



NOTICE OF PUBLIC REVIEW AND PUBLIC HEARING

Notice is hereby given of a Public Hearing to receive comments concerning the HACG's proposed annual Agency Plan and 5-Year Plan including HUD's "Capital Fund Program" 5-Year Plan, for modernization of Housing Authority structures and properties. The Public Hearing will be held Thursday, February 29, 2024 at 10:00 AM at the HACG Administrative Office, Meeting Room, 700 N. Jefferson Avenue, Goldsboro, NC.

Notice was previously given that the Housing Authority of the City of Goldsboro's (HACG) proposed annual Agency Plan and 5-Year Plan including HUD's "Capital Fund Program" 5-Year Plan, for modernization of Housing Authority structures and properties were available for Public Review. In accordance with federal regulation, the plans were posted on January 04, 2024 on the HACG website (www.hacg.org) as well as the following physical locations:

HACG Administrative Office
700 North Jefferson Avenue
Goldsboro, NC 27530

Fairview Office
1729 Edgerton Street
Goldsboro, NC 27530

Occupancy Office
1608 E. Holly Street
Goldsboro, NC 27530

Lincoln Office
1009 Slaughter Street
Goldsboro, NC 27530

Wayne County Public Library
1001 East Ash Street
Goldsboro, NC 27530

Elmwood Office
409 E. Hinson Street
Goldsboro, NC 27530

City Clerk's Office at City Hall
222 North Center Street
Goldsboro, NC 27530

Westhaven Office
701 W. Oak Street
Goldsboro, NC 27530

Anyone planning to attend the Public Hearing that needs an interpreter, translator, or transportation should contact Jessica Goldman at the HACG Administrative Office at 700 N. Jefferson Avenue, Goldsboro, NC or 919-735-4226 ext 1117 at least (4) four day(s) prior to the Public Hearing. Equal Housing Opportunity.

75
Years of Service
1950-2025

Five Year Plan
2025 Through 2029
Status: Draft

The Housing Authority of the City of Goldsboro



HACG
Housing Authority of the
City of Goldsboro

High Performer

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TABLE OF CONTENTS

PLAN TIMELINE 2024-2025	3
EXECUTIVE SUMMARY	8
BACKGROUND	8
ATTACHMENT A: Mission	8
ATTACHMENT B: Goals and Objectives.....	9
ATTACHMENT C: Progress Report.....	11
ATTACHMENT D: Violence Against Women Act (VAWA) Goals.....	15
ATTACHMENT E: Significant Amendment or Modification	16
ATTACHMENT F: Certification by State and Local Official	16

PLAN TIMELINE 2024-2025

DATE	ACTION	NOTES
8/1	Begin Preparation	
9/17	Fairview/Trinity/Oleander/Park Court Resident Meeting: 3:30-4:30PM	9/12 Flyer/Social Media
9/18	Lincoln/Walnut Resident Meeting: 3:30-4:30PM	9/12 Flyer/Social Media
9/24	EW/LW/WC Resident Meeting: 3:30-4:30PM	9/19 Flyer/Social Media
9/25	West Haven Resident Meeting: 3:30-4:30PM	9/19 Flyer/Social Media
10/2	Five-Year Plan Staff Discussion	
12/17	Resident Advisory Board (RAB)	
12/19	Give Notice to Public for <ul style="list-style-type: none"> • Comment period • Public Meeting 	Publish in News Argus/Social Media/Residents Flyer
1/3	Draft Due: Posted for public Comment	45 days prior to Public Meeting Binders distributed 1/13
2/20	Give final Notice to Public for <ul style="list-style-type: none"> • Public Meeting 	Publish in News Argus/Social Media/Residents Flyer
2/27	Public Meeting (Zoom Option) Board Chair 10-11AM	Revise plan as necessary
3/20	Present to Board for approval	Official Signatures
4/10	Submit Final	75 days prior to FY is 4/17

5-Year PHA Plan (for All PHAs)	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, 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. Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

A.	PHA Information.																				
A.1	<p>PHA Name: <u>The Housing Authority of the City of Goldsboro</u> PHA Code: <u>NC-015</u></p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/2025</u> The Five-Year Period of the Plan (i.e. 2019-2023): <u>2025-2029</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p>Availability of Information. In addition to the items listed in this form, 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. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. 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 websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>The Housing Authority of the City of Goldsboro (HACG) notifies its residents, participants and the public at large of the availability of the HACG FY 2025-2029 5-Year Plan and 2025 Annual Plan at the following locations:</p> <ul style="list-style-type: none"> • www.HACG.org • HACG Central Office 700 N. Jefferson Avenue Goldsboro, NC 27530 • Fairview Apartments Asset Management Office 1905 Edgerton Street Goldsboro, NC 27530 • Lincoln Apartments Asset Management Office 1009 Slaughter Street Goldsboro, NC 27530 • Elmwood, Little Washington, & Woodcrest Apartments Asset Management Office 409 East Hinson Street Goldsboro, NC 27530 • West Haven Apartments Asset Management Office 701 W. Oak Street Goldsboro, NC 27530 • Wayne County Public Library 101 E. Ash Street Goldsboro, NC 27530 • City of Goldsboro 200 N. Center Street Goldsboro, NC 27530 <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: 15%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 20%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 20%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 35%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 15%;">PH</th> <th style="width: 20%;">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> </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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		PH	HCV																		
Lead PHA:																					

B.	Plan Elements. Required for <u>all</u> PHAs completing this form.					
B.1	<p>Mission. State the PHA’s mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA’s jurisdiction for the next five years.</p> <p>See Attachment “A”.</p>					
B.2	<p>Goals and Objectives. Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years.</p> <p>See Attachment “B”.</p>					
B.3	<p>Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p>See Attachment “C”.</p>					
B.4	<p>Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA’s goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p>See Attachment “D”.</p>					
C.	Other Document and/or Certification Requirements.					
C.1	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>See Attachment “E”.</p>					
C.2	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>					
C.3	<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>See Attachment “F”.</p>					
C.4	<p>Required Submission for HUD FO Review.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>					

D.	Affirmatively Furthering Fair Housing (AFFH).
C.1	<p>Affirmatively Furthering Fair Housing. (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)</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> <div data-bbox="289 441 1550 825" style="border: 1px solid black; padding: 5px;"> <p>Fair Housing Goal:</p> <p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <p>Currently, PHAs are not required to submit an AFH. The HACG reaffirms its commitment to affirmatively further fair housing through its sustained relationships with residents, applicants, advocates, and organizations that assist people with disabilities and promote fair housing.</p> </div> <div data-bbox="289 850 1550 1234" style="border: 1px solid black; padding: 5px;"> <p>Fair Housing Goal:</p> <p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <p>Currently, PHAs are not required to submit an AFH. The HACG reaffirms its commitment to affirmatively further fair housing through its sustained relationships with residents, applicants, advocates, and organizations that assist people with disabilities and promote fair housing.</p> </div> <div data-bbox="289 1260 1550 1644" style="border: 1px solid black; padding: 5px;"> <p>Fair Housing Goal:</p> <p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <p>Currently, PHAs are not required to submit an AFH. The HACG reaffirms its commitment to affirmatively further fair housing through its sustained relationships with residents, applicants, advocates, and organizations that assist people with disabilities and promote fair housing.</p> </div>

form HUD-50075-5Y (03/31/2024)

Instructions for Preparation of Form HUD-50075-5Y - 5-Year PHA Plan for All PHAs

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

A.1 Include the full **PHA Name**, **PHA Code**, **PHA Fiscal Year Beginning** (MM/YYYY), **Five-Year Period** that the Plan covers, i.e. 2019-2023, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the hearing and proposed PHA Plan.

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

B. Plan Elements.

B.1 Mission. State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years. (24 CFR § 903.6(a)(1))

B.2 Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low- income, and extremely low- income families for the next five years. (24 CFR § 903.6(b)(1))

B.3 Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. (24 CFR § 903.6(b)(2))

B.4 Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. (24 CFR § 903.6(a)(3)).

C. Other Document and/or Certification Requirements.

C.1 Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year 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 2.

C.2 Resident Advisory Board (RAB) comments.

(a) Did the public or RAB have comments?

(b) If yes, submit 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 § 903.17(b), 24 CFR § 903.19)

C.3 Certification by State or 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.

C.4 Required Submission for HUD FO Review.

Challenged Elements.

(a) Did the public challenge any elements of the Plan?

(b) If yes, 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.

D. Affirmatively Furthering Fair Housing.

(Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)

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.

EXECUTIVE SUMMARY

The **5-Year Public Housing Agency (PHA) plan** serves as a guide for changes in the policies, programs, and operations of the Housing Authority of the City of Goldsboro (HACG) and outlines strategies for **meeting local housing needs and goals** in accordance with 24 CFR § 903. This Plan is a collaborative effort involving HACG departments, residents, program participants, and the broader community. The planning process includes stakeholder interviews, public meetings, statistical analysis, and integration with other community initiatives.

The purpose of HACG's **5-Year PHA Plan** and subsequent **Annual PHA Plans** is to provide a framework for HACG's management operations, emphasizing local accountability. These plans offer a clear reference for public housing residents, Housing Choice Voucher (HCV) participants, and the public to access HACG's policies, rules, and requirements for operations, programs, and services. Over the next five years, as outlined in HACG's most recent 5-Year Plan, the Housing Authority's priorities include expanding the HCV program, advancing the low-income housing portfolio towards sustainability, and improving internal operations for greater efficiency and effectiveness. This document serves as the Housing Authority of the City of Goldsboro's (HACG) 5-year plan for fiscal years 2025-2029.

BACKGROUND

The Housing Authority of the City of Goldsboro (HACG) was **established in 1950** with approval for incorporation by the state of North Carolina. Its creation was driven by the Goldsboro Junior Chamber of Commerce, which mobilized community support to address the critical need for safe and sanitary housing for low-income families. The HACG began expanding its services with its first housing developments, built between 1951 and 1978, providing much-needed housing solutions to the community.

Today, **HACG serves over 1,500 low-income households** through its Housing Choice Voucher and Public Housing Programs. Governance of the HACG is entrusted to a **seven-member Board of Commissioners**, appointed by the Mayor of Goldsboro for five-year terms. Each year, the commissioners elect a Chair from among their members to lead the Board. This structure ensures oversight and alignment with the community's housing needs and goals.

ATTACHMENT A: Mission

The agency saw a need to refine our current mission statement to better align with our evolving goals, community needs, and organization priorities. The new mission statement is as follows:

"The Mission of the Housing Authority of the City of Goldsboro is to provide exceptional housing opportunities to our community while helping them obtain the tools and resources needed to build a better future for themselves and their families."

We choose this mission statement as an agency because it reflects our commitment to addressing both the immediate need for quality, affordable housing and the broader goal of empowering individuals and families to achieve long-term stability and success. It emphasizes our dual role: not only as a provider of safe and accessible housing but also as a partner in fostering personal growth, self-sufficiency, and

community development. This mission aligns with our values of service, inclusivity, and collaboration, ensuring that our efforts go beyond housing to support brighter futures for the people we serve.

ATTACHEMENT B: Goals and Objectives

The Housing Authority of the City of Goldsboro has established the following long-range goals to ensure long term viability of the agency and continued service to the community:

- Maintain and Enhance the Quality of Housing Stock
- Strengthen Resident Relations, Resident Safety, and Community Engagement
- Expand Homeownership Opportunities and Promote Self-sufficiency Programs
- Increase Assisted Housing Choices to Meet the Needs of a Growing Community
- Ensure Equal Opportunity and Affirmatively Further Fair Housing

Goal 1. Maintain and Enhance the Quality of Housing Stock.

Objective 1: Achieve and sustain “High Performer” rating on the Public Housing Assessment System (PHAS). Provide comprehensive training to all HACG employees on the key components of the PHAS system to ensure compliance and excellence. The PHAS Coordinator conduct biannual reviews and evaluations of major performance indicators, sharing findings with key staff members to drive continuous improvement.

Objective 2: Perform a comprehensive needs assessment and energy audit of the agency’s portfolio to inform the development of a five-year capitalization plan. This plan will provide a strategic framework for future development initiatives, including sustainability initiatives, demolition, renovations, new construction and consider diversified stabilization of income sources to support long-term organization sustainability.

Objective 3: Establish a robust quality control program for maintenance work orders to ensure high industry standards of performance. Supervisory staff will conduct random inspections of 1% of completed work orders to assess the quality of work performed. Maintenance staff with deficiencies will receive targeted counseling and training to address gaps and improve performance.

Goal 2: Strengthen Resident Relations, Resident Safety, and Community Engagement.

Objective 1: Deliver exceptional customer service to applicants and residents by ensuring timely, professional, and empathetic communication, addressing concerns promptly and effectively.

Objective 2: Provide strategic upgrades that deter criminal activity in the HACG residential communities by adding additional lighting, improved fencing, and expanded surveillance in high-priority areas. Deny initial or continued assistance to those persons who have demonstrated a history of violent criminal or drug-related

activity. Engage with residents and law enforcement for collaborative crime prevention initiatives.

- Objective 3: Establish regular resident engagement programs, feedback surveys, promote resident advisory boards, social media presence, and resident newsletter to foster open communication, address concerns, and build trust between residents and management.

Goal 3: Expand Homeownership Opportunities and Promote Self-sufficiency Programs.

- Objective 1: To partner with the City of Goldsboro and a GEO, a 501(C)(3) nonprofit organization, to obtain CHDO status, which will enable HACG to develop homeownership opportunities for low-income persons;
- Objective 2: To acquire at least 1 home annually for the homeownership program, leveraging innovative financial options to support low-income residents in their transition to homeownership.
- Objective 3: To collaborate with local agencies through cooperative agreements to provide residents with access to critical resources and programs, including education, employment opportunities, financial literacy, healthcare, childcare, and homeownership assistance. Coordinate efforts with resident services staff to track and analyze key indicators that promote self-sufficiency and long-term success.

Goal 4: Expand Assisted Housing Choices to Meet the Needs of a Growing Community.

- Objective 1: Achieve and maintain a 98% lease-up rate in the Housing Choice Voucher (HCV) program by optimizing voucher utilization and achieving a “High Performer” rating on the Section Eight Management Assessment Program (SEMPAP). Conduct quarterly performance reviews with ensure program success.
- Objective 2: Actively apply for federal and state funding opportunities to secure additional resources, including tenant-based vouchers. Prioritize applying for additional Veterans Affairs Supportive Housing (HUD-VASH) vouchers to address the increasing demand for affordable housing within the community.
- Objective 3: Collaborate with GEO Property Management, LLC, a 501 (c)(3) nonprofit and Community Housing Development Organization (CHDO), to develop diverse housing opportunities. Focus on serving underserved populations and creating a variety of housing options to meet the unique needs of the community.

Goal 5: Ensure Equal Opportunity and Affirmatively Further Fair Housing.

- Objective 1: Undertake affirmative measures to ensure equal assisted housing for families regardless of race, color, religion, national origin, sex, creed, familial status, actual or perceived sexual orientations, gender identity, history of domestic violence, marital status, and disability.

Objective 2: Undertake affirmative measures to ensure accessible housing and equal opportunity to persons with all varieties of disabilities regardless of unit size required.

Objective 3: Conduct Annual Fair Housing Training for all staff to include Limited English proficiency (LEP) training.

ATTACHMENT C: Progress Report

Goal 1. Ensure a well-maintained housing stock.

Objective 1: To maintain at least a standard performer designation on the Public Housing Assessment System (PHAS). Extensive training will be provided to all HACG employees relative to the key components of the PHAS system. The Chief Executive Officer and PHAS Coordinator will be responsible for biannual reviews and evaluation of major indicators. The information will be shared with key staff members;

2024 Progress Report: The HACG is designated as High Performer which has met our objective. We are working to improve key components of the PHAS system to continue to achieve High Performer.

Objective 2: Develop an agency-wide portfolio and five-year capitalization plan to serve as a framework for future development endeavors that focuses on diversification and stabilization of income sources;

2024 Progress Report: The HACG contracted with EJP, LLC, a consulting firm, to provide a Portfolio Review and 5-Year Capitalization Plan.

Objective 3: To establish a quality control program for maintenance work orders to ensure the quality of work performed by maintenance staff is satisfactory. The Supervisory staff will inspect a 1 percent random sample of work orders given the number of work orders. Maintenance staff having deficiencies will be identified, counseled, and trained.

2024 Progress Report: Property Managers inspect one (1) percent of total work orders per month for quality control and are required to report any deficiencies to the Director of Asset Management for further review.

Goal 2: Maintain and enhance resident safety and security.

Objective 1: To reduce criminal activity in residential communities by providing additional lighting and fencing in areas identified by HACG staff and residents;

2024 Progress Report: The HACG properties are inspected by the Property Managers and Maintenance staff weekly for areas that need improvement. Street lighting is inspected at night. The HACG is also installing additional lighting at all

developments. Security Cameras are installed in the Lincoln Development, Fairview Development, Trinity Court, and West Haven and the HACG plans to extend that to other developments.

Objective 2: To promote a safe environment by denying initial or continued assistance to applicants who have demonstrated a history of violent criminal or drug related activity;

2024 Progress Report: In accordance with our Admissions and Continued Occupancy Policy, background reports are completed on every adult applicant to determine eligibility for initial or continued assistance.

Goal 3: Expand Homeownership opportunities and self-sufficiency programs for residents of public and assisted housing.

Objective 1: To partner with the City of Goldsboro and a 501(C)(3) nonprofit organization to obtain CHDO status, which will enable HACG to develop homeownership opportunities for low-income persons;

2024 Progress Report: Through its non-profit organization, Goldsboro Development Corporation (GDC), CHDO status was achieved in April 2016.

Objective 2: To purchase at least 1 dwelling unit each year for the homeownership program utilizing rent-to-purchase or other rental options until a low-income purchaser can qualify for a mortgage loan;

2024 Progress Report: GDC is now known as GEO Property Management Company and currently owns 25 houses/units. Currently, 23 are being rented until a potential homeowner can qualify for a mortgage loan. Two houses/units are offline. Consideration may be given to modernization, acquisition, or demolition. Other options for development will be considered in the Capitalization Plan.

Objective 3: To work with local agencies through cooperative agreements to provide self-sufficiency programs for residents. The Resident Services Coordinator will act as liaison between HACG staff, residents and local agencies as partnerships are established and maintained to meet the resident's/customer's education, employment, healthcare, daycare, and leisure needs.

2024 Progress Report: Pride in NC; Danny King- One-to-One with Youth; Wayne County Library; Dillard Academy; Sydney's Book Club; Literacy Connection of Wayne County; Vocational Rehabilitation; Wayne Uplift; Wayne Community College; Girl Scouts; Boy Scouts; WAGES; WAGES Foster Grandparents; Wayne County Department of Social Services; Goldsboro Police Department Crime Prevention Unit; Rebuilding Broken Places; Goldsboro Parks and Recreation; Mental Health Associates; Salvation Army; Nutrition and Food Service; Hicks and Associates Insurance; Wayne County Services on Aging; Goshen Wellness/Medical Center; Goshen Dental Center; North Carolina Council on Aging; Injoy; Bank on Wayne; Goldsboro Fire Department; Wayne County Public Schools; The Campaign for Grade-Level

Reading; Bethel Church; Rainee Coakley; Young Families Connect; MPI, Inc.; Read Wayne, NC Justice Center; Kinetic Minds; NC Works; Alpha Kappa Alpha Inc. (Epsilon Phi Omega Chapter); Wayne County Boys and Girls Club; Goldsboro Recreation Center; A Caring Heart; Wayne County Chamber of Commerce; Wayne Opportunity; City of Goldsboro; Community Care of North Carolina; Senior Community Service Employment Program; Workforce Innovation and Opportunity Act Youth Program (WIOA); Betty Dawson; Towanna Page Bynum; Charles Raiford, Jr.; Client First; Gateway; Waynesboro Family Clinic; A+ Driving School; Vocational Rehabilitation; Partnership of Wayne County; Simmons Early Intervention Therapy; Communities in School, First Citizens Bank (Mortgage Loans Dept.); Family First Counseling; Divine Appointment Counseling Services; Department of Public Safety; Renovating Lives; Passionate Beginnings; Wayne County Public Library; Book Rich Environments, Wal-Mart; Department of Transportation; The Carter Clinic; Growing Generations, LLC; Shedrick Elite Trucking Company; Habitat for Humanity; Divine 9; North Drive Elementary School; Carver Heights Elementary School, Dillard Middle School, Wayne Academy; Goldsboro High School; Period Kits NC; Diaper Bank NC; Dress for Success; Lenoir Community College .

- The partnership through WAGES has established an onsite child daycare service at the Fairview Community Center for residents in any development. Consideration is being given to establish a second onsite child daycare service at the Dupont Community Building through WAGES.
- In 2018, the HACG established the HACG Scholar Program. Residents who are high school students and who live in any development can apply for a scholarship to use towards high education. The Scholar Program has been extended to include a Community Scholarship. Scholarships have been given out each year since the program was founded.
- The HACG Resident Services have partnerships with other agencies to host on-site job fairs, including, resident-only job fairs where residents were given the opportunity to meet with potential employers.
- The agency has partnered with local banks and financial literacy institutions to offer homebuying workshops for those that desire to own a home.
- The agency has partnered with Walmart of Mt. Olive, N.C. and the Department of Transportation to provide nearly 100 bicycles and helmets to our youth residents.
- The agency continues a valuable partnership with A+ Driving School offering basic driving skills training, in class and on the road practice, to all residents (and the general public) over the age of 18 and no longer in high school.
- Though the Partnership of Divine Appointment counseling and Family first counseling Services, the HACG is now offering peer support, substance use/misuse, and at-risk teens counseling services to all qualifying residents.
- The HACG has established and maintained a health relationship with 5 feeder schools within the county and make regular contributions yearly to help support education and needed resources.

- The HACG has partnered with The Carter Clinic of Kinston, N.C. to provide onsite, mobile mental health care, to include medication management and therapy for all residents.
- The HACG has partnered with Growing Generations to provide “Welcome Home” care packages with household essentials for new residents.
- The HACG has partnered with Dress for Success providing soft skills training, interview readiness and resume writing training; appropriate work place attire at no cost to participants.

Goal 4: Increase assisted housing choices to meet future demand.

Objective 1: Manage the Housing Choice Voucher (HCV) Program to achieve high performance rating on Section Eight Management Assessment Program (SEMAP) and strive to maintain at least a 95% lease up rate. Section 8 Coordinator will monitor this area and provide periodic reports to the Director of Asset Management;

2024 Progress Report: The current lease-up rate is 66.39% for Vouchers, 40% for Mainstream, and 73.53% for VASH. The SEMAP score as of June 30, 2024, was **NOT YET POSTED**.

Objective 2: Expand the supply of assisted housing by applying for additional rental vouchers from HUD when available through Notice of Funding Availability (NOFA) and Veterans Affairs Supportive Housing (HUD-VASH) vouchers which may be used to provide rental assistance to eligible homeless veterans and their families;

2024 Progress Report: The HACG was awarded 34 VASH vouchers and will continue to apply for additional vouchers from HUD when available.

Objective 3: To work with a 501 (c)(3) nonprofit CHDO to create varied housing opportunities in service area.

2024 Progress Report: The HACG continues to work with its non-profit CHDO organization, GDC, to provide affordable housing options for the City of Goldsboro.

Goal 5: Promote fair housing and equal opportunity for all citizens through education and outreach.

Objective 1: To promote fair housing and the opportunity for very low-income families of all ethnic backgrounds to have access to the widest possible choice of housing to meet their housing needs and to provide sufficient training for staff.

2024 Progress Report: Fair Housing Training for staff is planned for 2025.

Objective 2: To ensure compliance with Title VI of the Civil Rights Act of 1964 and all other applicable Federal Laws and regulations so the admissions and continued occupancy are conducted without regard to race, color, religion, creed, sex, national origin, handicap or familiar status.

2024 Progress Report: A fair housing workshop is planned for 2025.

ATTACHMENT D: Violence Against Women Act (VAWA) Goals

The HACG is fully committed to compliance with the Violence Against Women Act (VAWA) Act and its provisions. HACG implemented HUD's regulations and the requirements of the 2013 reauthorization of VAWA, as outlined in the Final Rule published in the *Federal Register* on November 16, 2019 (81 Fed. Reg. 80724 (November 16, 2016) and the guidance provided in PIH-2017-08HA, issued May 19, 2017, for Public Housing and Housing Choice Voucher (HCV) programs.

HACG is dedicated to ensuring the physical safety and well-being of individuals who are victims of actual or threatened domestic violence, dating violence, sexual assault, or stalking. The agency provides and maintains housing opportunities for victims and collaborates with law enforcement authorities and victim service providers to promote their safety and stability.

As detailed in HACG's VAWA plan:

- HACG will not deny assistance to individuals based on verifiable instances of domestic violence, dating violence, sexual assault, or stalking, as defined in the plan.
- An emergency transfer policy is in place to facilitate safe housing options for victims and their families when necessary.
- HACG staff receive ongoing training on VAWA protections to ensure they are equipped to recognize and address circumstances when participants may require support or reminders of their rights.

To further support victims, HACG has established partnerships with community organizations and service providers to offer additional resources and assistance. All program participants are informed of their VAWA rights and protections at the time of admission and during annual reexaminations. Information is also included in notices of denial or termination of assistance. Participants are provided with the Notice of Occupancy Rights (HUD-5340) and Certification of Domestic Violence, Dating Violence, Sexual Assault or Stalking (HUD-5382).

HACG's principal VAWA goals and objectives:

- A. Ensure full compliance with all applicable legal requirements imposed by VAWA.
- B. Protect the physical safety of victims of actual or threatened domestic violence, dating violence, sexual assault, or stalking.
- C. Provide and maintain housing opportunities for victims of domestic violence, dating violence, sexual assault, or stalking.
- D. Offer emergency transfer housing to victims and their families to ensure their safety and stability.
- E. Foster and sustain collaborative relationships with law enforcement authorities, victim service providers, and other stakeholders to promote the safety and well-being.
- F. Take appropriate and timely action in response to incidents of domestic violence, dating violence, sexual assault, or stalking involving HACG-assisted individuals.

ATTACHMENT E: Significant Amendment or Modification

Definition

In accordance with HUD regulations in 24 CFR § 903.7 24 CFR § 905.3, a substantial deviation or significant amendment/modification is defined as a discretionary change in the plans or policies of the Housing Authority that fundamentally alters the mission, goals, objectives, or strategic diction of the agency. Such changes require formal approval by the Board of Commissioners and must undergo a public comment process.

The HACG plans to update the Dwelling Lease Agreement and the Admissions and Continued Occupancy Policy (ACOP) in 2025. Proposed changes will be posted for a 45-day public comment period followed by Board Member approval before becoming effective.

ATTACHMENT F: Certification by State and Local Official

75
Years of Service
1950-2025

Annual Plan
2025
Status: Draft

The Housing Authority of the City of Goldsboro



HACG
Housing Authority of the
City of Goldsboro

High Performer

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Goldsboro, NC 27530
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TABLE OF CONTENTS

TABLE OF CONTENTS..... 2

PLAN TIMELINE 2024-2025..... 3

EXECUTIVE SUMMARY 4

ATTACHMENT A: ANNUAL PLAN ELEMENTS 8

ATTACHMENT B: DECONCENTRATION POLICY.....16

ATTACHMENT C: NEW ACTIVITIES 18

ATTACHMENT D: PROGRESS REPORT..... 20

ATTACHMENT E: CERTIFICATION OF COMPLIANCE WITH PHA PLANS AND RELATED
REGULATIONS and CIVIL RIGHTS CERTIFICATION 24

ATTACHMENT F: CERTIFICATION BY STATE OR LOCAL OFFICIALS 25

ATTACHMENT G: CAPITAL IMPROVEMENTS.....26

PLAN TIMELINE 2024-2025

DATE	ACTION	NOTES
8/1	Begin Preparation	
9/17	Fairview/Trinity/Oleander/Park Court Resident Meeting: 3:30-4:30PM	9/12 Flyer/Social Media
9/18	Lincoln/Walnut Resident Meeting: 3:30-4:30PM	9/12 Flyer/Social Media
9/24	EW/LW/WC Resident Meeting: 3:30-4:30PM	9/19 Flyer/Social Media
9/25	West Haven Resident Meeting: 3:30-4:30PM	9/19 Flyer/Social Media
10/2	Five-Year Plan Staff Discussion	
12/17	Resident Advisory Board (RAB)	
12/19	Give Notice to Public for <ul style="list-style-type: none"> • Comment period • Public Meeting 	Publish in News Argus/Social Media/Residents Flyer
1/3	Draft Due: Posted for public Comment	45 days prior to Public Meeting Binders distributed 1/13
2/20	Give final Notice to Public for <ul style="list-style-type: none"> • Public Meeting 	Publish in News Argus/Social Media/Residents Flyer
2/27	Public Meeting (Zoom Option) Board Chair 10-11AM	Revise plan as necessary
3/20	Present to Board for approval	Official Signatures
4/10	Submit Final	75 days prior to FY is 4/17

EXECUTIVE SUMMARY

The **Annual Public Housing Agency (PHA) plan** serves a guide for changes in the policies, programs, and operations of the Housing Authority of the City of Goldsboro (HACG) and outlines strategies for **meeting local housing needs and goals** in accordance with 24 CFR § 903. This Plan is a collaborative effort involving HACG departments, residents, program participants, and the broader community. The planning process includes stakeholder interviews, public meetings, statistical analysis, and integration with other community initiatives.

The purpose of HACG's **5-Year PHA Plan** and subsequent **Annual PHA Plans** is to provide a framework for HACG's management operations, emphasizing local accountability. These plans offer a clear reference for public housing residents, Housing Choice Voucher (HCV) participants, and the public to access HACG's policies, rules, and requirements for operations, programs, and services. Over the next five years, as outlined in HACG's most recent 5-Year Plan, the Housing Authority's priorities include expanding the HCV program, advancing the low-income housing portfolio towards sustainability, and improving internal operations for greater efficiency and effectiveness.

The 2024 Annual PHA Plan introduced significant amendments to the current 5-Year PHA Plan following new HUD required updates. These changes, brought about by the **Housing Opportunity Through Modernization Act (HOTMA)**, will reshape HACG's public housing and HCV programs. Enacted in 2016, HOTMA aims to modernize housing assistance, streamline operations, and increase housing opportunities for low-income individuals and families. Since 2017, HUD has phased in HOTMA updates, with the latest modifications to regulations under Sections 102, 103, and 104, which address: **Section 102:** adjustments to income review frequency, alongside new definitions of income and assets. **Section 103:** Not applicable to HACGs multifamily housing programs, such as public housing. **Section 104:** Establishes asset limits for the Section 8 and Public Housing programs.

HUD required all PHAs to modify their policies to implement the new HOTMA changes by January 1, 2025. However, that was rescinded and the current deadline is considered a moving target. While these updates will impact HACG operations, they are mandatory and HACG has and will continue to prepare staff, residents, and stakeholders for the implementation of HOTMA. HACG has incorporated information on discretionary approaches permitted under HOTMA, allowing for some flexibility in implementing the regulations. For transparency, HOTMA highlights have been included in this Plan, and HACG will publish a summary to inform Low-Income Public Housing (LIPH) tenants and HCV participants about these changes.

Additionally, HUD has introduced NSPIRE, a new inspection protocol for public housing and HCV programs. The **National Standards for the Physical Inspection of Real Estate (NSPIRE)** initiative seeks to modernize property inspections, ensuring higher standards of quality, accountability, and resident engagement. Similar to HOTMA, the adoption of NSPIRE is mandatory for HACG. NSPIRE inspections are underway for public housing. HCV has until October 2025 to begin NSPIRE inspections.

In summary, the 2025 Annual PHA Plan reflects HACG's commitment to adapting to HUD's latest regulations while advancing local housing initiatives to support the well-being of the Goldsboro community.

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-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small 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.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, and 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>The Housing Authority of the City of Goldsboro</u> PHA Code: <u>NC015</u></p> <p>PHA Type: <input checked="" type="checkbox"/> High Performer</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/2025</u></p> <p>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</p> <p>Number of Public Housing (PH) Units <u>1,237</u> Number of Housing Choice Vouchers (HCVs) <u>298</u></p> <p>Total Combined <u>1,535</u></p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Availability of Information. In addition to the items listed in this form, 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. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. 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><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: 20%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 20%;">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 since its last Annual PHA Plan submission?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input 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 type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Substantial Deviation.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each element below: See "Attachment A"</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office Review. See "Attachment B"</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 checked="" type="checkbox"/> <input 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"/> Conversion of Public Housing to Tenant Based Assistance.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.</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. See "Attachment C"</p>
B.3	<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 Plan.</p> <p>See "Attachment D"</p>

B.4.	<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>See HUD Form 50075.2 Approved by Hud on 11/05/2024</p>
B.5	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit? Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<p>C.</p> <p>Other Document and/or Certification Requirements.</p>	
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan? Y N <input type="checkbox"/> <input checked="" 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>
C.2	<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>See "Attachment F"</p>
C.3	<p>Civil Rights Certification/Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form 50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations</i></p> <p><i>Including PHA Plan Elements that Have Changed</i> must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> <p>See "Attachment E"</p>
C.4	<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? Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>

D. Affirmatively Furthering Fair Housing (AFFH).

D.1 Affirmatively Furthering Fair Housing.

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.

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

Currently, PHAs are not required to submit an AFH. The HACG reaffirms its commitment to affirmatively further fair housing through its sustained relationships with residents, applicants, advocates, and organizations that assist people with disabilities and promote fair housing.

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

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Currently, PHAs are not required to submit an AFH. The HACG reaffirms its commitment to affirmatively further fair housing through its sustained relationships with residents, applicants, advocates, and organizations that assist people with disabilities and promote fair housing.

Instructions for Preparation of Form HUD-50075-HP

Annual Plan for High Performing 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.

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.”

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. 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 maintaining 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))

Homeownership Programs. A description of any homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent that the PHA participates in homeownership programs under section 8(y) of the 1937 Act. (24 CFR §903.7(k)) and 24 CFR §903.12(b).

Safety and Crime Prevention (VAWA). A description of: **1)** Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; **2)** Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and **3)** Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families. (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))

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 or discretionary policies 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. 1) A description of any housing (including project name, number (if known) and unit count) for which the PHA will apply for HOPE VI; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI 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 name, 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\(h\)](#))

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 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.](#)

Project-Based Vouchers. Describe any plans to use HCVs for new project-based vouchers. ([24 CFR §983.57\(b\)\(1\)](#)) 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.

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).

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 or 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.

D. Affirmatively Furthering Fair Housing.

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 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. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

Public reporting burden for this information collection is estimated to average 7.02 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.

Background

The Housing Authority of the City of Goldsboro (HACG) was **established in 1950** with approval for incorporation by the state of North Carolina. Its creation was driven by the Goldsboro Junior Chamber of Commerce, which mobilized community support to address the critical need for safe and sanitary housing for low-income families. The HACG began expanding its services with its first housing developments, built between 1951 and 1978, providing much-needed housing solutions to the community.

Today, **HACG serves over 1,500 low-income households** through its Housing Choice Voucher and Public Housing Programs. Governance of the HACG is entrusted to a **seven-member Board of Commissioners**, appointed by the Mayor of Goldsboro for five-year terms. Each year, the commissioners elect a Chair from among their members to lead the Board. This structure ensures oversight and alignment with the community's housing needs and goals.

Mission

The **mission of the HACG** is as follows:

“The Goldsboro Housing Authority will provide safe, quality, and affordable housing to low-income families, the elderly and disabled individuals. As a leader in the public housing community, we encourage personal responsibility and upward mobility of residents in partnership with other community organizations while maintaining the fiscal and programmatic integrity of our agency. “

In adopting this mission statement, the Board of Commissioners envisioned that there were many means by which the authority could “provide” housing assistance, from development and ownership or housing to operating as the provider for housing subsidies. Further, it is understood that these mechanisms would change over time (primarily, as market forces change). It should be noted that this mission is consistent with the Quality Housing and Work Responsibility Act of 1998 (QHWRA), which also envisions a broad and changing landscape for public housing.

The HACG will be revising its Mission Statement in the 2025-2029 Five Year Plan.

Agency Operation and Management (24 CFR 903 § 903.7(e))

Administration

Oversees the organization's core operations, including payroll, personnel management, financial oversight, compliance, and legal matters.

Housing Managers and Maintenance

Manages daily operations of public housing units, including tenant interactions and property upkeep. Property Managers conduct interim reviews, annual recertifications, rent collection, and move-in/move-out inspections. Maintenance handles work order intake, routine and preventative upkeep of apartments and common areas, pest prevention and eradication, general grounds maintenance, and inspections to ensure timely vacancy turnovers.

Resident Opportunity and Self-Sufficiency (ROSS) Grant/Resident Services

Provides counseling and referrals to support family self-sufficiency, offering resources such as problem-solving assistance, housing keeping classes, and opportunities for personal growth.

Jobs Plus Grant Program

Aims to enhance residents' employment prospects through three main components: employment services, community support for work, and rent-based incentives. This program includes case management, community partnerships, and skill-building initiatives to help residents progress toward self-sufficiency.

Family Self-Sufficiency (FSS) Grant

Supports HUD-assisted families in increasing earned income and reducing dependence on welfare. The FSS Coordinator secures resources, develops the FSS Action Plan, and implements the program. This grant applies to the Public Housing AMP 3 communities (Elmwood, Little Washington, and Woodcrest) and the Housing Choice Voucher program.

Choice Neighborhoods Initiative (CNI) Grant

A HUD-funded grant aimed at revitalizing distressed neighborhoods into mixed-income communities, linking housing with services, schools, public assets, transportation, and jobs. HACG and the City of Goldsboro received the planning grant for the West Haven community and the adjacent *West Oaks* neighborhood.

Inspections

Conducts required annual inspections for Public Housing and the Housing Choice Voucher Program to ensure compliance and quality standards.

Occupancy

Manages the waiting list and admissions for Public Housing, ensuring equitable access and timely occupancy.

Section 8/Housing Choice Voucher Program

Administers the Section 8 program, managing the waiting list, admissions, annual recertifications, and quality inspections. This department also oversees specialized programs such as Veterans Affairs Supportive Housing (VASH) and the Mainstream Voucher Program.

Modernization and Development

Oversees capital fund projects, including design, contractor management, and procurement. Currently leading a major renovation project, this department plans further improvements and acquisitions to enhance distressed housing areas.

Finance

Responsible for all financial functions, including accounting, payroll, and purchasing, ensuring fiscal accountability and efficient resource management.

Staffing, by department, is shown in Table 1.

Department	FYE2023	FYE2024	Public Housing %	Section 8 %	CGP %
Administration	4	5	100%	0%	0%
Public Housing	42	39	100%	0%	0%
Section 8	1	1	0%	100%	0%
Modernization/Development	0	0	0%	0%	0%
Finance	3	3	100%	0%	0%
Total	50	48			

Source: Human Capital Manager 12-10-2024

Units by Program

The Housing Authority of the City of Goldsboro currently operates two primary housing programs: **Conventional Public Housing** and the **Section 8/Housing Choice Voucher Program**. These programs are designed to meet the diverse needs of low-income families in the community. Detailed descriptions of each program, along with unit allocations, are provided below and summarized in Tables 2, 3, and 4.

Program	Units
Public Housing Program	1237 (1225 Faircloth Limit)
Section 8/Housing Choice Voucher Program	298
Total	1535

Source: Resident Characteristics Report 11-08-2024

Conventional Public Housing

Known as the Low Rent Program, the Housing Authority of the City of Goldsboro owns and manages **1,237 Conventional Public Housing** units across the City of Goldsboro. This program is supported by an annual operating subsidy from the U.S. Department of Housing and Urban Development (HUD), which supplements HACG's Operating Fund. The subsidy, along with other eligible income sources, helps offset the gap in operating funds needed to manage, maintain, and enhance aging properties, ensuring they remain safe and affordable for low-income residents.

Development	Year Built	Units	0-BR	1-BR	2-BR	3-BR	4-BR	5-BR	Occupancy Rate
<i>NC15000100</i>									
Fairview Apartments	1951/1974	249	28	44	82	71	24	0	83%
Trinity Court	1956	22	0	0	22	0	0	0	100%
Park Court	2/12/2018	48	0	0	48	0	0	0	75%
Oleander Duplex	2015	2	0	0	2	0	0	0	100%
<i>NC15000200</i>									
Lincoln Apartments	1951	289	0	37	130	86	36	0	99%
Walnut Street	1930/1993	55	0	49	6	0	0	0	100%
<i>NC15000300</i>									
Woodcrest Terrace	1962	75	0	20	30	14	8	3	100%
Elmwood Terrace	1962	150	0	14	74	44	14	4	94%
Little Washington	1978	49	0	0	0	29	20	0	100%
<i>NC015000400</i>									
West Haven Apartments	1974	298	32	60	96	60	36	14	91%
Total Public Housing		1237	60	224	490	304	138	21	

Source: Resident Characteristics Report 11-08-2024

Section 8/Housing Choice Voucher Program

The Housing Authority of the City of Goldsboro currently administers **298 Housing Choice Vouchers**, as part of the agency's commitment to expand housing access under the Quality Housing and Work Responsibility Act of 1998 (QHWRA) and the implementation of the Merger Rule.

The program includes two types of **Special-Purpose Vouchers**:

1. Veterans Affairs Supportive Housing (VASH)

The HACG manages 34 VASH vouchers to help eligible veterans secure affordable housing while receiving intensive case management from the Fayetteville Veterans Affairs hospital. The HACG intends to apply for additional VASH vouchers as new funding becomes available.

2. Mainstream Voucher Program (Section 811)

The HACG administers 20 Mainstream vouchers to assist non-elderly persons with disabilities. As with the VASH program, the HACG plans to apply for additional Mainstream vouchers when funding opportunities arise.

For program administration, HACG receives a monthly administrative fee of **\$75.75 per leased unit**, resulting in a combined annual administrative fee of \$1,730,103.00 as of the fiscal year ending June 2024, **funded at 91%**. The agency is also reimbursed for housing assistance payments (HAP) provided to landlords, ensuring resources are available to support low-income residents in securing and maintaining housing through the Housing Choice Voucher Program.

<u>Section 8/Housing Choice Voucher Program</u>									
Program	Allocation	0-BR	1-BR	2-BR	3-BR	4-BR	5-BR	Lease-Up Rate	
Vouchers	244	0%	11%	32%	45%	12%	0%	66.39%	
VASH	34	3%	17%	38%	41%	1%	0%	73.53%	
Mainstream	20	0%	0%	22%	44%	22%	12%	40%	
Total Vouchers	298								

Source: Resident Characteristics Report 11-08-2024

Unit Acquisitions

The HACG has acquired several properties to expand and enhance affordable housing options and administrative facilities. These acquisitions are part of the HACG's ongoing efforts to address community needs and improve housing stock. Details of the properties and their planned renovations are as follows:

- 112 Oleander Avenue**
 Acquired from GEO Properties, this property is a three-bedroom single-family home intended to replace the former location of 615 Sherard Court. Renovations are awaiting HUD approval, funded through Casualty Loss Funds and potentially supplemented by Capital Fund resources.
- 101 and 101 Center Street**
 Planned renovations for these properties will include administrative offices, community space, a museum, and mixed-use apartments. This site sits within the West Oaks Neighborhood and is part of the Choice Neighborhoods Plan for renovations.
- Mary Casey House – 1113 East Mulberry Street**
 Renovations are planned to convert this property into four affordable housing apartments, providing additional options for low-income residents within the community. The City Council did not approve the initial Special Use Permit application. The HACG intends to review and resubmit the application.

<u>Unit Acquisition</u>									
Property	Date Acquisition	Units	0-BR	1-BR	2-BR	3-BR	4-BR	5-BR	Status
112 Oleander Av	1/19/2023	1	0	0	0	1	0	0	Pending HUD approval

101 and 105 Center Street	12/22/2016	2	0	0	2	0	0	0	Pending CNI Grant
Mary Casey	8/31/2017	4	0	0	0	0	0	0	Special use Application

ATTACHMENT A: ANNUAL PLAN ELEMENTS

Statement of Housing Needs and Strategy for Addressing Housing Needs (24 CFR § 903.7(a))

The **Statement of Housing Needs** provides a detailed analysis of the waiting list for Public Housing and Section 8/Housing Choice Vouchers, as well as data on the broader housing needs in City of Goldsboro and Wayne County. This data is essential for the HACG as it works to expand its affordable housing inventory to better meet local needs.

Housing Needs in Wayne County

Based on the **2020 U.S. Census**, Wayne County has a population of approximately 117,333, with 52,551 housing units, of which 45,997 are occupied, resulting in a vacancy rate of 12%. Home ownership stands at 65.3%, while **34.7% of households are renters**. Of the renter households, **28% allocate 30% or more of their income to housing costs**, and **18% of the population lives below the poverty line**, indicating a substantial need for affordable housing options for lower-income families. Source: [Census.gov](https://www.census.gov) for Wayne County, NC.

Affordability Challenges

According to the **National Low-Income Housing Coalitions “Out of Reach” 2024 report**, a family in Wayne County must earn at least **\$43,680.00 annually (or \$21.00 per hour)** to afford a two-bedroom rental in Wayne County at **Fair Market Rate of \$1,092.00** for FY2024. This far exceeds North Carolina’s minimum wage at **\$7.25 per hour, highlighting the gap between local wages and the cost of adequate housing**. To put that in perspective, a family would need to **work 2.9 full time jobs** at minimum wage to afford a two-bedroom rental. Many low-income families in Wayne County struggle to afford safe and stable housing within their means. Source: [NLIHC.org](https://www.nlihc.org) for Wayne County, NC.

Housing Barriers and Underserved Needs

The **City of Goldsboro’s Annual Action Plan** identifies a lack of affordable, decent housing options as a key barrier to housing stability. Additional challenges include geographic isolations in certain neighborhoods that limit access to housing, transportation, and essential amenities. This geographic and economic isolation exacerbates the difficulties face by low-income families in securing suitable housing and maintaining quality of life. Source: [City of Goldsboro 2024-2025 Annual Action Plan](#)

Strategy for Addressing Housing Needs

The HACG will use this data to guide its efforts to **increase the availability of affordable housing** in Goldsboro and Wayne County. Strategies will be including applying for additional funding to support affording housing programs, pursuing partnerships to expand housing accessibility, and targeting developments in underserved areas to address the unique challenges these communities face. By

addressing both immediate housing needs and systemic barriers, the HACG aims to support more inclusive and sustainable housing environment for all residents.

Public Housing

As of November 11, 2024, there are **3,564 applicants** on the general Public Housing waiting list. The highest demand remains for one-bedroom units with 1,791 applicants. Additionally, site-based waiting lists show 1,652 applicants for Walnut Street School Apartments and 751 for Trinity Court. Notably, **79.1% of families on the general waiting list fall within the extremely low-income category.**

The average waiting time on the Public Housing Waiting List varies by bedroom size, with elderly applicants (seeking 0-1 bedroom units) waiting approximately 15 months and families (seeking 2-5 bedroom units) waiting about 14 months. On average, **20% of residents stay in their public housing units for 2-5 years.** The annual turnover rate stands at 16%, with **201 units turned over the past year.** Source: Voyager Housing Needs of Families Report_PH 11-08-2024; Waitlist Selection Report 11-08-2024; and Transmitted58_EOP Report 11-08-2024.

The Public Housing waitlist is currently open; however, the HACG may decide to close the list(s) partially (by bedroom size) or entirely, with prior notice provided to the public.

	# of Families	% of Total Families
Waiting List Total	3564	
Extremely Low Income (<=30% AMI)	2911	81.7%
Very Low Income (>30% but <=50% AMI)	385	10.8%
Low Income (>50% but <80% AMI)	236	6.6%
Above Low Income 81% + of Median	32	.90%
Families with Children	1572	44.1%
Elderly Families	181	5.1%
Families with Disabilities	754	21.2%
All other Families	1057	29.6%
Race/ethnicity (White)	732	20.5%
Race/ethnicity (Black)	2897	81.3%
Race/ethnicity (Asian/Other)	154	4.3%
Race/ethnicity (Hispanic)	165	4.6%
*Note that families can select more than one race/ethnicity		
Housing Needs of Families on Public Housing Waiting List by Bedroom Size		

	# of Families	% of Total Families
Waiting List Total	3564	
1 Bedroom	1791	50.3%
2 Bedroom	1014	28.5%
3 Bedroom	674	18.9%
4 Bedroom	84	2.3%
5 Bedroom	1	.0%

Source: Voyager Housing Needs of Families Report_PH 11-8-2024

Table 5.1		
<u>Housing Needs of Families on Public Housing Trinity Court Site-Based Waiting List</u>		
	# of Families	% of Total Families
Waiting List Total	751	
Extremely Low Income (<=30% AMI)	594	79.1%
Very Low Income (>30% but <=50% AMI)	93	12.4%
Low Income (>50% but <80% AMI)	60	8.0%
Above Low Income 81% + of Median	4	.50%
Families with Children	592	78.8%
Elderly Families	19	2.5%
Families with Disabilities	100	13.3%
All other Families	40	5.4%
Race/ethnicity (White)	170	22.6%
Race/ethnicity (Black)	608	81.0%
Race/ethnicity (Asian/Other)	35	4.7%
Race/ethnicity (Hispanic)	27	3.6%
*Note that families can select more than one race/ethnicity		
<u>Housing Needs of Families on Public Housing Waiting List by Bedroom Size</u>		
	# of Families	% of Total Families
Waiting List Total	751	
2 Bedroom	751	100%

Source: Voyager Housing Needs of Families Report_Tri 11-8-2024

Table 5.2		
<u>Housing Needs of Families on Public Housing Walnut Site-Based Waiting List</u>		
	# of Families	% of Total Families
Waiting List Total	1652	

Extremely Low Income (<=30% AMI)	1295	78.4%
Very Low Income (>30% but <=50% AMI)	213	12.9%
Low Income (>50% but <80% AMI)	133	8.1%
Above Low Income 81% + of Median	11	.60%
Families with Children	586	35.5%
Elderly Families	106	6.4%
Families with Disabilities	399	24.2%
All other Families	561	33.9%
Race/ethnicity (White)	393	23.8%
Race/ethnicity (Black)	1309	79.2%
Race/ethnicity (Asian/Other)	90	5.5%
Race/ethnicity (Hispanic)	78	4.7%
*Note that families can select more than one race/ethnicity		
Housing Needs of Families on Public Housing Waiting List by Bedroom Size		
	# of Families	% of Total Families
Waiting List Total	1652	
1 Bedroom	983	59.5%
2 Bedroom	669	40.5%

Source: Voyager Housing Needs of Families Report_Wal 11-8-2024

Section 8/Housing Choice Voucher Program

As of November 11, 2024, there are **308 applicants** remaining on the Section 8/Housing Choice Voucher (HCV) waiting list. Of these, **90.6% of families fall within the extremely low-income category**. The average wait time for families on the HCV waiting list is approximately seven years.

On average, **47% of HCV participants retain their voucher for 5-10 years**. The current waiting list is closed. When it was last opened on February 1, 2016, the HACG received around 700 applications. Additionally, the waiting list was briefly opened on February 6, 2020, specifically for Mainstream Voucher applicants. Source: Voyager Housing Needs of Families Report_HCV 11-8-2024; Waitlist Selection Report 11-8-20234

The Section 8/Housing Choice Voucher Program remains highly sought after, largely due to its flexibility, offering recipients the ability to select their housing and transfer (or “port”) vouchers to different locations.

Housing Needs of Families on Housing Choice Voucher Waiting List		
	# of Families	% of Total Families
Waiting List Total	308	
Extremely Low Income (<=30% AMI)	279	90.6%
Very Low Income (>30% but <=50% AMI)	18	5.8%
Low Income (>50% but <80% AMI)	9	2.9%
Above Low Income 81% + of Median	2	.70%
Families with Children	148	48.1%
Elderly Families	8	2.6%
Families with Disabilities	27	8.8%
All other Families	125	40.5%
Race/ethnicity (White)	28	9.1%
Race/ethnicity (Black)	220	71.4%
Race/ethnicity (Asian/Other)	14	4.6%
Race/ethnicity (Hispanic)	8	2.6%
*Note that families can select more than one race/ethnicity		

Source: Voyager Housing Needs of Families Report_HCV, 11-8-2024

Impact of Natural Disasters on Goldsboro and Wayne County

The City of Goldsboro and Wayne County have faced significant challenges due to flooding and damage caused by major hurricanes. On October 10, 2016, **Hurricane Matthew devastated the area**, with more than 1,800 Wayne County households qualifying for housing assistance through FEMA, according to information published on North Carolina Governor Roy Cooper's website.

Before full recovery from Hurricane Matthew was achieved, **Hurricane Florence struck** on September 13, 2018, compounding the region's struggles. In response to both disasters, Wayne County declared a local state of emergency. These events have exacerbated the existing shortage of available and affordable housing in Goldsboro and Wayne County.

Today, **we are still recovering from these natural disasters**. Currently, West Haven has 26 units and Elmwood has 8 units in "Natural Disaster" status due to flooding from these hurricanes. These units have been approved for demolition and are finally coming down eight years later which highlights the ongoing impact of these catastrophic events on local housing.

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions (24 CFR § 903.7(b))

Site-Based Waiting Lists

The HACG has established site-based waiting lists for Trinity Court Apartments and Walnut Street School Apartments, providing targeted housing opportunities for applicants interested and qualified for these specific locations.

Local Preferences

The HACG has a system of local preferences for public housing waiting lists and Housing Choice Voucher wait list. These preferences are an essential part of the Public Housing Agency's Annual Plan, as required by 24 CFR §903.7(b), and are detailed in the Admissions and Continued Occupancy Policy (ACOP) and Administrative Plan. All preferences must comply with the nondiscrimination and equal opportunity requirements outlined in 24 CFR §5.105(a).

Statement of Financial Resources (24 CFR § 903.7(c))

Since 1992, the HACG has consistently applied for and received funding through the Comprehensive Grant Program (CGP), now the Capital Fund Program. Each year, following submission of the Annual Plan and the Five-Year Plan- which outline the intended use of the Capital Funds- the HACG receives funding based on a formula allocation.

In accordance with PIH Notice 2017-03 (HA), the HACG has the option to allocate up to 20% of its Operating Subsidy to the Capital Fund Program.

Resource	Total Resources FYE 2022-2023	Total Resources FYE 2023-2024
Operating Funds	\$6,287,700.00	\$6,866,984.00
Capital Funds	\$2,602,390.00	\$1,737,266.00
Section 8/Housing Choice Voucher Funds	\$1,706,827.00	\$1,730,103.00
Other Income	\$598,234.00	\$622,881.00
Dwelling Rental Income	\$3,736,827.00	\$3,520,617
ROSS Grant	\$55,969.00	\$84,390.00
Other Federal Grants	\$560,405.00	\$943,882.00
Total of all Resources	\$15,548,442.00	\$15,506,123.00

Source: Finance Department 11-8-2024

The Housing Authority of the City of Goldsboro remains dedicated to providing high-quality programs and housing for its residents. To enhance its offerings, the HACG plans to research and pursue additional grant opportunities that benefit both the agency and its residents. Potential grants may include **Choice Neighborhoods Planning and Implementation Grants, Self-Sufficiency or Employment driven initiatives**, or other relevant funding opportunities as they become available.

The HACG will also explore diverse funding sources, including Rental Assistance Demonstration (RAD), mixed-finance approaches, tax credits, and other viable funding options. Each opportunity will be

carefully evaluated both individually and in combination with other funding mechanism to maximize impact.

The Housing Authority will actively explore repositioning initiatives offered by the United States Department of Housing and Urban Development (HUD). These initiatives include **Choice Neighborhoods, Rental Assistance Demonstration (RAD) conversion, Moving-to-Work, Section 18 Demolition/Disposition, bonds, tax credits, and blended approaches**, utilization of **project-based, tenant-based vouchers**, and **tenant protection vouchers** as well as **energy efficiency** initiatives to enhance sustainability and cost-effectiveness.

Where appropriate, the HACG will utilize these tools to improve housing options within the community and create stronger opportunities for its residents. The HACG is also evaluating **force account labor** through capital funds to effectively carry out certain projects.

Home Ownership Programs

The Housing Authority will conduct research and develop a Home Ownership Plan to assist Public Housing and Housing Choice Voucher residents in the search for and the acquisition of permanent housing.

Rent Determination Policies (24 CFR § 903.7(d))

Income-Based Rent

1. Calculation of Rent:
 - a. Rent is calculated as the greater of:
 - i. 30% of adjusted monthly gross income, or
 - ii. 10% of monthly gross income
2. Minimum Rent:
 - a. Set at \$50.00.
 - b. In situations where paying minimum rent results in hardship for the resident, the HACG has adopted the Minimum Rent Hardship Policy.
3. Earned Income Disregard (EID):
 - a. The EID Program ended on January 1, 2024, with a complete phase out by December 31, 2026 under HOTMA regulations.
 - b. Residents that qualified for EID prior to December 31, 2023, follows these rent phase-in rules:
 - i. No rent increase in the first year.
 - ii. 50% of the standard increase in the second year.
 - iii. Full rent increase in the third year.
4. Implementation of HOTMA Regulations:
 - a. HOTMA introduces significant changes to the calculation of income and asset inclusions and exclusions. The HACG will adopt and implement these required regulations as guidance is provided by HUD.

Flat Rents

1. Option for Flat Rent:
 - a. Residents may choose between income-based rent or flat rent at annual reexamination.
 - b. Flat rent reflects the market value of the unit.
2. Annual Update:
 - a. Flat rents are based on HUD's Fair Market Rent (FMR) standards for each geographic area.
 - b. The HACG sets flat rents at 80% of FMR, effective from January 1, 2024, and applied by reexamination date for each development.

Safety and Crime Prevention (24 CFR 903 § 903.7(m))

Safety and Security Measures at the HACG Public Housing Developments

The safety and security of all public housing residents and the HACG staff remain a top priority. To address these concerns, the HACG has established a robust partnership with the Goldsboro Police Department, which includes a dedicated law enforcement division specifically focused on housing units within the City of Goldsboro. This division actively monitors all of the HACG public housing units for crime and drug-related activity.

Each Property Manager maintains direct communication with the housing unit division to promptly address safety and security issues. The HACG receives detailed incident reports and monthly summaries from the police department, enabling timely action on lease violations related to reported incidents.

Technology Enhancements for Security

1. ShotSpotter System:
 - a. To combat the increasing number of shootings in Goldsboro, the Goldsboro Police Department has installed ShotSpotter technology around and near the HACG developments.
 - b. ShotSpotter uses a network of microphones to detect gunshots and pinpoint their location within 25 meters.
 - c. This system provides real-time alerts to the police, enabling swift responses to incidents.
2. CCTV Surveillance System:
 - a. The HACG is implemented a phased rollout of Tsunami CCTV systems to enhance surveillance and assist the police within our developments.
 - b. CCTV systems and license plate readers have been installed in Fairview Apartments, Trinity Court, Lincoln Apartments, and West Haven Apartments.
 - c. Additional surveillance systems for other developments as well as upgrades with improved capabilities are under consideration.

Additional Safety and Security Measures

1. Lighting:
 - a. The HACG regularly inspections and monitors exterior lighting across all developments to ensure well-lit, safer environments. Duke Energy has been requested to perform an

- audit of light poles within our developments to ensure they are functional and have up to date fixtures.
- b. Implementation of dusk to dawn lighting on exterior buildings.
- 2. Police Occupancy Option:
 - a. Under 24 CFR § 960.505, the HACG may provide housing occupancy to a police officer to enhance on-site security for public housing residents.
- 3. Emergency Transfer Plan:
 - a. In compliance with the Violence Against Women Act (VAWA) and HUD guidelines, the HACG has implemented an Emergency Transfer Plan to protect residents facing domestic violence, dating violence, sexual assault, stalking, human trafficking, or other violence.
 - b. Residents receive HUD Forms 5380 and 5382 at move-in, annual recertifications, and when they receive an adverse action, detailing their rights under VAWA.
- 4. Access Control Systems:
 - a. The HACG is installing electronic key card systems, key pads, and/or biometric access for building and unit entrances.
- 5. Neighborhood Watch Program:
 - a. West Haven residents are working with the GPD to implement a resident-led watch group with training from local law enforcement to foster a community-based approach to safety. The HACG plans to facilitate this at all developments.
- 6. Environmental Design:
 - a. Maintain clear sightlines by trimming shrubs and trees around pathways and entrances.
 - b. Maintain perimeter fences and controlled-access gates to restrict unauthorized entry.

Substantial Deviation and Significant Amendment/Modification

Definition

In accordance with HUD regulations in 24 CFR § 903.7 24 CFR § 905.3, a substantial deviation or significant amendment/modification is defined as a discretionary change in the plans or policies of the Housing Authority that fundamentally alters the mission, goals, objectives, or strategic direction of the agency. Such changes require formal approval by the Board of Commissioners and must undergo a public comment process.

The HACG plans to update the Dwelling Lease Agreement and the Admissions and Continued Occupancy Policy (ACOP) in 2025. Proposed changes will be posted for a 45-day public comment period followed by Board Member approval before becoming effective.

ATTACHMENT B: DECONCENTRATION POLICY

Deconcentration Policy

The Housing Authority of the City of Goldsboro accepts public housing applications at the agency's main administrative office and on our online portal www.myportal.hacg.org. Applications are organized into the following waiting list: General Waitlist, Trinity Court Apartments Site-Based Waitlist, and Walnut Street School Site-Based Waitlist by date and time and preference. These lists are prioritized based on

date, time, and applicant preferences. However, the Deconcentrating Rule outlines in this policy may supersede these preferences and prioritization criteria, enabling the agency to bypass certain applicants in order to meet deconcentrating goals, if applicable. The deconcentration of poverty and income mixing is promoted by policy that provides for bringing in higher income tenants into lower income developments and lower income tenants into higher income developments. The waiting list is updated regularly and at least annually to ensure it reflects the most current applicant information.

The agency conducts thorough background checks on all applicants. When a unit becomes available, the applicant with the longest wait time and highest preference, who qualifies for the appropriate bedroom unit size, is offered the unit. If an applicant rejects three offers, they will be moved to the bottom of the waiting list.

For the Section 8/Housing Choice Voucher Program, a central list is maintained based on completed applications. The waiting list is updated regularly and at least annually to ensure it reflects the most current applicant information. The Section 8/Housing Choice Voucher Program also follows a system of preferences and prioritization based on date and time of application.

Development	Total Units	Below 30%	Between 30-50%	Above 50%
Fairview Apartments	249	86%	10%	4%
Lincoln Apartments	289	91%	6%	3%
Woodcrest Terrace	75	79%	9%	12%
Elmwood Terrace	150	83%	11%	6%
Little Washington	49	77%	9%	14%
West Haven Apartments	298	84%	8%	8%
Trinity Court	22	68%	9%	23%
Oleander Duplex	2	100%	0%	0%
Walnut Street School	55	65%	24%	11%
Park Court	48	42%	22%	36%
PHA-Wide	1237	83%	10%	7%
Vouchers	244	78%	14%	8%
VASH	34	76%	14%	10%
Main Stream	20	100%	0%	0%
Voucher-Wide	298	85%	9%	6%

Source: Voyager Resident Characteristics Report by Property 11-11-2024

Development	Adj. Average Income	EIR	Explanation
Fairview Apartments	\$9,396.93	71%	Relocation/Skewed
Lincoln Apartments	\$8,268.65	63%	Jobs Plus Grant
Elmwood Terrace	\$9,325.81	71%	8 demo units/skewed
Little Washington	\$15,914.89	121%	Pays own Utilities

Woodcrest	\$14,662.86	111%	Pays own Utilities
West Haven Apartments	\$11,363.52	86%	
Oleander Duplex	\$7,316.00	55%	Only 2 units
Walnut Street School	\$17,146.38	130%	85% SS/SSI
Trinity Court	\$18,760.00	142%	Pays own Utilities
Park Court	\$22,888.00	173%	Pays own Utilities
PHA-Wide	\$15,004.78	94%	

Established Income Range (EIR) 85% to 110%

Source: Voyager Resident Characteristics Report by Property/Decon Analysis 08-23-2023

In its ongoing efforts to promote the **deconcentration of poverty** in public housing, the HACG will be focusing on four key initiatives: (1) Providing incentives designed to encourage families with incomes below the EIR to accept units in developments with incomes above the EIR, or vice versa, which may include rent incentives, affirmative marketing plans, or added amenities. (2) Targeting investment and capital improvements toward developments with an average income below the EIR to encourage applicant families whose income is above the EIR to accept units in those developments. (3) Prioritizing working families preference. (4) Skipping a family on the waiting list to reach another family in an effort to further the goals of the deconcentration policy. (5) Providing such other strategies as permitted by statute and determined by the PHA in consultation with the residents and the community.

For the Section 8/Housing Choice Vouchers, the HACG will actively engage in landlord recruiting efforts and collaborating with our 501(c)3 non-profit Community Housing Development Organization (CHDO) to create diverse housing options throughout the Wayne County area.

ATTACHMENT C: NEW ACTIVITIES

HOPE VI or Choice Neighborhoods. The HACG was awarded a \$500,000 Planning Grant for the Choice Neighborhood initiative in partnership with the City of Goldsboro, focusing on the West Haven development. West Haven was selected due to its strategic location, proximity to other key city development areas, access to transit avenues, and potential for mitigation activities. The revitalization area is identified as “West Oaks”. Planning is actively underway with community partners, residents, and stakeholders to develop a comprehensive neighborhood revitalization plan, focusing on three core goals: Housing, People, and Neighborhoods. The HACG may consider applying for additional funding for future developments in its portfolio, contingent upon availability.

Mixed Finance, Modernization, or Development. The HACG is considering submitting proposals for mixed-finance, modernization, or new developments. Fairview was approved for modernization of 60 units. New developments, to include new construction and/or acquisitions, will be proposed for Fairview, 112 Oleander, 100/101 Center Street and other developments as required.

Demolition and/or Disposition (24 CFR 903 § 903.7(h))

- Pending Demolition:
 - **Flood Units.** There are 26 units in West Haven and 8 units in Elmwood that were damaged by Hurricane Matthew in October 2016 and are in Natural Disaster Status. We have received monetary reimbursement from our Insurance Company and FEMA.

Currently, the applications for demolition were approved and selective demolition is expected to be completed in spring 2025.

- All flood units are included in Table 3 for Public Housing.
- The unit addresses are as follows:
 - 720-754 W. Oak Street
 - 837-851 W. Oak Street
 - 413-427 Hollowell Avenue
- **Fairview Inner Circle.** There are 16 two-story Units that remain on the inside of Fairview Circle. The application was approved for selective demolition and is expected to be completed by 2026.
 - All demolition units are included in Table 3 for Public Housing.
 - The unit addresses are as follows: 906 ABCD – 922 ABCD Fairview Circle
- **125 Rockefeller Court.** On January 18, 2024 a fire at 125 Rockefeller Court occurred and is a complete loss. Plans for demolition of that unit and or/building are being considered and HACG expects to submit an application for demolition in 2025.
- **Fairview Development.** The HACG will be submitting a demolition application for the entire Fairview development in phases to include the outside of Fairview Circle, Edgerton Street, Taylor Street, Maple Street, Holly Street, and Claiborne.

The HACG may apply for **Tenant Protection Vouchers** for relocation of residents affected by demolition.

Conversion of Public Housing to Tenant-Based Assistance (24 CFR 903 § 903.7(j))

The HACG may consider converting a portion of its Public Housing inventory to Tenant-Based Assistance. The development(s) or the number of units has not been determined at this time.

Conversion of Public Housing to Project-Based Assistance under RAD

The HACG may consider converting a portion of its Public Housing inventory to the Rental Assistance Demonstration (RAD) Program and is currently studying the potential benefits of conversion for several of its sites. The development(s) or the number of units has not been determined at this time.

Occupancy by Over-Income Families

In accordance with the Housing Opportunity Through Modernization Act of 2016 (HOTMA): Final Implementation of Public Housing Income Limit released by HUD, the HACG began imposing an income limit on public housing residents effective March 21, 2019, as per the notice.

Project-Based Vouchers

The HACG is considering allocating a percentage of its Housing Choice Vouchers for potential use under the Project-Based Voucher (PBV) Program.

Approved Vacancies for Modernization

The HACG is considering vacating units for modernization due to deferred maintenance. The development(s) or the number of units has not been determined at this time.

Other Capital Grant Programs

The HACG anticipates applying for Planning and Implementation Grants, Self-Sufficiency or Employment driven initiatives, or other grants as available and applicable.

Home Ownership Programs (24 CFR 903 § 903.7(k))

The HACG anticipates applying for Home Ownership programs as available and applicable.

Energy Efficiency Programs

The HACG anticipates applying for energy efficiency programs such as Solar For All and the Rate Reduction Incentive (RRI) as well as other programs as available and applicable.

ATTACHMENT D: PROGRESS REPORT

Progress Report

Goals and Objectives Five Year Plan for Fiscal Years 2020-2024.

In preparation of the Agency Plan, the Housing Authority of the City of Goldsboro has established the following long-range goals to ensure long term viability of the agency and continued service to the community:

- Ensure a well-maintained housing stock;
- Maintain and enhance resident safety and security;
- Expand homeownership opportunities and self-sufficiency programs;
- Increase assisted housing choices to meet demand;
- Promote fair housing and equal opportunity.

Objectives have been developed to measure whether HACG is meeting its goals. Available resources must be directed to these strategies if the agency is to accomplish its mission.

Goal 1. Ensure a well-maintained housing stock.

Objective 1: To maintain at least a standard performer designation on the Public Housing Assessment System (PHAS). Extensive training will be provided to all HACG employees relative to the key components of the PHAS system. The Chief Executive Officer and PHAS Coordinator will be responsible for biannual reviews and evaluation of major indicators. The information will be shared with key staff members;

2024 Progress Report: The HACG is designated as High Performer which has met our objective. We are working to improve key components of the PHAS system to continue to achieve High Performer.

Objective 2: Develop an agency-wide portfolio and five-year capitalization plan to serve as a framework for future development endeavors that focuses on diversification and stabilization of income sources;

2024 Progress Report: The HACG contracted with EJP, LLC, a consulting firm, to provide a Portfolio Review and 5-Year Capitalization Plan.

Objective 3: To establish a quality control program for maintenance work orders to ensure the quality of work performed by maintenance staff is satisfactory. The Supervisory staff will inspect a 1 percent random sample of work orders given the number of work orders. Maintenance staff having deficiencies will be identified, counseled, and trained.

2024 Progress Report: Property Managers inspect one (1) percent of total work orders per month for quality control and are required to report any deficiencies to the Director of Asset Management for further review.

Goal 2: Maintain and enhance resident safety and security.

Objective 1: To reduce criminal activity in residential communities by providing additional lighting and fencing in areas identified by HACG staff and residents;

2024 Progress Report: The HACG properties are inspected by the Property Managers and Maintenance staff weekly for areas that need improvement. Street lighting is inspected at night. The HACG is also installing additional lighting at all developments. Security Cameras are installed in the Lincoln Development, Fairview Development, Trinity Court, and West Haven and the HACG plans to extend that to other developments.

Objective 2: To promote a safe environment by denying initial or continued assistance to applicants who have demonstrated a history of violent criminal or drug-related activity;

2024 Progress Report: In accordance with our Admissions and Continued Occupancy Policy, background reports are completed on every adult applicant to determine eligibility for initial or continued assistance.

Goal 3: Expand Homeownership opportunities and self-sufficiency programs for residents of public and assisted housing.

Objective 1: To partner with the City of Goldsboro and a 501(C)(3) nonprofit organization to obtain CHDO status, which will enable HACG to develop homeownership opportunities for low-income persons;

2024 Progress Report: Through its non-profit organization, Goldsboro Development Corporation (GDC), CHDO status was achieved in April 2016.

Objective 2: To purchase at least 1 dwelling unit each year for the homeownership program utilizing rent-to-purchase or other rental options until a low-income purchaser can qualify for a mortgage loan;

2024 Progress Report: GDC is now known as GEO Property Management Company and currently owns 25 houses/units. Currently, 23 are being rented until a potential homeowner can qualify for a mortgage loan. Two houses/units are offline. Consideration may be given to modernization, acquisition, or demolition. Other options for development will be considered in the Capitalization Plan.

Objective 3: To work with local agencies through cooperative agreements to provide self-sufficiency programs for residents. The Resident Services Coordinator will act as a liaison between HACG staff, residents, and local agencies as partnerships are established and maintained to meet the resident's/customer's education, employment, healthcare, daycare, and leisure needs. (24 CFR 903 § 903.7(i))

2024 Progress Report:

- Pride in NC; Danny King- One-to-One with Youth; Wayne County Library; Dillard Academy; Sydney's Book Club; Literacy Connection of Wayne County; Vocational Rehabilitation; Wayne Uplift; Wayne Community College; Girl Scouts; Boy Scouts; WAGES; WAGES Foster Grandparents; Wayne County Department of Social Services; Goldsboro Police Department Crime Prevention Unit; Rebuilding Broken Places; Goldsboro Parks and Recreation; Mental Health Associates; Salvation Army; Nutrition and Food Service; Hicks and Associates Insurance; Wayne County Services on Aging; Goshen Wellness/Medical Center; Goshen Dental Center; North Carolina Council on Aging; Injoy; Bank on Wayne; Goldsboro Fire Department; Wayne County Public Schools; The Campaign for Grade-Level Reading; Bethel Church; Rainee Coakley; Young Families Connect; MPI, Inc.; Read Wayne, NC Justice Center; Kinetic Minds; NC Works; Alpha Kappa Alpha Inc. (Epsilon Phi Omega Chapter); Wayne County Boys and Girls Club; Goldsboro Recreation Center; A Caring Heart; Wayne County Chamber of Commerce; Wayne Opportunity; City of Goldsboro; Community Care of North Carolina; Senior Community Service Employment Program; Workforce Innovation and Opportunity Act Youth Program (WIOA); Betty Dawson; Towanna Page Bynum; Charles Raiford, Jr.; Client First; Gateway; Waynesboro Family Clinic; A+ Driving School; Vocational Rehabilitation; Partnership of Wayne County; Simmons Early Intervention Therapy; Communities in School, First Citizens Bank (Mortgage Loans Dept.); Family First Counseling; Divine Appointment Counseling Services; Department of Public Safety; Renovating Lives; Passionate Beginnings; Wayne County Public Library; Book Rich Environments, Wal-Mart; Department of Transportation; The Carter Clinic; Growing Generations, LLC; Shedrick Elite Trucking Company; Habitat for Humanity; Divine 9; North Drive Elementary School; Carver Heights Elementary School, Dillard Middle School, Wayne Academy; Goldsboro High School; Period Kits NC; Diaper Bank NC; Dress for Success; Lenoir Community College .
- The partnership through WAGES has established an onsite child daycare service at the Fairview Community Center for residents in any development.

Consideration is being given to establish a second onsite child daycare service at the Dupont Community Building through WAGES.

- In 2018, the HACG established the HACG Scholar Program. Residents who are high school students and who live in any development can apply for a scholarship to use towards high education. The Scholar Program has been extended to include a Community Scholarship. Scholarships have been given out each year since the program was founded.
- The HACG Resident Services have partnerships with other agencies to host on-site job fairs, including, resident-only job fairs where residents were given the opportunity to meet with potential employers.
- The agency has partnered with local banks and financial literacy institutions to offer homebuying workshops for those that desire to own a home.
- The agency has partnered with Walmart of Mt. Olive, N.C. and the Department of Transportation to provide nearly 100 bicycles and helmets to our youth residents.
- The agency continues a valuable partnership with A+ Driving School offering basic driving skills training, in class and on the road practice, to all residents (and the general public) over the age of 18 and no longer in high school.
- Though the Partnership of Divine Appointment counseling and Family first counseling Services, the HACG is now offering peer support, substance use/misuse, and at-risk teens counseling services to all qualifying residents.
- The HACG has established and maintained a health relationship with 5 feeder schools within the county and make regular contributions yearly to help support education and needed resources.
- The HACG has partnered with The Carter Clinic of Kinston, N.C. to provide onsite, mobile mental health care, to include medication management and therapy for all residents.
- The HACG has partnered with Growing Generations to provide “Welcome Home” care packages with household essentials for new residents.
- The HACG has partnered with Dress for Success providing soft skills training, interview readiness and resume writing training; appropriate work place attire at no cost to participants.

Goal 4: Increase assisted housing choices to meet future demand.

Objective 1: Manage the Housing Choice Voucher (HCV) Program to achieve a high-performance rating on the Section Eight Management Assessment Program (SEMAP) and strive to maintain at least a 95% lease-up rate. Section 8 Coordinator will monitor this area and provide periodic reports to the Director of Asset Management;

2024 Progress Report: The current lease-up rate is 66.39% for Vouchers, 40% for Mainstream, and 73.53% for VASH. The SEMAP score as of June 30, 2024, **has not yet been posted.**

Objective 2: Expand the supply of assisted housing by applying for additional rental vouchers from HUD when available through Notice of Funding Availability (NOFA) and Veterans Affairs Supportive Housing (HUD-VASH) vouchers which may be used to provide rental assistance to eligible homeless veterans and their families;

2024 Progress Report: The HACG was awarded 34 VASH vouchers and will continue to apply for additional vouchers from HUD when available.

Objective 3: To work with a 501 (c)(3) nonprofit CHDO to create varied housing opportunities in the service area.

2024 Progress Report: The HACG continues to work with its non-profit CHDO organization, GEO, to provide affordable housing options for the City of Goldsboro.

Goal 5: Promote fair housing and equal opportunity for all citizens through education and outreach.

Objective 1: To promote fair housing and the opportunity for very low-income families of all ethnic backgrounds to have access to the widest possible choice of housing to meet their housing needs and to provide sufficient staff training.

2024 Progress Report: Fair Housing Training for staff is planned for 2025.

Objective 2: To ensure compliance with Title VI of the Civil Rights Act of 1964 and all other applicable Federal Laws and regulations so the admissions and continued occupancy are conducted without regard to race, color, religion, creed, sex, national origin, handicap, or familial status.

2024 Progress Report: A fair housing workshop is planned for 2025.

ATTACHMENT E: CERTIFICATION OF COMPLIANCE WITH PHA PLANS AND RELATED REGULATIONS and CIVIL RIGHTS CERTIFICATION

ATTACHMENT F: CERTIFICATION BY STATE OR LOCAL OFFICIALS

ATTACHMENT G: CAPITAL IMPROVEMENTS

Capital Fund Program - Five-Year Action Plan

Status: Draft

Approval Date:

Approved By:

Part I: Summary						
PHA Name : Housing Authority of the City of Goldsboro			Locality (City/County & State)			
PHA Number: NC015			<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 2025	Work Statement for Year 2 2026	Work Statement for Year 3 2027	Work Statement for Year 4 2028	Work Statement for Year 5 2029
	FAIRVIEW APARTMENTS (NC015000100)	\$310,000.00	\$310,000.00	\$1,490,000.00	\$790,000.00	\$1,490,000.00
	AUTHORITY-WIDE	\$3,239,815.00	\$3,136,203.00	\$1,956,203.00	\$2,656,203.00	\$1,956,203.00
	LINCOLN APARTMENTS (NC015000200)	\$345,000.00	\$345,000.00	\$345,000.00	\$345,000.00	\$345,000.00
	WOODCREST-ELMWOOD-LITTLE WASHINGTON	\$640,000.00	\$743,612.00	\$743,612.00	\$743,612.00	\$743,612.00
	WEST HAVEN APARTMENTS (NC015000400)	\$340,000.00	\$340,000.00	\$340,000.00	\$340,000.00	\$340,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	FAIRVIEW APARTMENTS (NC015000100)			\$310,000.00
ID0000516	Development AMP 1(Dwelling Unit-Development (1480)-Other)	Development AMP 1		\$20,000.00
ID0000520	Fees and Costs AMP 1(Contract Administration (1480)-Other Fees and Costs)	Fees and Costs AMP 1		\$15,000.00
ID0000521	Renovations AMP 1(Dwelling Unit-Interior (1480)-Other)	Renovations AMP 1		\$200,000.00
ID0000522	Sitework/Landscaping AMP 1(Dwelling Unit-Site Work (1480)-Landscape)	Sitework/Landscaping AMP 1		\$25,000.00
ID0000523	Sitework/Parking Lot AMP 1(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking)	Sitework/Parking Lot AMP 1		\$25,000.00
ID0000524	Site Acquisition - AMP 1(Dwelling Unit-Development (1480)-Site Acquisition)	Site Acquisition AMP 1		\$20,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000545	Operations - AMP 1(Operations (1406))	Operations		\$5,000.00
	AUTHORITY-WIDE (NAWASD)			\$3,239,815.00
ID0000517	Administrative Management Fees(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Administrative Management Fees		\$487,482.00
ID0000518	Contingency(Contract Administration (1480)-Contingency)	Contingency		\$209,638.00
ID0000533	PHA Wide Site Acquisition(Dwelling Unit-Development (1480)-Site Acquisition)	Site Acquisition		\$2,537,695.00
ID0000548	Operations - PHA wide(Operations (1406))	Operations		\$5,000.00
	LINCOLN APARTMENTS (NC015000200)			\$345,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000525	Development AMP 2(Dwelling Unit-Development (1480)-Other)	Development AMP 2		\$20,000.00
ID0000526	Relocation AMP 2(Contract Administration (1480)-Relocation)	Relocation AMP 2		\$10,000.00
ID0000527	Demolition/Asbestos Abatement AMP 2(Dwelling Unit - Demolition (1480))	Demolition/Asbestos Abatement AMP 2		\$25,000.00
ID0000528	Fees and Costs AMP 2(Contract Administration (1480)-Other Fees and Costs)	Fees and Costs AMP 2		\$15,000.00
ID0000529	Renovations AMP 2(Dwelling Unit-Interior (1480)-Other)	Renovations AMP 2		\$200,000.00
ID0000530	Sitework/Landscaping AMP 2(Dwelling Unit-Site Work (1480)-Landscape)	Sitework/Landscaping AMP 2		\$25,000.00
ID0000531	Sitework/Parking Lot AMP 2(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking)	Sitework/Parking Lot AMP 2		\$25,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000532	Site Acquisition - AMP 2(Dwelling Unit-Development (1480)-Site Acquisition)	Site Acquisition AMP 2		\$20,000.00
ID0000546	Operations AMP 2(Operations (1406))	Operations AMP 2		\$5,000.00
	WOODCREST-ELMWOOD-LITTLE WASHINGTON (NC015000300)			\$640,000.00
ID0000534	Relocation AMP 3(Contract Administration (1480)-Relocation)	Relocation AMP 3		\$10,000.00
ID0000535	Development AMP 3(Dwelling Unit-Development (1480)-Other)	Development AMP 3		\$20,000.00
ID0000536	Fees and Costs AMP 3(Contract Administration (1480)-Other Fees and Costs)	Fees and Costs AMP 3		\$15,000.00
ID0000537	Sitework/Landscaping AMP 3(Dwelling Unit-Site Work (1480)-Landscape)	Sitework/Landscaping AMP 3		\$25,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
1	2025			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000538	Sitework/Parking Lot AMP 3(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking)	Sitework/Parking Lot AMP 3		\$25,000.00
ID0000539	Site Acquisition - AMP 3(Dwelling Unit-Development (1480)-Site Acquisition)	Site Acquisition AMP 3		\$20,000.00
ID0000540	Demolition/Asbestos Abatement AMP 3(Dwelling Unit - Demolition (1480))	Demolition/Asbestos Abatement AMP 3		\$20,000.00
ID0000541	Renovations AMP 3(Dwelling Unit-Interior (1480)-Other)	Renovations AMP 3		\$500,000.00
ID0000549	Operations AMP 3(Operations (1406))	Operations AMP 3		\$5,000.00
	WEST HAVEN APARTMENTS (NC015000400)			\$340,000.00
ID0000542	Sitework/Parking Lot AMP 4(Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking)	Sitework/Parking Lot AMP 4		\$25,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000543	Sitework/Landscaping AMP 4(Dwelling Unit-Site Work (1480)-Landscape)	Sitework/Landscaping AMP 4		\$25,000.00
ID0000544	Site Acquisition AMP 4(Dwelling Unit-Development (1480)-Site Acquisition)	Site Acquisition AMP 4		\$20,000.00
ID0000547	Operations AMP 4(Operations (1406))	Operations AMP 4		\$5,000.00
ID0000550	Development AMP 4(Dwelling Unit-Development (1480)-Other)	Development AMP 4		\$20,000.00
ID0000551	Fees and Costs AMP 4(Contract Administration (1480)-Other Fees and Costs)	Fees and Costs AMP 4		\$15,000.00
ID0000552	Renovations AMP 4(Dwelling Unit-Interior (1480)-Other)	Renovations AMP 4		\$200,000.00
ID0000553	Relocation AMP 4(Dwelling Unit-Interior (1480)-Other)	Relocation AMP 4		\$10,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000554	Demolition/Asbestos Abatement AMP 4(Dwelling Unit-Interior (1480)-Other,Dwelling Unit - Demolition (1480))	Demolition/Asbestos Abatement AMP 4		\$20,000.00
	Subtotal of Estimated Cost			\$4,874,815.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	FAIRVIEW APARTMENTS (NC015000100)			\$310,000.00
ID0000556	Development AMP 1(Dwelling Unit-Development (1480)-Other)	Development AMP 1		\$20,000.00
ID0000557	Fees and Costs AMP 1(Contract Administration (1480)-Other Fees and Costs)	Fees and Costs AMP 1		\$15,000.00
ID0000558	Renovations AMP 1(Dwelling Unit-Interior (1480)-Other)	Renovations AMP 1		\$200,000.00
ID0000559	Sitework/Parking Lot AMP 1(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking)	Sitework/Parking Lot AMP 1		\$25,000.00
ID0000560	Sitework/Landscaping AMP 1(Dwelling Unit-Site Work (1480)-Landscape)	Sitework/Landscaping AMP 1		\$25,000.00
ID0000561	Site Acquisition - AMP 1(Dwelling Unit-Development (1480)-Site Acquisition)	Site Acquisition AMP 1		\$20,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000594	Operations - AMP 1(Operations (1406))	Operations		\$5,000.00
	LINCOLN APARTMENTS (NC015000200)			\$345,000.00
ID0000562	Demolition/Asbestos Abatement AMP 2(Dwelling Unit - Demolition (1480))	Demolition/Asbestos Abatement AMP 2		\$25,000.00
ID0000563	Development AMP 2(Dwelling Unit-Development (1480)-Other)	Development AMP 2		\$20,000.00
ID0000564	Renovations AMP 2(Dwelling Unit-Interior (1480)-Other)	Renovations AMP 2		\$200,000.00
ID0000565	Sitework/Parking Lot AMP 2(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking)	Sitework/Parking Lot AMP 2		\$25,000.00
ID0000566	Sitework/Landscaping AMP 2(Dwelling Unit-Site Work (1480)-Landscape)	Sitework/Landscaping AMP 2		\$25,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		2	2026		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
ID0000567	Site Acquisition - AMP 2(Dwelling Unit-Development (1480)-Site Acquisition)	Site Acquisition AMP 2			\$20,000.00
ID0000568	Relocation AMP 2(Contract Administration (1480)-Relocation)	Relocation AMP 2			\$10,000.00
ID0000569	Fees and Costs AMP 2(Contract Administration (1480)-Other Fees and Costs)	Fees and Costs AMP 2			\$15,000.00
ID0000570	Operations AMP 2(Operations (1406))	Operations AMP 2			\$5,000.00
	WOODCREST-ELMWOOD-LITTLE WASHINGTON (NC015000300)				\$743,612.00
ID0000571	Relocation AMP 3(Contract Administration (1480)-Relocation)	Relocation AMP 3			\$10,000.00
ID0000572	Demolition/Asbestos Abatement AMP 3(Dwelling Unit - Demolition (1480))	Demolition/Asbestos Abatement AMP 3			\$20,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
2		2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000573	Development AMP 3(Dwelling Unit-Development (1480)-Other)	Development AMP 3		\$20,000.00
ID0000574	Fees and Costs AMP 3(Contract Administration (1480)-Other Fees and Costs)	Fees and Costs AMP 3		\$15,000.00
ID0000575	Renovations AMP 3(Dwelling Unit-Interior (1480)-Other)	Renovations AMP 3		\$603,612.00
ID0000576	Sitework/Parking Lot AMP 3(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking)	Sitework/Parking Lot AMP 3		\$25,000.00
ID0000577	Sitework/Landscaping AMP 3(Dwelling Unit-Site Work (1480)-Landscape)	Sitework/Landscaping AMP 3		\$25,000.00
ID0000578	Site Acquisition - AMP 3(Dwelling Unit-Development (1480)-Site Acquisition)	Site Acquisition AMP 3		\$20,000.00
ID0000579	Operations AMP 3(Operations (1406))	Operations AMP 3		\$5,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	WEST HAVEN APARTMENTS (NC015000400)			\$340,000.00
ID0000580	Sitework/Parking Lot AMP 4(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking)	Sitework/Parking Lot AMP 4		\$25,000.00
ID0000581	Sitework/Landscaping AMP 4(Dwelling Unit-Site Work (1480)-Landscape)	Sitework/Landscaping AMP 4		\$25,000.00
ID0000582	Site Acquisition AMP 4(Dwelling Unit-Development (1480)-Site Acquisition)	Site Acquisition AMP 4		\$20,000.00
ID0000583	Operations AMP 4(Operations (1406))	Operations AMP 4		\$5,000.00
ID0000584	Development AMP 4(Dwelling Unit-Development (1480)-Other)	Development AMP 4		\$20,000.00
ID0000585	Fees and Costs AMP 4(Contract Administration (1480)-Other Fees and Costs)	Fees and Costs AMP 4		\$15,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000586	Renovations AMP 4(Dwelling Unit-Interior (1480)-Other)	Renovations AMP 4		\$200,000.00
ID0000587	Relocation AMP 4(Dwelling Unit-Interior (1480)-Other)	Relocation AMP 4		\$10,000.00
ID0000588	Demolition/Asbestos Abatement AMP 4(Dwelling Unit-Interior (1480)-Other,Dwelling Unit - Demolition (1480))	Demolition/Asbestos Abatement AMP 4		\$20,000.00
	AUTHORITY-WIDE (NAWASD)			\$3,136,203.00
ID0000589	Administrative Management Fees(Administration (1410)-Salaries,Administration (1410)-Sundry,Administration (1410)-Other)	Administrative Management Fees		\$487,482.00
ID0000590	Contingency(Contract Administration (1480)-Contingency)	Contingency		\$106,026.00
ID0000592	PHA Wide Site Acquisition(Dwelling Unit-Development (1480)-Site Acquisition)	Site Acquisition		\$2,537,695.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000593	Operations - PHA wide(Operations (1406))	Operations		\$5,000.00
	Subtotal of Estimated Cost			\$4,874,815.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$1,956,203.00
ID0000595	Administrative Management Fees(Administration (1410)-Other,Administration (1410)-Salaries)	Administrative Management Fees		\$487,482.00
ID0000596	Contingency(Contract Administration (1480)-Contingency)	Contingency		\$963,721.00
ID0000628	Site Acquisition(Dwelling Unit-Development (1480)-Site Acquisition)	Site Acquisition - PHA Wide		\$500,000.00
ID0000633	Operations - PHA Wide(Operations (1406))	Operations - PHA Wide		\$5,000.00
	FAIRVIEW APARTMENTS (NC015000100)			\$1,490,000.00
ID0000597	Fees and Costs - AMP 1(Contract Administration (1480)-Other Fees and Costs)	Fees and Costs - AMP 1		\$15,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3		2027		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000598	Renovations - AMP 1(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,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 Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,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)-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)	Renovations - AMP 1		\$200,000.00
ID0000599	Sitework - Parking Lot - AMP 1(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Parking)	Sitework - Parking Lot AMP 1		\$25,000.00
ID0000600	Sitework - Landscaping AMP 1(Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Fencing)	Sitework - Landscaping AMP 1		\$25,000.00
ID0000601	Site Acquisition - AMP 1(Dwelling Unit-Development (1480)-Site Acquisition)	Site Acquisition - AMP 1		\$20,000.00
ID0000602	Interior/Exterior Renovations - Mary Casey House AMP 1(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Electric Distribution,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)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Housing Related Hazards (1480)-	Interior/Exterior Renovations - Mary Casey House AMP 1		\$1,200,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Clearance Examinations-Fire Hazard(s),Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Fire Hazard(s),Housing Related Hazards (1480)-Evaluation/Risk Assessment-Lead-Based Paint,Housing Related Hazards (1480)-Hazard Controls-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s),Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint,Housing Related Hazards (1480)-Hazard Controls-Other,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Canopies,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)-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)-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)			
ID0000629	Operations - AMP 1(Operations (1406))	Operations		\$5,000.00
	LINCOLN APARTMENTS (NC015000200)			\$345,000.00
ID0000603	Relocation - AMP 2(Contract Administration (1480)-Relocation)	Relocation AMP 2		\$10,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
	3	2027		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000604	Demolition/Asbestos Abatement - AMP 2(Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Asbestos)	Demolition/Asbestos Abatement - AMP 2		\$25,000.00
ID0000605	Development - AMP 2(Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition)	Development - AMP 2		\$20,000.00
ID0000606	Fees and Costs - AMP 2(Contract Administration (1480)-Other Fees and Costs)	Fees and Costs - AMP 2		\$15,000.00
ID0000607	Interior/Exterior Renovations - AMP 2(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Canopies,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 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)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,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)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Interior/Exterior Renovations - AMP 2		\$200,000.00
ID0000608	Sitework - Parking Lot - AMP 2(Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Sitework - Parking Lot - AMP 2		\$25,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
	3	2027		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000609	Sitework - Landscaping - AMP 2(Dwelling Unit-Site Work (1480)-Landscape)	Sitework - Landscaping - AMP 2		\$25,000.00
ID0000610	Site Acquisition - AMP 2(Dwelling Unit-Development (1480)-Site Acquisition)	Site Acquisition - AMP 2		\$20,000.00
ID0000630	Operations AMP 2(Operations (1406))	Operations AMP 2		\$5,000.00
	WOODCREST-ELMWOOD-LITTLE WASHINGTON (NC015000300)			\$743,612.00
ID0000611	Relocation - AMP 3(Contract Administration (1480)-Relocation)	Relocation - AMP 3		\$10,000.00
ID0000612	Demolition/Asbestos Abatement - AMP 3(Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Asbestos)	Demolition/Asbestos Abatement - AMP 3		\$20,000.00
ID0000613	Development - AMP 3(Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition)	Development - AMP 3		\$20,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3		2027		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000614	Fees and Costs - AMP 3(Contract Administration (1480)-Other Fees and Costs)	Fees and Costs - AMP 3		\$15,000.00
ID0000615	Interior/Exterior Renovations - AMP 3(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,Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations-Mold ,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Lead-Based Paint,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Mold,Housing Related Hazards (1480)-Hazard Controls-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint,Housing Related Hazards (1480)-Inspections-Lead-Based Paint,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,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)-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)	Interior/Exterior Renovations - AMP 3		\$603,612.00
ID0000616	Sitework - Parking Lot - AMP 3(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking)	Sitework - Parking Lot - AMP 3		\$25,000.00
ID0000617	Sitework - Landscaping - AMP 3(Dwelling Unit-Site Work (1480)-Landscape)	Sitework - Landscaping - AMP 3		\$25,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3		2027		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000618	Site Acquisition - AMP 3(Dwelling Unit-Development (1480)-Site Acquisition)	Site Acquisition - AMP 3		\$20,000.00
ID0000631	Operations AMP 3(Operations (1406))	Operations AMP 3		\$5,000.00
	WEST HAVEN APARTMENTS (NC015000400)			\$340,000.00
ID0000619	Sitework - Parking Lot - AMP 4(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking)	Sitework - Parking Lot - AMP 4		\$25,000.00
ID0000620	Sitework - Landscaping - AMP 4(Dwelling Unit-Site Work (1480)-Landscape)	Sitework - Landscaping - AMP 4		\$25,000.00
ID0000621	Site Acquisition - AMP 4(Dwelling Unit-Development (1480)-Site Acquisition)	Site Acquisition - AMP4		\$20,000.00
ID0000622	Development - AMP 4(Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition)	Development - AMP 4		\$20,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		3	2027		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
ID0000623	Fees and Costs - AMP 4(Contract Administration (1480)-Other Fees and Costs)	Fees and Costs - AMP 4			\$15,000.00
ID0000624	Interior/Exterior Renovations - AMP 4(Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations-Mold ,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Lead-Based Paint,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Mold,Housing Related Hazards (1480)-Hazard Controls-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint,Housing Related Hazards (1480)-Inspections-Lead-Based Paint,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,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)-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)-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)	Interior/Exterior Renovations - AMP 4			\$200,000.00
ID0000625	Relocation - AMP 4(Contract Administration (1480)-Relocation)	Relocation - AMP 4			\$10,000.00
ID0000626	Demolition/Asbestos Abatement - AMP 4(Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Asbestos)	Demolition/Asbestos Abatement - AMP 4			\$20,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	2028			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000637	Renovations - AMP 1(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,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 Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,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)-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)	Renovations - AMP 1		\$200,000.00
ID0000638	Sitework - Parking Lot - AMP 1(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Parking)	Sitework - Parking Lot AMP 1		\$25,000.00
ID0000639	Sitework - Landscaping AMP 1(Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other)	Sitework - Landscaping AMP 1		\$25,000.00
ID0000640	Site Acquisition - AMP 1(Dwelling Unit-Development (1480)-Site Acquisition)	Site Acquisition - AMP 1		\$20,000.00
ID0000641	Interior/Exterior Renovations - Mary Casey House AMP 1(Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Clearance Examinations-Fire Hazard(s),Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Fire Hazard(s),Housing Related Hazards (1480)-Evaluation/Risk Assessment-Lead-Based Paint,Housing Related Hazards (1480)-Hazard Controls-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s),Housing Related Hazards (1480)-Hazard	Interior/Exterior Renovations - Mary Casey House AMP 1		\$500,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Housing Related Hazards (1480)-Hazard Controls-Other,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Canopies,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)-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)-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)-Electric Distribution,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)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains)			
ID0000667	Operations - AMP 1(Operations (1406))	Operations		\$5,000.00
	LINCOLN APARTMENTS (NC015000200)			\$345,000.00
ID0000642	Relocation - AMP 2(Contract Administration (1480)-Relocation)	Relocation AMP 2		\$10,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4		2028		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000643	Demolition/Asbestos Abatement - AMP 2(Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Asbestos)	Demolition/Asbestos Abatement - AMP 2		\$25,000.00
ID0000644	Development - AMP 2(Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition)	Development - AMP 2		\$20,000.00
ID0000645	Fees and Costs - AMP 2(Contract Administration (1480)-Other Fees and Costs)	Fees and Costs - AMP 2		\$15,000.00
ID0000646	Interior/Exterior Renovations - AMP 2(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Canopies,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)-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)	Interior/Exterior Renovations - AMP 2		\$200,000.00
ID0000647	Sitework - Parking Lot - AMP 2(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking)	Sitework - Parking Lot - AMP 2		\$25,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	2028			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000648	Site Acquisition - AMP 2(Dwelling Unit-Development (1480)-Site Acquisition)	Site Acquisition - AMP 2		\$20,000.00
ID0000668	Operations AMP 2(Operations (1406))	Operations AMP 2		\$5,000.00
ID0000672	Sitework - Landscaping - AMP 2(Dwelling Unit-Site Work (1480)-Landscape)	Sitework - Landscaping - AMP 2		\$25,000.00
	WOODCREST-ELMWOOD-LITTLE WASHINGTON (NC015000300)			\$743,612.00
ID0000649	Relocation - AMP 3(Contract Administration (1480)-Relocation)	Relocation - AMP 3		\$10,000.00
ID0000650	Demolition/Asbestos Abatement - AMP 3(Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Asbestos)	Demolition/Asbestos Abatement - AMP 3		\$20,000.00
ID0000651	Development - AMP 3(Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition)	Development - AMP 3		\$20,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4		2028		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000652	Fees and Costs - AMP 3(Contract Administration (1480)-Other Fees and Costs)	Fees and Costs - AMP 3		\$15,000.00
ID0000653	Interior/Exterior Renovations - AMP 3(Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations-Mold ,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Lead-Based Paint,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Mold,Housing Related Hazards (1480)-Hazard Controls-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint,Housing Related Hazards (1480)-Inspections-Lead-Based Paint,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,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)-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)-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)	Interior/Exterior Renovations - AMP 3		\$603,612.00
ID0000654	Sitework - Parking Lot - AMP 3(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking)	Sitework - Parking Lot - AMP 3		\$25,000.00
ID0000655	Sitework - Landscaping - AMP 3(Dwelling Unit-Site Work (1480)-Landscape)	Sitework - Landscaping - AMP 3		\$25,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000656	Site Acquisition - AMP 3(Dwelling Unit-Development (1480)-Site Acquisition)	Site Acquisition - AMP 3		\$20,000.00
ID0000669	Operations AMP 3(Operations (1406))	Operations AMP 3		\$5,000.00
	WEST HAVEN APARTMENTS (NC015000400)			\$340,000.00
ID0000657	Sitework - Parking Lot - AMP 4(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking)	Sitework - Parking Lot - AMP 4		\$25,000.00
ID0000658	Sitework - Landscaping - AMP 4(Dwelling Unit-Site Work (1480)-Landscape)	Sitework - Landscaping - AMP 4		\$25,000.00
ID0000659	Site Acquisition - AMP 4(Dwelling Unit-Development (1480)-Site Acquisition)	Site Acquisition - AMP4		\$20,000.00
ID0000660	Development - AMP 4(Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition)	Development - AMP 4		\$20,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4		2028		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000661	Fees and Costs - AMP 4(Contract Administration (1480)-Other Fees and Costs)	Fees and Costs - AMP 4		\$15,000.00
ID0000662	Interior/Exterior Renovations - AMP 4(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,Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations-Mold ,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Lead-Based Paint,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Mold,Housing Related Hazards (1480)-Hazard Controls-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint,Housing Related Hazards (1480)-Inspections-Lead-Based Paint,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,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)-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)	Interior/Exterior Renovations - AMP 4		\$200,000.00
ID0000663	Relocation - AMP 4(Contract Administration (1480)-Relocation)	Relocation - AMP 4		\$10,000.00
ID0000664	Demolition/Asbestos Abatement - AMP 4(Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Asbestos)	Demolition/Asbestos Abatement - AMP 4		\$20,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2029				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$1,956,203.00
ID0000673	Administrative Management Fees(Administration (1410)-Other,Administration (1410)-Salaries)	Administrative Management Fees		\$487,482.00
ID0000675	Contingency(Contract Administration (1480)-Contingency)	Contingency		\$963,721.00
ID0000703	Site Acquisition(Dwelling Unit-Development (1480)-Site Acquisition)	Site Acquisition - PHA Wide		\$500,000.00
ID0000708	Operations - PHA Wide(Operations (1406))	Operations - PHA Wide		\$5,000.00
	FAIRVIEW APARTMENTS (NC015000100)			\$1,490,000.00
ID0000674	Fees and Costs - AMP 1(Contract Administration (1480)-Other Fees and Costs)	Fees and Costs - AMP 1		\$15,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2029				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000676	Renovations - AMP 1(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Interior (1480)-Flooring (non routine),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 Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,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)-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)-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)	Renovations - AMP 1		\$200,000.00
ID0000678	Sitework - Landscaping AMP 1(Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other)	Sitework - Landscaping AMP 1		\$25,000.00
ID0000679	Site Acquisition - AMP 1(Dwelling Unit-Development (1480)-Site Acquisition)	Site Acquisition - AMP 1		\$20,000.00
ID0000680	Interior/Exterior Renovations - Mary Casey House AMP 1(Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Clearance Examinations-Fire Hazard(s),Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Fire Hazard(s),Housing Related Hazards (1480)-Evaluation/Risk Assessment-Lead-Based Paint,Housing Related Hazards (1480)-Hazard Controls-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s),Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint,Housing Related Hazards (1480)-Hazard Controls-Other,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Canopies,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)-Foundations,Dwelling Unit-Exterior (1480)-Gutters -	Interior/Exterior Renovations - Mary Casey House AMP 1		\$500,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2029				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	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)-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)-Electric Distribution,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)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains			
ID0000704	Operations - AMP 1(Operations (1406))	Operations		\$5,000.00
ID0000710	Sitework - Parking Lot - AMP 1(Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking)	Sitework - Parking Lot AMP 1		\$25,000.00
ID0000713	Demolition/Asbestos Abatement - AMP1(Dwelling Unit - Demolition (1480))	Demolition/Asbestos Abatement of AMP1		\$600,000.00
ID0000714	Development - AMP1(Dwelling Unit-Development (1480)-New Construction)	Development - AMP1		\$100,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2029				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	LINCOLN APARTMENTS (NC015000200)			\$345,000.00
ID0000681	Relocation - AMP 2(Contract Administration (1480)-Relocation)	Relocation AMP 2		\$10,000.00
ID0000682	Demolition/Asbestos Abatement - AMP 2(Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Asbestos)	Demolition/Asbestos Abatement - AMP 2		\$25,000.00
ID0000683	Development - AMP 2(Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition)	Development - AMP 2		\$20,000.00
ID0000684	Fees and Costs - AMP 2(Contract Administration (1480)-Other Fees and Costs)	Fees and Costs - AMP 2		\$15,000.00
ID0000685	Interior/Exterior Renovations - AMP 2(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-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Canopies,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)-	Interior/Exterior Renovations - AMP 2		\$200,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2029				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,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)			
ID0000686	Sitework - Parking Lot - AMP 2(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking)	Sitework - Parking Lot - AMP 2		\$25,000.00
ID0000687	Site Acquisition - AMP 2(Dwelling Unit-Development (1480)-Site Acquisition)	Site Acquisition - AMP 2		\$20,000.00
ID0000705	Operations AMP 2(Operations (1406))	Operations AMP 2		\$5,000.00
ID0000709	Sitework - Landscaping - AMP 2(Dwelling Unit-Site Work (1480)-Landscape)	Sitework - Landscaping - AMP 2		\$25,000.00
	WOODCREST-ELMWOOD-LITTLE WASHINGTON (NC015000300)			\$743,612.00
ID0000688	Relocation - AMP 3(Contract Administration (1480)-Relocation)	Relocation - AMP 3		\$10,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2029		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000689	Demolition/Asbestos Abatement - AMP 3(Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Asbestos)	Demolition/Asbestos Abatement - AMP 3		\$20,000.00
ID0000690	Development - AMP 3(Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition)	Development - AMP 3		\$20,000.00
ID0000691	Fees and Costs - AMP 3(Contract Administration (1480)-Other Fees and Costs)	Fees and Costs - AMP 3		\$15,000.00
ID0000692	Interior/Exterior Renovations - AMP 3(Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations-Mold ,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Lead-Based Paint,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Mold,Housing Related Hazards (1480)-Hazard Controls-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint,Housing Related Hazards (1480)-Inspections-Lead-Based Paint,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,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)-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)-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)	Interior/Exterior Renovations - AMP 3		\$603,612.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2029		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000693	Sitework - Parking Lot - AMP 3(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking)	Sitework - Parking Lot - AMP 3		\$25,000.00
ID0000695	Site Acquisition - AMP 3(Dwelling Unit-Development (1480)-Site Acquisition)	Site Acquisition - AMP 3		\$20,000.00
ID0000706	Operations AMP 3(Operations (1406))	Operations AMP 3		\$5,000.00
ID0000712	Sitework - Landscaping - AMP 3(Dwelling Unit-Site Work (1480)-Landscape)	Sitework - Landscaping - AMP 3		\$25,000.00
	WEST HAVEN APARTMENTS (NC015000400)			\$340,000.00
ID0000696	Sitework - Landscaping - AMP 4(Dwelling Unit-Site Work (1480)-Landscape)	Sitework - Landscaping - AMP 4		\$25,000.00
ID0000697	Site Acquisition - AMP 4(Dwelling Unit-Development (1480)-Site Acquisition)	Site Acquisition - AMP4		\$20,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2029		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000698	Development - AMP 4(Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition)	Development - AMP 4		\$20,000.00
ID0000699	Fees and Costs - AMP 4(Contract Administration (1480)-Other Fees and Costs)	Fees and Costs - AMP 4		\$15,000.00
ID0000700	Interior/Exterior Renovations - AMP 4(Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations-Mold ,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Lead-Based Paint,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Mold,Housing Related Hazards (1480)-Hazard Controls-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint,Housing Related Hazards (1480)-Inspections-Lead-Based Paint,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,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)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Housing Related Hazards (1480)-Clearance Examinations-Asbestos,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)-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)	Interior/Exterior Renovations - AMP 4		\$200,000.00
ID0000701	Relocation - AMP 4(Contract Administration (1480)-Relocation)	Relocation - AMP 4		\$10,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2029				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000702	Demolition/Asbestos Abatement - AMP 4(Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Asbestos)	Demolition/Asbestos Abatement - AMP 4		\$20,000.00
ID0000707	Operations AMP 4(Operations (1406))	Operations AMP 4		\$5,000.00
ID0000711	Sitework - Parking Lot - AMP 4(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking)	Sitework - Parking Lot - AMP 4		\$25,000.00
	Subtotal of Estimated Cost			\$4,874,815.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1	2025
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Administrative Management Fees(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$487,482.00
Contingency(Contract Administration (1480)-Contingency)	\$209,638.00
PHA Wide Site Acquisition(Dwelling Unit-Development (1480)-Site Acquisition)	\$2,537,695.00
Operations - PHA wide(Operations (1406))	\$5,000.00
Subtotal of Estimated Cost	\$3,239,815.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 2	2026
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Administrative Management Fees(Administration (1410)-Salaries,Administration (1410)-Sundry,Administration (1410)-Other)	\$487,482.00
Contingency(Contract Administration (1480)-Contingency)	\$106,026.00
PHA Wide Site Acquisition(Dwelling Unit-Development (1480)-Site Acquisition)	\$2,537,695.00
Operations - PHA wide(Operations (1406))	\$5,000.00
Subtotal of Estimated Cost	\$3,136,203.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 3	2027
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Administrative Management Fees(Administration (1410)-Other,Administration (1410)-Salaries)	\$487,482.00
Contingency(Contract Administration (1480)-Contingency)	\$963,721.00
Site Acquisition(Dwelling Unit-Development (1480)-Site Acquisition)	\$500,000.00
Operations - PHA Wide(Operations (1406))	\$5,000.00
Subtotal of Estimated Cost	\$1,956,203.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 4	2028
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Administrative Management Fees(Administration (1410)-Other,Administration (1410)-Salaries)	\$487,482.00
Contingency(Contract Administration (1480)-Contingency)	\$1,663,721.00
Site Acquisition(Dwelling Unit-Development (1480)-Site Acquisition)	\$500,000.00
Operations - PHA Wide(Operations (1406))	\$5,000.00
Subtotal of Estimated Cost	\$2,656,203.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 5	2029
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Administrative Management Fees(Administration (1410)-Other,Administration (1410)-Salaries)	\$487,482.00
Contingency(Contract Administration (1480)-Contingency)	\$963,721.00
Site Acquisition(Dwelling Unit-Development (1480)-Site Acquisition)	\$500,000.00
Operations - PHA Wide(Operations (1406))	\$5,000.00
Subtotal of Estimated Cost	\$1,956,203.00