information on the programs and residents being served. <p>(c) The PHA must submit its Deconcentration Policy for Field Office review.</p>
B.2	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Designated Housing for Elderly and/or Disabled Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Over-Income Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Police Officers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Non-Smoking Policies.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project-Based Vouchers.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p> <ul style="list-style-type: none"> • HACL will work with community leaders on available methods to redevelop existing communities and housing neighborhoods to expand opportunities into underserved communities (HOPE VI, Choice Neighborhoods Planning Grant). This includes application for planning initiatives. • HACL will begin outlining plan of action for the demolition and/or disposition of NC0140001 communities of Hilton Heights and Myers Park, both of which are being rebuilt at a new location due to flood-grade rebuilding restrictions post-hurricane Matthew (2016). Application may not be made in 2024; however, discussions and planning with local leaders and HUD Field Office will commence further. • The HACL Housing Choice Voucher program will continue working towards a project based voucher initiative consisting 72-units supporting senior living initiatives along Dunn Road, Lumberton, North Carolina. A housing assistance payment contract has been awarded to Shelter Investments for this project. The HACL currently has 50-units under the PBV umbrella. The HACL has the budget capacity to support this initiative along with the tenant-based and VASH voucher. • HACL has been approved for 170 units under Casualty Loss with extended waivers to support hurricane recovery rebuilding efforts. An additional 17-units have been approved as Vacancies for Modernization due to repairs beyond scope of abilities of staff and unsuccessful efforts to maintain local contractor capability.

<p>B.3</p>	<p>Progress Report.</p> <p>Provide a description of the PHA’s progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.</p> <p>Please see attached for Progress Report.</p>
<p>B.4</p>	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p> <p>Approved by HUD on _____/</p>
<p>B.5</p>	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<p>C. Other Document and/or Certification Requirements.</p>	
<p>C.1</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<p>C.2</p>	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p>C.3</p>	<p>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p>C.4</p>	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA’s response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>
<p>C.5</p>	<p>Troubled PHA.</p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y N N/A <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>

D.	Affirmatively Furthering Fair Housing (AFFH).				
D.1	<p>Affirmatively Furthering Fair Housing (AFFH).</p> <p>Provide a statement of the PHA’s strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p> <table border="1" data-bbox="180 449 1455 905"> <tr> <td data-bbox="180 449 1455 489">Fair Housing Goal:</td> </tr> <tr> <td data-bbox="180 489 1455 905"> <p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <p>The HACL has maintained, in its lobby, a bulletin board, which accommodate the following posted materials: :</p> <ol style="list-style-type: none"> 1. Statement of Policies and Procedures governing the HCV Administrative Plan and the Public Housing ACOP. 2. Open Occupancy Notice (applications being accepted and/or not accepted) 3. Income Limits for Admission 4. Utility Allowances 5. Informal Review and Hearing Procedures 6. Fair Housing Poster 7. “Equal Opportunity in Employment” Poster <p>Additionally, as part of the briefing process, the HACL has provided information to applicant families, about civil rights requirements and the opportunity to rent in a broad range of neighborhoods.</p> </td> </tr> </table> <table border="1" data-bbox="180 930 1455 1344"> <tr> <td data-bbox="180 930 1455 970">Fair Housing Goal:</td> </tr> <tr> <td data-bbox="180 970 1455 1344"> <p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <p>To further combat the disparity, HACL has coordinated with the City of Lumberton to educate and inform community stakeholders to encourage the development of affordable housing throughout the City with the support and mutual investment of city funds. HACL is engaged in ongoing efforts to identify land suitable for housing development efforts that will meet or exceed the HUD site and neighborhood standards and deconcentration goals.</p> </td> </tr> </table>	Fair Housing Goal:	<p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <p>The HACL has maintained, in its lobby, a bulletin board, which accommodate the following posted materials: :</p> <ol style="list-style-type: none"> 1. Statement of Policies and Procedures governing the HCV Administrative Plan and the Public Housing ACOP. 2. Open Occupancy Notice (applications being accepted and/or not accepted) 3. Income Limits for Admission 4. Utility Allowances 5. Informal Review and Hearing Procedures 6. Fair Housing Poster 7. “Equal Opportunity in Employment” Poster <p>Additionally, as part of the briefing process, the HACL has provided information to applicant families, about civil rights requirements and the opportunity to rent in a broad range of neighborhoods.</p>	Fair Housing Goal:	<p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <p>To further combat the disparity, HACL has coordinated with the City of Lumberton to educate and inform community stakeholders to encourage the development of affordable housing throughout the City with the support and mutual investment of city funds. HACL is engaged in ongoing efforts to identify land suitable for housing development efforts that will meet or exceed the HUD site and neighborhood standards and deconcentration goals.</p>
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Instructions for Preparation of Form HUD-50075-ST Annual PHA Plan for Standard and Troubled PHAs

A. PHA Information. All PHAs must complete this section. (24 CFR §903.4)

A.1 Include the full **PHA Name**, **PHA Code**, **PHA Type**, **PHA Fiscal Year Beginning** (MM/YYYY), **PHA Inventory**, **Number of Public Housing Units and or Housing Choice Vouchers (HCVs)**, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. (24 CFR §903.23(4)(e))

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table. (24 CFR §943.128(a))

B. Plan Elements. All PHAs must complete this section.

B.1 Revision of Existing PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.” (24 CFR §903.7)

Statement of Housing Needs and Strategy for Addressing Housing Needs. Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income); (ii) elderly families (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The statement of housing needs shall be based on information provided by the applicable Consolidated Plan, information provided by HUD, and generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. Once the PHA has submitted an Assessment of Fair Housing (AFH), which includes an assessment of disproportionate housing needs in accordance with 24 CFR §5.154(d)(2)(iv), information on households with individuals with disabilities and households of various races and ethnic groups residing in the jurisdiction or on the waiting lists no longer needs to be included in the Statement of Housing Needs and Strategy for Addressing Housing Needs. (24 CFR §903.7(a)).

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. (24 CFR §903.7(a)(2)(i)) Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA’s reasons for choosing its strategy. (24 CFR §903.7(a)(2)(ii))

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see 24 CFR 903.2. (24 CFR §903.23(b)) Describe the PHA’s admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA’s policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR §903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements. (24 CFR §903.7(b)) Describe the PHA’s procedures for maintain waiting lists for admission to public housing and address any site-based waiting lists. (24 CFR §903.7(b)). A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. (24 CFR §903.7(b)) Describe the unit assignment policies for public housing. (24 CFR §903.7(b))

Financial Resources. A statement of financial resources, including a listing by general categories, of the PHA’s anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. (24 CFR §903.7(c))

Rent Determination. A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. (24 CFR §903.7(d))

Operation and Management. A statement of the rules, standards, and policies of the PHA governing maintenance and management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA. (24 CFR §903.7(e))

Grievance Procedures. A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants. (24 CFR §903.7(f))

Homeownership Programs. A description of any Section 5h, Section 32, Section 8y, or HOPE I public housing or Housing Choice Voucher (HCV) homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. (24 CFR §903.7(k))

Community Service and Self Sufficiency Programs. Describe how the PHA will comply with the requirements of (24 CFR §903.7(l)). Provide a description of: 1) Any programs relating to services and amenities provided or offered to assisted families; and 2) Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs subject to Section 3 of the Housing and Urban Development Act of 1968 (24 CFR Part 135) and FSS. (24 CFR §903.7(l))

Safety and Crime Prevention (VAWA). Describe the PHA’s plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must provide development-by-development or jurisdiction wide-basis: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the

coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities. (24 CFR §903.7(m)) A description of: **1)** Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; **2)** Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and **3)** Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families. (24 CFR §903.7(m)(5))

Pet Policy. Describe the PHA’s policies and requirements pertaining to the ownership of pets in public housing. (24 CFR §903.7(n))

Asset Management. State how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory. (24 CFR §903.7(q))

Substantial Deviation. PHA must provide its criteria for determining a “substantial deviation” to its 5-Year Plan. (24 CFR §903.7(r)(2)(i))

Significant Amendment/Modification. PHA must provide its criteria for determining a “Significant Amendment or Modification” to its 5-Year and Annual Plan. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the ‘Sample PHA Plan Amendment’ found in Notice PIH-2012-32 REV-3, successor RAD Implementation Notices, or other RAD Notices.

If any boxes are marked “yes”, describe the revision(s) to those element(s) in the space provided.

PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see 24 CFR 903.2. (24 CFR §903.23(b))

B.2 New Activities. If the PHA intends to undertake any new activities related to these elements in the current Fiscal Year, mark “yes” for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark “no.”

HOPE VI or Choice Neighborhoods. **1)** A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Choice Neighborhoods; and **2)** A timetable for the submission of applications or proposals. The application and approval process for HOPE VI or Choice Neighborhoods is a separate process. See guidance on HUD’s website at:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6 . (Notice PIH 2011-47)

Mixed Finance Modernization or Development. **1)** A description of any housing (including project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and **2)** A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD’s website at:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6/mfph#4

Demolition and/or Disposition. With respect to public housing only, describe any public housing development(s), or portion of a public housing development projects, owned by the PHA and subject to ACCs (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition approval under section 18 of the 1937 Act (42 U.S.C. 1437p); and **2)** A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed as described in the PHA’s last Annual and/or 5-Year PHA Plan submission. The application and approval process for demolition and/or disposition is a separate process. Approval of the PHA Plan does not constitute approval of these activities. See guidance on HUD’s website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm. (24 CFR §903.7(h))

Designated Housing for Elderly and Disabled Families. Describe any public housing projects owned, assisted or operated by the PHA (or portions thereof), in the upcoming fiscal year, that the PHA has continually operated as, has designated, or will apply for designation for occupancy by elderly and/or disabled families only. Include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, **5)** the number of units affected and; **6)** expiration date of the designation of any HUD approved plan. **Note:** The application and approval process for such designations is separate from the PHA Plan process, and PHA Plan approval does not constitute HUD approval of any designation. (24 CFR §903.7(i)(C))

Conversion of Public Housing under the Voluntary or Mandatory Conversion programs. Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; **2)** An analysis of the projects or buildings required to be converted; and **3)** A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD’s website at:

<http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>. (24 CFR §903.7(j))

Conversion of Public Housing under the Rental Assistance Demonstration (RAD) program. Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to Project-Based Rental Assistance or Project-Based Vouchers under RAD. See additional guidance on HUD’s website at: [Notice PIH 2012-32 REV-3, successor RAD Implementation Notices, and other RAD notices.](#)

Occupancy by Over-Income Families. A PHA that owns or operates fewer than two hundred fifty (250) public housing units, may lease a unit in a public housing development to an over-income family (a family whose annual income exceeds the limit for a low income family at the time of initial occupancy), if all the following conditions are satisfied: (1) There are no eligible low income families on the PHA waiting list or applying for public housing assistance when the unit is leased to an over-income family; (2) The PHA has publicized availability of the unit for rental to eligible low income families, including publishing public notice of such availability in a newspaper of general circulation in the jurisdiction at least thirty days before offering the unit to an over-income family; (3) The over-income family rents the unit on a month-to-month basis for a rent that is not less than the PHA’s cost to operate the unit; (4) The lease to the over-income family provides that the family agrees to vacate the unit when needed for rental to an eligible family; and (5) The PHA gives the over-income family at least thirty days notice to vacate the unit when the unit is needed for rental to an eligible family. The PHA may incorporate information on occupancy by over-income families into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD’s website at: [Notice PIH 2011-7.](#) (24 CFR 960.503) (24 CFR 903.7(b))

Occupancy by Police Officers. The PHA may allow police officers who would not otherwise be eligible for occupancy in public housing, to reside in a public housing dwelling unit. The PHA must include the number and location of the units to be occupied by police officers, and the terms and conditions of their tenancies; and a statement that such occupancy is needed to increase security for public housing residents. A “police officer” means a person determined by the PHA to be, during the period of residence of that person in public housing, employed on a full-time basis as a duly licensed professional police officer by a Federal, State or local government or by any agency of these governments. An officer of an accredited police force of a housing agency may qualify. The PHA may incorporate information on occupancy by police officers into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD’s website at: [Notice PIH 2011-7](#). ([24 CFR 960.505](#)) (24 CFR 903.7(b))

Non-Smoking Policies. The PHA may implement non-smoking policies in its public housing program and incorporate this into its PHA Plan statement of operation and management and the rules and standards that will apply to its projects. See additional guidance on HUD’s website at: [Notice PIH 2009-21 and Notice PIH-2017-03](#). ([24 CFR §903.7\(e\)](#))

Project-Based Vouchers. Describe any plans to use Housing Choice Vouchers (HCVs) for new project-based vouchers, which must comply with PBV goals, civil rights requirements, Housing Quality Standards (HQS) and deconcentration standards, as stated in 983.57(b)(1) and set forth in the PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. If using project-based vouchers, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan ([24 CFR §903.7\(b\)](#)).

Units with Approved Vacancies for Modernization. The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with [24 CFR §990.145\(a\)\(1\)](#).

Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

For all activities that the PHA plans to undertake in the current Fiscal Year, provide a description of the activity in the space provided.

B.3 Progress Report. For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year PHA Plan. ([24 CFR §903.7\(r\)\(1\)](#))

B.4 Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section ([24 CFR §903.7\(g\)](#)). To comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan in EPIC and the date that it was approved. PHAs can reference the form by including the following language in the Capital Improvement section of the appropriate Annual or Streamlined PHA Plan Template: “See Capital Fund 5 Year Action Plan in EPIC approved by HUD on XX/XX/XXXX.”

B.5 Most Recent Fiscal Year Audit. If the results of the most recent fiscal year audit for the PHA included any findings, mark “yes” and describe those findings in the space provided. ([24 CFR §903.7\(p\)](#))

C. Other Document and/or Certification Requirements.

C.1 Resident Advisory Board (RAB) comments. If the RAB had comments on the annual plan, mark “yes,” submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA’s decision made on these recommendations. ([24 CFR §903.13\(c\)](#), [24 CFR §903.19](#))

C.2 Certification by State of Local Officials. Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. ([24 CFR §903.15](#)). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of §§ 903.7(o)(1) and 903.15(d) and: (i) examines its programs or proposed programs; (ii) identifies any fair housing issues and contributing factors within those programs, in accordance with 24 CFR 5.154 or 24 CFR 5.160(a)(3) as applicable; (iii) specifies actions and strategies designed to address contributing factors, related fair housing issues, and goals in the applicable Assessment of Fair Housing consistent with 24 CFR 5.154 in a reasonable manner in view of the resources available; (iv) works with jurisdictions to implement any of the jurisdiction’s initiatives to affirmatively further fair housing that require the PHA’s involvement; (v) operates programs in a manner consistent with any applicable consolidated plan under 24 CFR part 91, and with any order or agreement, to comply with the authorities specified in paragraph (o)(1) of this section; (vi) complies with any contribution or consultation requirement with respect to any applicable AFH, in accordance with 24 CFR 5.150 through 5.180; (vii) maintains records reflecting these analyses, actions, and the results of these actions; and (viii) takes steps acceptable to HUD to remedy known fair housing or civil rights violations. impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction’s initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. ([24 CFR §903.7\(o\)](#)).

C.4 Challenged Elements. If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA’s response to the public.

C.5 Troubled PHA. If the PHA is designated troubled, and has a current MOA, improvement plan, or recovery plan in place, mark “yes,” and describe that plan. Include dates in the description and most recent revisions of these documents as attachments. If the PHA is troubled, but does not have any of these items, mark “no.” If the PHA is not troubled, mark “N/A.” ([24 CFR §903.9](#))

D. Affirmatively Furthering Fair Housing (AFFH).

D.1 Affirmatively Furthering Fair Housing. The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: “To implement goals and priorities in an AFH, strategies and actions shall be included in program participants’ ... PHA Plans (including any plans incorporated therein) ... Strategies and actions must affirmatively further fair housing” Use the chart provided to specify each fair housing goal from the PHA’s AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D., nevertheless , the PHA will address its obligation to affirmatively further fair housing in part by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction’s initiatives to affirmatively further fair housing that require the PHA’s involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan.

Public reporting burden for this information collection is estimated to average 7.52 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

B.1 Revision of PHA Plan Elements

Statement of Housing Needs

The Housing Authority of the City of Lumberton (HACL) is only able to address a small percentage of affordable housing through its Public Housing and Housing Choice Voucher programs for the extremely low to very low-income families in Lumberton. HACL continues to strive to provide services through its programs to address safe, decent and affordable units that are located throughout Lumberton. There is a shortage of safe, decent, and affordable housing available to special needs populations to include the elderly, persons with disabilities, and substance abuse problems, homeless individuals and families. As seen below the greatest demands for housing are one-bedroom and two-bedroom units. HACL continues to repair and reconstruct its physical properties damaged during two separate storms, Hurricane Matthew on October 8th, 2016 and Hurricane Florence on September 14th, 2018. According to The Budget & Tax Center's Economic Snapshot for 2022, 27% of Robeson County Residents are living in poverty. Additionally, 48% of resident are paying more than 30% of income on rent.

Public Housing Waitlist (as of 10/1/2023)

	Number of Families	Percentage of Families
Total on Waiting List	773	
Extremely Low Income (Less than or equal to 30% of AMI)	647	83%
Very Low Income (Over 30% but less than or equal to 50% of AMI)	73	9%
Low Income (Over 50% but less than or equal to 80% of AMI)	38	5%
Families with Dependents	271	35%
Elderly Families	47	6%
Families with Disabilities	0	0%
White	116	15%
Black/African American	446	57%
Asian	1	<1%
American Indian/Alaskan Native	159	21%
Native Hawaiian/Other Pacific Islander	2	<1%
Hispanic/Latino	2	<1%
1 Bedroom	6	<1%
1 Bedroom	484	63%
2 Bedroom	96	12%
3 Bedroom	91	12%
4 Bedroom	75	10%
5 Bedroom	21	3%

Housing Choice Voucher Waitlist (as of 10/1/2023)

	Number of Families	Percentage of Families
Total on Waiting List	1,482	
Extremely Low Income (Less than or equal to 30% of AMI)	1,244	85%
Very Low Income (Over 30% but less than or equal to 50% of AMI)	115	8%
Low Income (Over 50% but less than or equal to 80% of AMI)	86	6%
Families with Dependents	875	60%
Elderly Families	88	6%
Families with Disabilities	5	<1%
White	159	11%
Black/African American	993	67%
Asian	2	<1%
American Indian/Alaskan Native	234	16%
Native Hawaiian/Other Pacific Islander	9	<1%
Hispanic/Latino	9	<1%
0 Bedroom	17	1%
1 Bedroom	459	31%
2 Bedroom	234	16%
3 Bedroom	199	14%
4 Bedroom	498	34%
5 Bedroom	62	4%

Strategy to address the housing needs:

- Maximizing the number of affordable housing units available by employing effective maintenance and management policies to minimize the number of Public Housing units off-line
- Increase voucher utilization
- Reduce the time to renovate and lease Public Housing units
- Reduce turnover time for vacated Public Housing units
- Increase the supply of permanent affordable rental housing for the special need’s populations, especially those with disabilities

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions

In an ongoing effort for the HACL to meet or exceed the laws and regulations regarding its public housing programs, Chapter 4, Section III (B) Selection Method of the ACOP explains that the HACL provides for Deconcentration of poverty and encourages income mixing with a five Step plan in accordance with the Quality Housing and Work Responsibility Act of 1998.

HACL must comply with the following steps:

Step 1. The PHA must determine the average income of all families residing in all the PHA's covered developments. The PHA may use the median income, instead of average income, provided that the PHA includes a written explanation in its annual plan justifying the use of median income.

HACL Policy

The PHA will determine the average income of all families in all covered developments on an annual basis.

Step 2. The PHA must determine the average income (or median income, if median income was used in Step 1) of all families residing in each covered development. In determining average income for each development, the PHA has the option of adjusting its income analysis for unit size in accordance with procedures prescribed by HUD.

HACL Policy

The HACL will determine the average income of all families residing in each covered development (not adjusting for unit size) on an annual basis.

Step 3. The PHA must then determine whether each of its covered developments falls above, within, or below the established income range (EIR), which is from 85% to 115% of the average family income determined in Step 1. However, the upper limit must never be less than the income at which a family would be defined as an extremely low-income family (federal poverty level or 30 percent of median income, whichever number is higher).

Step 4. The PHA with covered developments having average incomes outside the EIR must then determine whether or not these developments are consistent with its local goals and annual plan.

Step 5. Where the income profile for a covered development is not explained or justified in the annual plan submission, the PHA must include in its admission policy its specific policy to provide for deconcentration of poverty and income mixing.

Depending on local circumstances the PHA's deconcentration policy may include, but is not limited to the following:

- Providing incentives to encourage families to accept units in developments where their income level is needed, including rent incentives, affirmative marketing plans, or added amenities
- Targeting investment and capital improvements toward developments with an average income below the EIR to encourage families with incomes above the EIR to accept units in those developments

- Establishing a preference for admission of working families in developments below the EIR
- Skipping a family on the waiting list to reach another family in an effort to further the goals of Deconcentration
- Providing other strategies permitted by statute and determined by the PHA in consultation with the residents and the community through the annual plan process to be responsive to local needs and PHA strategic objectives

A family has the sole discretion whether to accept an offer of a unit made under the PHA's deconcentration policy. The PHA must not take any adverse action toward any eligible family for choosing not to accept an offer of a unit under the PHA's deconcentration policy [24 CFR 903.2(c)(4)].

If, at annual review, the average incomes at all general occupancy developments are within the EIR, the PHA will be considered to be in compliance with the deconcentration requirement and no further action is required.

HACL Policy

For developments outside the EIR the PHA will take the following actions to provide for deconcentration of poverty and income mixing:

At the beginning of each housing authority fiscal year, the housing authority will establish a goal for housing 40% of its new admissions with families whose incomes are at or below the area median income. The annual goal will be calculated by taking 40% of the total number of move-ins from the housing authority fiscal year.

Covered Properties

	Average Income	Explanation	Deconcentration Policy
Mohr Plaza		Excluded Elderly/Disabled	N/A
Turner Terrace		The HACL has implemented a working preference, in an effort to comply with the Deconcentration of Poverty and Income Mixing requirements	The Development is within the EIR however, the average is below the ELI
Weaver Court			
Total			
Average Income (Combined)			

Established Income Range

	Average Income
85% of Average Property Income	
115% of Average Property Income	
30% of area Median Income	

B.1-3 Financial Resources

Sources	Amount	Purpose
Federal Grants		
LIPH Operating Fund	\$ 2,352,000	LIPH Operations
HCV HAP Assistance	\$ 1,745,555	HCV HAP Payments
HCV Admin Assistance	\$ 322,000	HCV Admin and Ops
ROSS Grant	\$ 79,750	ROSS Admin and Ops
FSS Grant *	\$ 56,950	FSS Admin and Ops
Subtotal – Federal Grants	\$ 4,556,255	
Capital Fund Grants		
FYE 2024 OPFUND CAP**	\$607,000	LIPH OPFUND for CAP
FYE 2025 OPFUND CAP**	\$643,000	LIPH OPFUND for CAP
2020 CFP	\$ 868,244	LIPH Capital Improvements
2021 CFP	\$ 134,314	LIPH Capital Improvements
2022 CFP	\$ 2,354,960	LIPH Capital Improvements
2023 CFP	\$ 2,361,250	LIPH Capital Improvements
2024 CFP	\$ 2,635,000	LIPH Capital Improvements
Subtotal – CFP Grants	\$ 9,603,768	
LIPH Dwelling Income		
Tenant Rental Revenue	\$ 1,460,000	LIPH Operations
Excess Utility Charges	\$ 180,000	LIPH Operations
Investment Income	\$ 305,000	LIPH Operations
Other Tenant Charges	\$ 120,000	LIPH Operations
Subtotal – LIPH Income	\$ 2,065,000	
Disaster Income		
FEMA – 2016	\$ 6,790,970	Hurricane Matthew Repairs
CDGB – DR - 2016	\$ 5,036,000	Hurricane Matthew Repairs
Insurance Proceeds– 2016	\$ 370,415	Hurricane Matthew Repairs
FEMA – 2017	\$ 25,350	Hurricane Florence Repairs
Subtotal – Disaster Income	\$ 12,222,735	
Total Resources	\$ 28,447,758	

* If awarded

**Denotes utilizing 20% of Operating Subsidy for Capital Improvement IAW HOTMA Section 109(b).

Rent Determination

HACL rent policies for the conventional public housing program (PH) are as follows:

A family's income determines eligibility for assistance and is also used to calculate the family's rent payment. HACL will use policies and methods described in Chapter of the ACOP and its HCVAP, as well as HUD regulations, to ensure that only eligible families receive assistance that no family pays more or less than obligation under regulations.

Public Housing Program

Income-based rents are set at the highest of 30% of adjusted monthly income, or 10% of unadjusted monthly income. HACL will not employ any discretionary rent-setting policies for income-based rent in public housing.

Flat Rents have been established based on the operating cost of the public housing units, rental value of the units, and HACL and Quality Housing and Work Responsibility Act (QHWRA) objectives for encouraging residents to work. HACL does not currently offer ceiling rents. New Flat Rents went into effect 1 January, 2022.

HACL's minimum rent is \$50.00. HACL has adopted minimum rent hardship exemption policies contained in Chapter 6 of the ACOP.

Families paying minimum rent are required to report all income increases, including new employment, within ten (10) business days of the date the change takes effect so that HACL may recalculate rent. Interim reexaminations will only be conducted for families that qualify for the earned income disallowance (EID), and only when the EID family's rent will change as a result of the increase.

Housing Choice Voucher Program

HACL is retaining the calculation of the participant's contribution at greatest of 30% of adjusted income, or 10% of monthly income.

HACL is not adding any income exclusions to the statutory requirements in the calculation of adjusted income.

HACL requires that increases in income, which occur between annual recertification's, are considered and reported within 10 days of the occurrence. HACL will verify the change, in accordance with its policies, and notify the family of the increased contract rent with a thirty-day advance notice of the change.

HACL will use the payment standard above 100% but at/or below 110% of the FMR to increase the mobility of HCB program participants. The use of higher payment standard is consistent with HACL's plan to afford participants the opportunity to relocate outside of poverty- impacted areas.

HACL has stabled a minimum total tenant payment of \$50.00.

Operation Management

To fulfill its mission, HACL employs approximately 31 employees to carry out its daily activities. There are three major departments: Central Office Cost Center (COCC), Housing Choice Voucher Program, and Public Housing. The COCC consists of PHA administration, which includes the Finance Department. Public Housing Operations has the responsibility for ensuring that rules, standards, and policies are established for governing maintenance and management of housing owned, assisted, and operated by HACL.

To achieve its goals and objectives, HACL has transitioned to site-based management by employing skilled and semi-skilled maintenance supervisors and technicians who perform a variety of trades to ensure quality service to HACL residents.

HACL contracts with a number of vendors and contractors to perform janitorial, lawn care, pest control and other renovations to ensure prompt, effective and quality service to HACL customers.

HACL makes every effort to provide a healthy and pest-free environment for its residents. Treatments are scheduled using a rotation of pesticide applications to address cockroach infestation and other vermin such as rodents, termites, and bed bugs, which are treated effectively through a licensed contractor. A minimum of 48 hours written notice is given to the resident prior to treatment application.

The Administrative Plan describes the policies for carrying out the HCV programs in manner consistent with HUD requirements, local goals and objectives contained in the Agency Plan. The Housing Choice Voucher Program regulations specify the policy areas that must be covered in the Administrative Plan. The PHA must revise its plans when HUD amends regulations or when local circumstances require a policy change. The Housing Authority Board of Commissioners or other governing body must formally adopt the Administrative Plan and any revisions. The Administrative Plan becomes the PHA's "official" policy when it is approved by the Board of Commissioners.

Grievance Procedures

Section 18 of the HACL's dwelling lease discloses the agency's Grievance Policy and Procedure for public housing residents. The grievance procedure includes the necessary standards and criteria established for HACL residents to have a fair opportunity for a hearing regarding any HACL action or failure to act involving residents' lease, rights and welfare.

Housing Authority of the City of Lumberton – PHA Annual Plan – Start FY24
Community Service and Sufficiency Programs

Programs have been implemented at HACL for the enhancement of resident's economic and self- sufficiency. The following programs are designed to encourage, assist, train or facilitate economic independence of assisted families, or to provide work for such families and increase resident self-responsibility.

Program Partnerships

PARTNER	ACTIVITY
Suds of Love	Provides Clothing and Bathing Supplies
NC Baptist Men Disaster Relief	Elderly Unit Construction Assistance
Arrested Potential, Inc.	Technology Assistance and Tutoring
Second Harvest Food Bank	Elderly food deliveries
Robeson County Disaster Recovery Coalition	Disaster Recovery Services
UNC Health - Southeastern	Health and Wellness and TeleHealth capabilities
Robeson Community College	Education Assistance
Robeson Health Care Coalition	Health and Wellness Education
United Way of Robeson County	Resident Supplies for Health and Sanitation
University of North Carolina Pembroke - Civic and Engagement	Mentoring/Tutoring/Life Skills Program
Church and Community of Robeson County	Referral system/Food Pantry/Clothing vouches/Rental Assistance
Rape Crisis Center	Emergency intervention/Counseling/Resources available
MT. Calvary Center for Leadership Development	Resource Outlet for Residents/ Resources available through the center
Mountaire Farms	Provides Food Boxes throughout the year for Residents during Holidays/Each box feeds 4 people
Campbell Soup	Provides Pallets of Food yearly for donation purposes.

ROSS – Resident Opportunities and Self-Sufficiency

In 2024, HACL’s grant for HUD's Resident Opportunities and Self-Sufficiency- Service Coordinators (ROSS-SC, ROSS) grant will expire. This grant provided for a HACL ROSS Program for three (3) years. The ROSS Program helps public housing authorities hire or retain "service coordinators" who work directly with residents to assess their needs and connect them with education, job training and placement programs, and/or computer and financial literacy services available in their community to promote self-sufficiency.

The purpose of HUD’s ROSS program is to encourage local, innovative strategies that link public housing assistance with public and private resources to enable participating families to increase earned income; reduce or eliminate the need for welfare assistance; and make progress toward achieving economic independence and housing self-sufficiency.

The HACL will reapply for HUD’s ROSS-SC Grant to enable the HACL to maintain one (1) ROSS coordinator who will work with the elderly and /or disabled as well as other families. They will strategically organize the necessary resources needed for residents to increase self-sufficiency.

Housing Authority of the City of Lumberton – PHA Annual Plan – Start FY24
Coordination of services can include job readiness programming, as well as computer and financial literacy classes.

FSS – Family Self-Sufficiency

In 2023/2024, the HACL will apply for HUD’s Family Self-Sufficiency (FSS) grant to support low-income families gain education and job skills to improve their family’s financial situation and overall quality of life. The grant can fund at minimum one (1) FSS Coordinator who will work with community resources to help secure educational/vocational assistance and work towards stable employment and transitioning from public housing and to better their financial situation.

Safety and Crime Prevention

Public Housing sites are vulnerable to both violent and non-violent crimes. Residents are often preyed upon by criminals as they see our residents, whom are often low-income, disadvantaged households, as easy targets. Senior citizens are especially vulnerable to craft cons and petty theft. The HACL must put in place measures to address these issues.

In October 2018, the HACL reestablished the Safety/Security/Resident Services department within Public Housing. The purpose of this department is to not only foster relationships with both our tenants and the local law enforcement, but to provide a bridge for the gap to reduce crime in the area.

This department coordinated efforts with Lumberton Department to better serve our more than 1,400 residents. Calls for Service, Incident Reports, and monthly Crime Statistics dictate the need to monitor activities at certain developments and to respond accordingly. The socioeconomic, and other challenges faced by our residents daily, requires that we as an agency attempt to assist them as best as possible. HACL uses all these factors and more to aid us in addressing the safety of its residents.

The HACL is continues to actively be involved in the following initiatives:

- LPD currently has a Special Operations Unit that is designated for the police oversight for the HACL.
- National Night Out
- Neighborhood Watch
- Security contract maintained to secure Mohr Plaza; our disabled/elderly designated five- story complex.
- Safety/Security/Resident Services Department meets weekly with the LPD
- Improved outdoor lighting by converting to LEDs.

Pet Policy

Chapter 31 of the HACL ACOP addresses the policies on pet ownership in designated communities. The HACL Pet Ownership Policy resides as an attachment to the ACOP and the Tenant Lease. The rules adopted are reasonably related to the legitimate interest of the HACL to provide decent, safe and sanitary living conditions for all residents and to protect and preserve the physical condition of the property, as well as the financial interest of the HACL. This policy explains the exemption of service animals, which are allowed to reside in public housing communities with applicable restrictions waived. The HACL Pet Ownership Policy adjustments include, but not limited to, identification criteria for pets, non-refundable and refundable fees/deposits, threat to health and safety, and registration.

All pets are to be inoculated and licensed in accordance with state and local laws. The resident must provide annual update to pet certification and inoculations, as well as information on spaying and neutering.

The ACOP has been updated to ensure that the City of Lumberton's ordinance on what is considered to be "dangerous breeds of dogs" and the registration process that must be followed.

Asset Management

Full asset management practices have been the focus of the HACL Board of Commissioners.

Housing Opportunity Through Modernization Act (HOTMA)

The Housing Opportunity Through Modernization Act (HOTMA) of 2016 was signed into law in July 2016. On February 14, 2023, HUD published the final rule implementing Sections 102, 103, and 104 of HOTMA which addresses: Over-income Households in Public Housing (Section 103), Income Reviews (Section 102), Asset Limits (Section 104). Most provisions effective Jan. 1, 2024 (except 103 which was implemented June 14, 2023) with complete implementation no later than Jan. 1, 2025. The HACL will update its LIPH ACOP and HCV Administrative Plan to address these changes in accordance with PIH Notice 2023-27. Since these changes are considered not a significant change to the HACL's Annual PHA Plan they will be updated with notice to the public, residents, and staff of the timeline of implementation and the changes that will occur to their calculation of payment.

B.2 New Activities

The HACL has recently purchased land to rebuild at least 72 units that encompassed the properties of Hilton Heights and Myers Park. These units were flooded by Hurricanes Matthew (2016) and Florence (2017). The HACL has engaged in design work with the contract architectural and engineering firm to finalize buildable plans to rebuild the 72 units on property purchased on Caton Road, Lumberton, North Carolina. Additionally, the HACL is reviewing multiple courses of action to rebuild, relocate or a combination of both for the remaining 98 HUD-approved vacant units spread across Turner Terrace and Lumbee Homes that were damaged by Hurricane Matthew.

Units with Approved Vacancies for Modernization

As of October 1, 2023, the HACL has 170 units that were damaged by Hurricane Matthew and/or Hurricane Florence. These units reside in Turner Terrace, Myers Park, Hilton Heights and Lumbee Homes.

Per 24 CFR § 990.145 (a)(2) and PIC Notice 2011-7 (HA), the HACL has received approval of the following units to be excluded in the Public and Indian Housing Information Center (PIC) under the applicable action category of Vacant HUD Approved – Under Modernization.

AMP #	PIC UNIT #	BUILDING #	ENTRANCE #	ADDRESS:
1	000374	4374	1	690 St James Circle
1	000399	4374	2	3210 Bakersfield Drive
1	000422	4371	1	3225 Bakersfield Drive
1	000420	4371	2	3215 Bakersfield Drive
1	000425	4372	2	3245 Bakersfield Drive
2	000319	4101	1	2117 Turner Place
2	000321	4101	2	2119 Turner Place
2	000477	6026	1	308 Holly Street
2	000478	6026	2	310 Holly Street
2	000448	6012	1	309 Spruce Street
2	000485	6032	1	104 Florence Court
3	000144	3111	1	204 Brooke Lane
3	000146	3111	2	206 Brooke Lane
3	000134	3105	1	114 Parmele Avenue
3	000135	3105	2	116 Parmele Avenue
3	000137	3106	1	118 Parmele Avenue
3	000128	3102	1	104 Parmele Avenue

New Project Based Vouchers

Housing Authority of the City of Lumberton – PHA Annual Plan – Start FY24

The HACL Housing Choice Voucher program has solicited to developers / private owners to engage in adding upto 72-units of PBV capability to Robeson County. The HACL has awarded the PBV opportunity to Shelter Investments for Dunn Road Senior Living. The project is currently under environmental and subsidy layer review for further development of the project. The HACL currently has 50-units under the PBV umbrella. The HACL has the budget capacity to support this initiative along with the tenant- based and VASH voucher accessibility.

B.3 Progress Report

Goal: Achieve an overall occupancy rate of 97% or greater for each fiscal year.

Current:

Goal: Achieve an average lease-up of vacant units of less than twenty (20) days for each fiscal year.

Current:

Goal: Achieve at least 95% collection rate of tenant rents and other tenant charges for each fiscal year.

Current: Public housing has collected 5% of all rents charged.

Goal: Reduce the average number of days to complete public housing work orders for each fiscal year.

Current:

B.5 Resident Advisory Board Comments

The resident advisory board had no questions or comments.

Five Year Plan - Capital Improvement Funding

Capital Fund Program - Five-Year Action Plan

Status: Approved

Approval Date: 04/19/2023

Approved By: ROMAN-CINTRON, HIRAM

Part I: Summary						
PHA Name : Housing Authority of the City of Lumberton			Locality (City/County & State)			
PHA Number: NC014			<input checked="" type="checkbox"/> Original 5-Year Plan		<input type="checkbox"/> Revised 5-Year Plan (Revision No:)	
A.	Development Number and Name	Work Statement for Year 1 2023	Work Statement for Year 2 2024	Work Statement for Year 3 2025	Work Statement for Year 4 2026	Work Statement for Year 5 2027
	AUTHORITY-WIDE	\$442,361.20	\$1,077,500.00	\$1,527,500.00	\$1,260,000.00	\$1,620,000.00
	WEAVER CT. (NC014000004)	\$194,000.00	\$300,000.00	\$598,000.00	\$400,000.00	
	DAVIS HGT., MEADOWVIEW, MEADOWVIEW EX.	\$649,064.80	\$420,000.00		\$200,000.00	
	TUDOR CT., MYERS PK., HILTON HEIGHT (NC014000001)	\$229,530.00	\$244,960.00	\$360,000.00	\$400,000.00	\$576,000.00
	LUMBEE HOMES, ROZIER HOMES (NC014000003)	\$308,656.00	\$250,000.00			\$700,000.00
	MOHR PLAZA, EASTWOOD TERRACE (NC014000005)	\$600,000.00	\$250,000.00	\$130,000.00	\$540,000.00	\$250,000.00
	TURNER TERRACE (NC014000002)	\$200,000.00	\$307,540.00	\$385,000.00	\$400,000.00	\$254,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
1	2023			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$442,361.20
ID0032	1410 Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Salaries and Sundry AMP1 - \$109756.14 AMP2 - \$84427.80 AMP3 - \$87242.06		\$262,361.20
ID0033	1408 Management Improvements(Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-Other,Management Improvement (1408)-RMC Costs,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	staff training, safety & security improvements, empowerment activities, equal opportunity, RMC cost and system improvements		\$100,000.00
ID0034	1480 Fees & Cost(Contract Administration (1480)-Contingency,Contract Administration (1480)-Audit,Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Relocation)	Professional Fees, A&E scope of work, modernization, new development and contingency		\$80,000.00
	MOHR PLAZA, EASTWOOD TERRACE (NC014000005)			\$600,000.00
ID0035	1480 Dwelling Exterior & Site Work(Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking)	Mohr Plaza - New Electronic ADA doors and software/hardware on all 1st floor egress doors. Replace Door Entrance Lights Including Canopy Lights.		\$130,000.00
ID0038	1480 Dwelling Unit Interior(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking)	Replace all Interior lights with LED Lights. Replace hall lights and unit lights as needed. Electrical work where needed. Asphalt repair and new concrete as needed. Replace all bathroom exhaust fan/light with timed switches. Smoke Detectors, Electrical Wiring, Upgrades Etc		\$130,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0062	1480 - Dwelling Site Work(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Striping)	Fencing, Landscaping, Signage, Asphalt, Concrete, Paving, Striping, Lighting, Parking, Playground, etc.		\$140,000.00
ID0111	Non-Dwelling Interior and Exterior(Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection,Non-Dwelling Construction - Mechanical (1480)-Water Distribution,Non-Dwelling Exterior (1480)-Balconies and Railings,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Exterior (1480)-Soffits,Non-Dwelling Exterior (1480)-Windows,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Appliances,Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Common Area Washers,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Security,Non-Dwelling Interior (1480)-Shop,Non-Dwelling Interior (1480)-Storage Area,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Playground Areas - Equipment,Non-Dwelling Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Site Utilities)	Modernization of existing community buildings		\$200,000.00
	DAVIS HGT., MEADOWVIEW, MEADOWVIEW EX. (NC014000006)			\$649,064.80
ID0071	1480 - Dwelling Unit Interior(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Lighting)	Replace all interior Lights with LED Lights. Replace bathroom exhaust fan/light and timed switch replacement. Electrical wiring as needed. with force ACCOUNT labor		\$89,064.80

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0072	1480 - Dwelling Unit Exterior(Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Windows)	Meadows - Replace existing windows with double hung energy efficient vinyl windows.		\$170,000.00
ID0075	1480 - Dwelling Unit Exterior(Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Windows)	Davis - Replace existing windows with double hung energy efficient vinyl windows.		\$190,000.00
ID0086	1480 - Dwelling Unit Interior(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Stoves, refrigerators, water heater & SS Range Hoods WITH force account labor		\$200,000.00
	WEAVER CT. (NC014000004)			\$194,000.00
ID0076	1480 - Dwelling Unit Interior(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Other)	Weaver - Add Combination Smoke Detectors to all bedrooms		\$154,000.00
ID0081	1480 - Dwelling & Non Dwelling Unit Interior(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Other,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Interior (1480)-Appliances,Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing)	Replace all lights with LED Lights , add new exhaust fan/light with timed switch (each bathroom) and porch lights if needed. Replace needed kitchen equipment as needed and HVAC Units		\$40,000.00
	LUMBEE HOMES, ROZIER HOMES (NC014000003)			\$308,656.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0078	1480 - Dwelling Unit Interior(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Stoves, refrigerators, water heater & SS Range Hoods & HVAC Units Installation with Force Account Labor		\$238,656.00
ID0079	1480 - Dwelling Unit Interior(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Electrical)	Replace all interior lights with LED lights and bathroom Exhaust Fan/lights with timed switched		\$40,000.00
ID0113	Dwelling Interior(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Lumbee and Rozier - Add combo smoke Detectors to each bedroom and hallway if needed. These units were not required until now to have smoke detectors in bedrooms.		\$30,000.00
	TURNER TERRACE (NC014000002)			\$200,000.00
ID0083	1480 - Dwelling Unit Interior(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Other)	Replace all interior lights with LED lights through out each unit. Replace all bathroom exhaust fan/light with timed switched. Force Account Labor may be used.		\$50,000.00
ID0117	Dwelling Unit Interior(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Repairs due to second floor damaged where replacement has to be made. This includes Lead Paint and Asbestos Remove.		\$150,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	TUDOR CT., MYERS PK., HILTON HEIGHT (NC014000001)			\$229,530.00
ID0114	Dwelling Unit Construction(Dwelling Unit-Development (1480)-Other,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	To assist in cost of playground, utilities, lights, dumpster enclosure etc.		\$229,530.00
	Subtotal of Estimated Cost			\$2,623,612.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
	2	2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$1,077,500.00
ID0041	1410 Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	salaries and sundry AMP1 - \$111,150.00 AMP2 - \$85,500.00 AMP3 - \$88,350.00		\$285,000.00
ID0043	1408 Management Improvements(Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-Other,Management Improvement (1408)-RMC Costs,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	staff training, safety and security improvements, empowerment activities, equal opportunity, PMC cost and system improvements		\$80,000.00
ID0094	1406 - Operations(Operations (1406))	Operations		\$712,500.00
	WEAVER CT. (NC014000004)			\$300,000.00
ID0046	1480 Dwelling Unit Exterior(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Soffits)	Weaver Vinyl Siding Replacement		\$300,000.00
	DAVIS HGT., MEADOWVIEW, MEADOWVIEW EX. (NC014000006)			\$420,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0089	1480 - Dwelling Unit Exterior(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Siding)	The Meadows & Meadows Ext - Replace Vinyl Siding and caulk and Paint exterior		\$180,000.00
ID0091	1480 - Dwelling Unit Exterior/Interior(Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other)	Davis Heights - Electrical Upgrade - Electric service upgrade, replacement of electrical service, service entrance cable, meter base, weather head, load side service entrance cable, the grounding & bonding system, & panel box. This will include adding an outlet and ventilation for a in unit clothes dryer.		\$240,000.00
	TUDOR CT., MYERS PK., HILTON HEIGHT (NC014000001)			\$244,960.00
ID0092	1480 - Dwelling Unit Exterior/Interior/Site Work(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Other)	Tudor Court - Electric Upgrade - Electric service upgrade, replacement of electrical service, service entrance cable, meter base, weather head, load side service entrance cable, the grounding & bonding system, & panel box. This will include adding an outlet and ventilation for a in unit clothes dryer.		\$64,960.00
ID0095	1480 - Dwelling Unit Exterior(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits)	Tudor Court Vinyl siding replacement, caulk and paint exterior.		\$180,000.00
	LUMBEE HOMES, ROZIER HOMES (NC014000003)			\$250,000.00
ID0093	1480 - Dwelling Unit Exterior/Interior/Site(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Other)	Rozier Home - Electrical Upgrade - Electric service upgrade, replacement of electrical service, service entrance cable, meter base, weather head, load side service entrance cable, the grounding & bonding system, & panel box. This will include adding an outlet and ventilation for a in unit clothes dry		\$150,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
2	2024			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0096	1480 - Dwelling Unit Exterior(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Siding)	Rozier Home - Vinyl Siding Replacement and caulk/paint exterior		\$100,000.00
	MOHR PLAZA, EASTWOOD TERRACE (NC014000005)			\$250,000.00
ID0097	1480 - Dwelling Unit Exterior(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Siding)	Eastwood Terrace - replace Vinyl Siding, Paint and Caulk Exterior		\$150,000.00
ID0098	1480 - Dwelling Unit Exterior/Interior/Site(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Other)	Eastwood Terrace - Electric service upgrade, replacement of electrical service, service entrance cable, meter base, weather head, load side service entrance cable, the grounding & bonding system, & panel box. This will include adding an outlet and ventilation for a in unit clothes dryer.		\$100,000.00
	TURNER TERRACE (NC014000002)			\$307,540.00
ID0099	1480 - Dwelling Unit Exterior(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits)	Turner Terrace - Vinyl siding replacement, paint and caulk exterior		\$307,540.00
	Subtotal of Estimated Cost			\$2,850,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
3		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$1,527,500.00
ID0042	1480 Fees and Cost(Contract Administration (1480)-Audit,Contract Administration (1480)-Contingency,Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Relocation)	A&E fees Professional fees associated with scope of work, modernization, new development, audits, relocation and contingency		\$60,000.00
ID0049	Operations(Operations (1406))	AMP Operations AMP1 - \$319951.32 AMP2 - \$246116.40 AMP3 - \$254320.28		\$750,125.00
ID0050	Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Salaries and sundry AMP1 - \$117,019.50 AMP2 - \$90,015.00 AMP3 - \$93,015.50		\$300,050.00
ID0051	Management Improvements(Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-Other,Management Improvement (1408)-RMC Costs,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	staff training, safety and security, empowerment activities, equal opportunity, PMC cost and system improvements		\$80,000.00
ID0101	1480 - Non Dwelling Equipment(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Lawn Care equipment, maintenance equipment, trailers, Computer It Equipment		\$180,000.00
ID0118	Non-Dwelling Site Works(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Site Utilities)	Neighborhood & Community Building Signage		\$105,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		3	2025	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0119	Dwelling Unit Exterior(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Site Work (1480)-Signage)	New Reflective address signage New Hand rails New Porch Columns		\$52,325.00
	WEAVER CT. (NC014000004)			\$598,000.00
ID0047	1480 Dwelling Unit Interior(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Other)	Weaver Court - HVAC Unit Replacement for the units not affected by Hurricane Matthew (14)		\$128,000.00
ID0052	1480 Dwelling Unit Exterior(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Windows,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Site Utilities)	Weaver Court Window Replacement - Replace with Double Hung, energy efficient vinyl windows		\$470,000.00
	TUDOR CT., MYERS PK., HILTON HEIGHT (NC014000001)			\$360,000.00
ID0048	1480 Dwelling Unit Interior/Exterior(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Other)	HVAC Replacement and Modernizations painting etc		\$350,000.00
ID0090	1480 - Non Dwelling Interior(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Appliances,Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Security,Non-Dwelling Interior (1480)-Storage Area,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Signage)	Administrative Building - Cabinets, Appliances, Security for Doors , Fixtures, Furniture, Digital Equipment etc.		\$10,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	TURNER TERRACE (NC014000002)			\$385,000.00
ID0102	1480 - Dwelling Unit Exterior(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Windows)	TWindow Replacement - Replace with double hung, energy efficient, vinyl windows.		\$385,000.00
	MOHR PLAZA, EASTWOOD TERRACE (NC014000005)			\$130,000.00
ID0103	1480 - Dwelling / Non-Dwelling Unit Interior(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Appliances,Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Common Area Washers,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Day Care Center,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Family Investment Center,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Security,Non-Dwelling Interior (1480)-Shop,Non-Dwelling Interior (1480)-Storage Area)	Mohr Plaza - Common Area and hallway Modernization, paint lights etc.		\$130,000.00
	Subtotal of Estimated Cost			\$3,000,500.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$1,260,000.00
ID0021	1406 Operations(Operations (1406))	AMP Operations AMP 1 \$312000. AMP 2 \$240000.00 AMP 3 \$248000.		\$800,000.00
ID0022	1410 Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Salaries and Sundry AMP1 - \$124,800.00 AMP2 - \$96000. AMP3 - \$99200.00		\$320,000.00
ID0023	1408 Management Improvemets(Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-Other,Management Improvement (1408)-RMC Costs,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Staff training, security improvements, empowerment activities, equal opportunity, RMC cost and system upgrades		\$80,000.00
ID0026	1480 Fees and Cost(Contract Administration (1480)-Audit,Contract Administration (1480)-Contingency,Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Relocation)	Professional Fees associated with A&E scope of work, modernization, new development, audits, relocation and contingency.		\$60,000.00
	MOHR PLAZA, EASTWOOD TERRACE (NC014000005)			\$540,000.00
ID0025	1480 Non-Dwelling Interior(Non-Dwelling Interior (1480)-Appliances,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Security)	HVAC unit/ductwork repair/replacement. Repair Replace Keyless entry, Entry Door Replacement and Security camera upgrade		\$100,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
	4	2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0104	1480 - Dwelling Unit Interior/Exterior/Site(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Dwelling Unit - Demolition (1480))	Eastwood Terrace - Total Unit Rehab		\$440,000.00
	TURNER TERRACE (NC014000002)			\$400,000.00
ID0027	1480 Dwelling Unit Interior/Exterior/Site(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Turner Terrace - 1. Electric service upgrade 2. HVAC Replacement 3. Replace Sewer Drain line from fixture to meter box. 4. Complete Unit Rehab.		\$400,000.00
	WEAVER CT. (NC014000004)			\$400,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4		2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0028	1480 Dwelling Unit Interior/Exterior/Site Work(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Dwelling Unit - Demolition (1480))	Weaver Court -		\$400,000.00
	DAVIS HGT., MEADOWVIEW, MEADOWVIEW EX. (NC01400006)			\$200,000.00
ID0105	1480 - Dwelling Unit Exterior(Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Windows)	Window Replacement, Vinyl Siding and Trim and Davis Heights Roof Replacement		\$200,000.00
	TUDOR CT., MYERS PK., HILTON HEIGHT (NC014000001)			\$400,000.00
ID0106	1480 - Dwelling Unit Interior/Exterior/Site(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Exterior (1480)-Balconies and Railings,Non-Dwelling Exterior (1480)-Canopies,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Foundation,Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Landings and Railings,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Mail Facilities,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Exterior (1480)-Soffits,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Non-Dwelling Exterior (1480)-Stairwells and Fire Escapes,Non-Dwelling Exterior (1480)-Tuck Pointing,Non-Dwelling Exterior (1480)-Windows,Dwelling Unit - Demolition (1480),Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Other,Dwelling	Complete Unit and Utility Rehab Tudor Ct New Roofs		\$400,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking			
	Subtotal of Estimated Cost			\$3,200,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
5	2027			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	MOHR PLAZA, EASTWOOD TERRACE (NC014000005)			\$250,000.00
ID0088	1480 - Dwelling Unit Exterior(Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Windows)	Exterior windows replaced with double hung, energy efficient vinyl windows.		\$250,000.00
	TUDOR CT., MYERS PK., HILTON HEIGHT (NC014000001)			\$576,000.00
ID0100	1480 - Dwelling Unit Interior/Exterior/Site(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Other)	Tudor Court - Electric Upgrade - Electric service upgrade, replacement of electrical service, service entrance cable, meter base, weather head, load side service entrance cable, the grounding & bonding system, & panel box. This will include adding an outlet and ventilation for a in unit clothes dryer.		\$276,000.00
ID0116	Dwelling & Non Dwelling(Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Common Area Dryers,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System,Non-Dwelling Construction - Mechanical (1480)-Generator,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-	Demo of existing units that will be replaced with new construction. Dwelling Unit Development, and Non Dwelling Community Building construction, site work, appliances, mail facilities etc.		\$300,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	<p>Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection,Non-Dwelling Construction - Mechanical (1480)-Trash Compactor,Non-Dwelling Construction - Mechanical (1480)-Unit Sub-panels,Non-Dwelling Construction-New Construction (1480)-Administrative Building,Non-Dwelling Construction-New Construction (1480)-Community Building,Non-Dwelling Construction-New Construction (1480)-Day Care Center,Non-Dwelling Construction-New Construction (1480)-Family Investment Center,Non-Dwelling Construction-New Construction (1480)-Laundry Areas,Non-Dwelling Construction-New Construction (1480)-New Construction Demolition,Non-Dwelling Construction-New Construction (1480)-Other,Non-Dwelling Construction-New Construction (1480)-Shop,Non-Dwelling Construction-New Construction (1480)-Storage Area,Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Mail Facilities,Non-Dwelling Interior (1480)-Appliances,Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Common Area Washers,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Family Investment Center,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Security,Non-Dwelling Interior (1480)-Shop,Non-Dwelling Interior (1480)-Storage Area,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Playground Areas - Equipment,Non-Dwelling Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage,Dwelling Unit - Demolition (1480))</p>			
	LUMBEE HOMES, ROZIER HOMES (NC01400003)			\$700,000.00
ID0107	1480 - Dwelling Unit Interior/Exterior/Site(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and	Rozier Homes - Complete Unit Rehab		\$400,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2027		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Dwelling Unit-Interior (1480)-Commodes)			
ID0115	Dwelling Unit New Construction(Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	To aid in the new construction/replacement of Lumbee Homes flooded unit.		\$300,000.00
	AUTHORITY-WIDE (NAWASD)			\$1,620,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2027		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0108	Operations(Operations (1406))	AMP 1 \$331,500.00 AMP 2 \$255,000.00 AMP 3 \$263,500.00		\$850,000.00
ID0109	Aministrative(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	AMP 1 AMP 2 Amp 2		\$340,000.00
ID0110	Fees & Cost(Contract Administration (1480)-Audit,Contract Administration (1480)-Contingency,Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Relocation)	A&E Fees, etc.		\$80,000.00
ID0112	Non-Dwelling Equipment(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Cost for new tractor with grass cutting, ditch cutting and tree line cutting abilities. New Computers/laptops, monitors, etc		\$250,000.00
ID0120	Dwelling Unit Exterior(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Windows)	Replacement of window security screens and security screen doors		\$100,000.00
	TURNER TERRACE (NC014000002)			\$254,000.00
ID0121	Dwelling Unit Exterior(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Windows)	Roofing /Framing Repair over stairwells that protrude from the buildings		\$254,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Subtotal of Estimated Cost			\$3,400,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1	2023
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
1410 Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$262,361.20
1408 Management Improvements(Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-Other,Management Improvement (1408)-RMC Costs,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$100,000.00
1480 Fees & Cost(Contract Administration (1480)-Contingency,Contract Administration (1480)-Audit,Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Relocation)	\$80,000.00
Subtotal of Estimated Cost	\$442,361.20

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 2	2024
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
1410 Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$285,000.00
1408 Management Improvements(Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-Other,Management Improvement (1408)-RMC Costs,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$80,000.00
1406 - Operations(Operations (1406))	\$712,500.00
Subtotal of Estimated Cost	\$1,077,500.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 3	2025
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
1480 Fees and Cost(Contract Administration (1480)-Audit,Contract Administration (1480)-Contingency,Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Relocation)	\$60,000.00
Operations(Operations (1406))	\$750,125.00
Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$300,050.00
Management Improvements(Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-Other,Management Improvement (1408)-RMC Costs,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$80,000.00
1480 - Non Dwelling Equipment(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	\$180,000.00
Non-Dwelling Site Works(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Site Utilities)	\$105,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 3	2025
Development Number/Name General Description of Major Work Categories	Estimated Cost
Dwelling Unit Exterior(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Site Work (1480)-Signage)	\$52,325.00
Subtotal of Estimated Cost	\$1,527,500.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 4	2026
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
1406 Operations(Operations (1406))	\$800,000.00
1410 Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$320,000.00
1408 Management Improvemtns(Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-Other,Management Improvement (1408)-RMC Costs,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$80,000.00
1480 Fees and Cost(Contract Administration (1480)-Audit,Contract Administration (1480)-Contingency,Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Relocation)	\$60,000.00
Subtotal of Estimated Cost	\$1,260,000.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 5	2027
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Operations(Operations (1406))	\$850,000.00
Aministrative(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$340,000.00
Fees & Cost(Contract Administration (1480)-Audit,Contract Administration (1480)-Contingency,Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Relocation)	\$80,000.00
Non-Dwelling Equipment(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	\$250,000.00
Dwelling Unit Exterior(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Windows)	\$100,000.00
Subtotal of Estimated Cost	\$1,620,000.00