

**Attachment A**  
**List of Resident Advisory Board Members**

<b><u>DEVELOPMENT NO./NAME</u></b>		<b><u>MEMBER/ADDRESS</u></b>	
NC 2-5	Walnut Terrace	Kandy Johnson	Walnut Street
NC 2-6	Glenwood Towers	Daisy Williams	Glenwood Towers
NC 2-7	Kentwood	Vacant	
NC 2-10	The Oaks	Lottie Moore	Lipscomb Ct.
NC 2-11	Mayview	Paulette Woods	Mayview Rd.
NC 2-12,13	Heritage Park	Josephine McCullers	Dorothea Drive
NC 2-14	Meadow Ridge	Barbara Sneed	Meadowridge Dr.
NC 2-15	Carriage House	Doris Wrench	Carriage House
NC 2-19	Valleybrook	Evangeline Heard	Leafcrest Court
NC 2-20	Eastwood	Gladys McKnight	East Davie Street
NC 2-21	Stonecrest	Juliette Palmer	Haresnipe Court
NC 2-22	Terrace Park	Vacant	

**Voucher Representatives**

**Lelia Sanders – Snowberry Drive, Raleigh, NC 27601**  
**Darnice Richardson – Dolle Court, Raleigh, NC 27610**

## **Attachment B**

### **Raleigh Housing Authority and Affiliate Activities**

#### **History**

The Raleigh Housing Authority (RHA) and its affiliate non-profit, Capital Areas Developments, Inc. (CAD) have been partners since the late 1980's. Some of the early activities involved the development of a 12-unit first time buyer's townhome community. The last of these units was sold in 1997. Another effort was the construction of 20 duplexes for first time buyers. These units were in a community redevelopment area and RHA developed this project in cooperation with the City of Raleigh. CAD sold these units in 1999. In 1992 CAD purchased a property that consists of 107 units and now houses families there earning less than 60% Area Median Income (AMI).

#### **CAD's Purpose**

As stated in its Articles of Incorporation CAD's purpose is as follows:

- Increase the available stock of affordable housing
- Enhance the ability of low and moderate income families to purchase homes.
- Provide funds to eligible home buyers and investors to increase the quantity and quality of housing in Wake County
- Distribute funds to organizations that qualify as tax exempt organizations under 501 (c) 3 and 170 (c)(2) of the tax code.
- Undertake such other projects in an effort to increase the quantity and improve the quality of housing in Wake County.

#### **Current Activities**

Once RHA began seeking a HOPE VI grant to redevelop the Halifax Court public housing community, CAD became more active in development activities. This redeveloped community is now known as Capitol Park. Part of the redevelopment was a tax credit senior building. CAD applied for and received tax credits from the North Carolina Housing Finance Agency to fund a 90-unit senior building. This building, known as Parkview Manor, has won a number of awards for its appearance. It is 99% occupied. RHA manages this building through a management agreement with CAD.

CAD also secured the private mortgage funding needed to construct the 59 market-rate units built at Capitol Park. These units include townhomes and single family homes. CAD pays RHA a management fee to provide the management and maintenance for all its units at Capitol Park.

In 2003 RHA received its second HOPE VI grant to redevelop Chavis Heights. CAD is the developer of record for this redevelopment. CAD applied for and received tax credits in excess of \$6.4 million to develop a 55-unit senior building at Chavis Heights. CAD completed the entire HOPE VI redevelopment in just over three years and three month. CAD secured a construction loan in the amount of \$1.6 million to build 27 market rate units. CAD also put in its own equity for the development of the market rate and tax

credit units. A HOPE VI grant does not cover the total cost of a redevelopment and must be supplemented with other funding. CAD donated over \$1 million toward the construction of the RHA-owned, public housing units. RHA manages and maintains these units under a management agreement with CAD.

Although CAD's mission allows it to house families with incomes up to 80% Area Median Income, its properties actually serve a majority of families with incomes below 60% Area Median Income. This accomplishes CAD's mission of adding quality affordable housing to the local supply.

### **Proposed Activities**

RHA applied for a HOPE VI grant to redevelop the Walnut Terrace public housing community in the summer of 2008. RHA was not approved for this grant funding. RHA will likely reapply. CAD is RHA's primary partner for this proposed redevelopment. It is anticipated that CAD will apply for tax credits for its third senior building as part of this redevelopment. The Walnut Terrace site consists of approximately 27 acres which would support a larger tax credit building. RHA anticipates this building will be for 75 senior units. CAD would also provide any market rate units that go onto the site. Due to the acreage available at this site, CAD and RHA will be able to rebuild more units back on the site. The units will consist of townhomes, villas, and single family homes. All of the unit counts are subject to the grant requirements, cost of construction, and market forces at the time of the grant award. CAD would be RHA's developer for this revitalization effort as well.

### **IRS Safe Harbor**

CAD was recently audited by the Internal Revenue Service (IRS). There were no audit findings and CAD's tax exempt status was validated.

## **Attachment C Analysis of Impediments**

The City of Raleigh secured the services of a consultant to update the Analysis of Impediments (AI) that was completed in 1998. The Raleigh Housing Authority (RHA) participated in this process by attending various meetings relating to this policy update as well as providing statistics and other information as requested.

The analysis identified two major impediments to Fair Housing Choice in Raleigh:

1. There is disparity in mortgage lending revealed through disparities in loan origination patterns and denial rates of minorities and non-minorities in the Raleigh area. Simply stated minorities have a higher rate of denial than non-minorities.
2. The analysis also suggested that the city establish a local fair housing department to educate consumers, monitor, and enforce fair housing laws. These services should be targeted to low-income and minority residents. It also suggested more fair housing education and outreach through community-wide events. It was also recommended that the city conduct testing for discrimination to quantify the level of the problem.

RHA does not do mortgage lending, however, participants in its homeownership training programs receive information on identifying discriminatory practices and how to file complaints if they feel they have been unfairly treated.

RHA works with the local Legal Aid offices, Health and Human Services, North Carolina Human Relations Commission as well as the City of Raleigh to address fair housing issues and concerns. RHA also provides information to all public housing residents and voucher holders relating to fair housing rights, how to file complaints and their rights and responsibilities under the programs. RHA has 5% of its public housing units that are certified as wheelchair accessible and 2% of its units are equipped for persons with sight or hearing impairments. RHA has appointed a 504 Compliance Officer who monitors RHA's compliance with fair housing laws and regulations. This includes the tracking and monitoring of reasonable accommodation requests. RHA is proactive in responding to reasonable accommodation requests. RHA provides fair housing training for its staff or sends staff to off-site training when it is available. The most recent staff training on fair housing occurred in September and October 2008.

## Attachment D

### Fee Schedule

RHA intends to use the following fee schedule instead of the schedule provided by HUD.

Chart to be added when the information is received.

<b>Asset Management Fees FYE 2009</b>	
1	100 Percentile Program Management Fee (\$61.05/PUM)
2	Asset Management Fee (\$10/PUM)
3	Bookkeeping Fees (\$7.50 PUM)
4	<b>Fees for Services FYE 2009</b>
5	HQS Inspections (\$65/unit/project; SFH/\$175)
6	Trades
7	HVAC (\$85/hr)
8	Appliance Mechanic (\$60/hr)
9	Plumber/Electrician (\$85/hr)
10	Vacancies
11	Vacancies Supervisor (\$300/unit)
12	Vacancies (\$35/hr)
13	Centralized Work Orders
14	Carpenter (\$45/hr)
15	Locksmith (\$65/hr)
16	Exterminator (GT/WT/CH-\$20 4x/yr 689 units)
17	Exterminator (PH-\$20 2x/yr 806 units)
18	Exterminator (SFH/\$65/227 units)
19	Bulk Trash (\$35/hr)
20	Screens/Misc Landscape (\$35/hr)
21	Work Orders (\$6 per work order)
22	Warehouse (20% Markup)

## PHA Plan

### Component 7 Capital Fund Program Annual Statement Parts I, II, and III

#### Annual Statement Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number FFY of Grant Approval: (09/2009)

X Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	488,421
3	1408 Management Improvements	488,421
4	1410 Administration	263,118
5	1411 Audit	5,000
6	1415 Liquidated Damages	
7	1430 Fees and Costs	80,000
8	1440 Site Acquisition	
9	1450 Site Improvement	148,935
10	1460 Dwelling Structures	711,792
11	1465.1 Dwelling Equipment-Nonexpendable	100,000
12	1470 Nondwelling Structures	20,000
13	1475 Nondwelling Equipment	105,000
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	10,000
18	1498 Mod Used for Development	
19	1502 Contingency	210,495
20	<b>Amount of Annual Grant (Sum of lines 2-19)</b>	<b>2,631,182</b>
21	Amount of line 20 Related to LBP Activities	25,000
22	Amount of line 20 Related to Section 504 Compliance	25,000
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

**Annual Statement**  
**Capital Fund Program (CFP) Part II: Supporting Table**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
NC2-6/Glenwood NC2-38 Scattered Sites HA-Wide	Apartment Renovations	1460	206,753
	Painting	1460	10,000
	Carpet	1460	50,000
	504 Compliance	1460	25,000
	PM&E	1460	45,000
	Vinyl Flooring	1460	30,000
	Lead Base Paint/Mold	1460	25,000
	Landscape	1450	30,000
	Gutters	1460	10,000
	Cabinet Replacement	1460	60,000
	Countertop Replacement	1460	60,000
	VCT Replacement	1460	40,000
	Development Signs	1450	10,000
	Sidewalk Replacement	1450	35,000
Unit Repairs	1460	20,000	
Administration	Tub Re-Glazing	1460	7,500
	Bathroom Renovations	1460	70,000
	Vanity Replacement	1460	22,750
	Maintenance Mech. 2-Plaster Repairs	1460	60,000
	Trees (Replacement and Pruning)	1450	22,224
	Dead Bolts	1460	1,500
	Siding	1460	20,000
	Operations	1406	488,421
	Management Improvements	1408	488,421
	Administration	1410	263,118
	Audit	1411	5,000
	A & E	1430	50,000
	Fees & Costs	1430	30,000
	Appliances	1465	100,000
	Non-Dwelling Buildings	1470	20,000
	Non-Dwelling Equipment	1475	20,000
	Computer Equipment	1475	15,000
Vehicles	1475	70,000	
Relocation	1495	10,000	
Contingency	1502	210,495	

**Annual Statement**  
**Capital Fund Program (CFP) Part III: Implementation Schedule**

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
NC2-6 Glenwood Scattered Sites HA-Wide	9-13-11 9-13-11 9-13-11	9-13-13 9-13-13 9-13-13



### Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
	HA-Wide, Scattered Sites NC2-6 Glenwood Towers		
Description of Needed Physical Improvements or Management Improvements			Planned Start Date (HA Fiscal Year)
NC2-6 Glenwood Towers: Apartment Renovations			2010
Scattered Sites: Painting			2010
Carpet			2010
504 Compliance			2010
PM&E			2010
Vinyl Flooring			2010
Lead Base Paint/Mold			2010
Landscape			2010
Gutters			2010
Cabinet Replacement			2010
Countertop Replacement			2010
VCT Replacement			2010
Development Signs			2010
Sidewalk Replacement			2010
Unit Repairs			2010
Tub Re-Glazing			2010
Bathroom Renovations			2010
Vanity Replacement			2010
Maintenance Mech. (Plaster Repairs)			2010
Trees (Replacement and Pruning)			2010
Dead Bolts			2010
Siding			2010

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
	HA-Wide, Scattered Sites NC2-6 Glenwood Towers		
Description of Needed Physical Improvements or Management Improvements			Planned Start Date (HA Fiscal Year)
NC2-6 Glenwood Towers: Apartment Renovations			2011
Scattered Sites: Painting			2011
Carpet			2011
504 Compliance			2011
PM&E			2011
Vinyl Flooring			2011
Lead Base Paint/Mold			2011
Landscape			2011
Gutters			2011
Cabinet Replacement			2011

Countertop Replacement	60,000	2011
VCT Replacement	40,000	2011
Development Signs	10,000	2011
Sidewalk Replacement	35,000	2011
Unit Repairs	20,000	2011
Tub Re-Glazing	7,500	2011
Bathroom Renovations	70,000	2011
Vanity Replacement	22,750	2011
Maintenance Mech. (Plaster Repairs)	60,000	2011
Trees (Replacement and Pruning)	22,224	2011
Dead Bolts	1,500	2011
Siding	20,000	2011

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
	HA-Wide, Scattered Sties NC2-6 Glenwood Towers		
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
NC2-6 Glenwood Towers: Apartment Renovations		206,753	2012
Scattered Sites: Painting		10,000	2012
Carpet		50,000	2012
504 Compliance		25,000	2012
PM&E		45,000	2012
Vinyl Flooring		30,000	2012
Lead Base Paint/Mold		25,000	2012
Landscape		30,000	2012
Gutters		10,000	2012
Cabinet Replacement		60,000	2012
Countertop Replacement		60,000	2012
VCT Replacement		40,000	2012
Development Signs		10,000	2012
Sidewalk Replacement		35,000	2012
Unit Repairs		20,000	2012
Tub Re-Glazing		7,500	2012
Bathroom Renovations		70,000	2012
Vanity Replacement		22,750	2012
Maintenance Mech. (Plaster Repairs)		60,000	2012
Trees (Replacement and Pruning)		22,224	2012
Dead Bolts		1,500	2012
Siding		20,000	2012

<b>Optional 5-Year Action Plan Tables</b>				
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>	
	<b>HA-Wide, Scattered Sites NC2-6 Glenwood Towers</b>			
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>	
			<b>Planned Start Date (HA Fiscal Year)</b>	
NC2-6 Glenwood Towers: Apartment Renovations			205,753	2013
Scattered Sites: Painting			10,000	2013
Carpet			50,000	2013
504 Compliance			25,000	2013
PM&E			45,000	2013
Vinyl Flooring			30,000	2013
Lead Base Paint/Mold			25,000	2013
Landscape			30,000	2013
Gutters			10,000	2013
Cabinet Replacement			60,000	2013
Countertop Replacement			60,000	2013
VCT Replacement			40,000	2013
Development Signs			10,000	2013
Sidewalk Replacement			35,000	2013
Unit Repairs			20,000	2013
Tub Re-Glazing			7,500	2013
Bathroom Renovations			70,000	2013
Vanity Replacement			22,750	2013
Maintenance Mech. (Plaster Repairs)			60,000	2013
Trees (Replacement and Pruning)			22,224	2013
Dead Bolts			1,500	2013
Siding			20,000	2013

<b>Optional 5-Year Action Plan Tables</b>			
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>
	<b>Administration</b>		
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>
Operations			488,421
Management Improvements			488,421
Administration			263,118
Audit			5,000
A & E			50,000
Fees & Costs			30,000
Appliances			100,000
Non-Dwelling Buildings			20,000
Non-Dwelling Equipment			20,000
Computer Equipment			15,000
Vehicles			70,000
Relocation			10,000
Contingency			210,495
Operations			488,421
Management Improvements			488,421
Administration			263,118
Audit			5,000
A & E			50,000
Fees & Costs			30,000
Appliances			100,000
Non-Dwelling Buildings			20,000
Non-Dwelling Equipment			20,000
Computer Equipment			15,000
Vehicles			70,000
Relocation			10,000
Contingency			210,495
<b>Optional 5-Year Action Plan Tables</b>			
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>
	<b>Administration</b>		
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>
Operations			488,421
Management Improvements			488,421
Administration			263,118
Audit			5,000
A & E			50,000
Fees & Costs			30,000
Appliances			100,000
Non-Dwelling Buildings			20,000
Non-Dwelling Equipment			20,000
Computer Equipment			15,000
Vehicles			70,000
Relocation			10,000
Contingency			210,495

<b>Operations</b>	<b>488,421</b>	<b>2013</b>
<b>Management Improvements</b>	<b>488,421</b>	<b>2013</b>
<b>Administration</b>	<b>263,118</b>	<b>2013</b>
<b>Audit</b>	<b>5,000</b>	<b>2013</b>
<b>A &amp; E</b>	<b>50,000</b>	<b>2013</b>
<b>Fees &amp; Costs</b>	<b>30,000</b>	<b>2013</b>
<b>Appliances</b>	<b>100,000</b>	<b>2013</b>
<b>Non-Dwelling Buildings</b>	<b>20,000</b>	<b>2013</b>
<b>Non-Dwelling Equipment</b>	<b>20,000</b>	<b>2013</b>
<b>Computer Equipment</b>	<b>15,000</b>	<b>2013</b>
<b>Vehicles</b>	<b>70,000</b>	<b>2013</b>
<b>Relocation</b>	<b>10,000</b>	<b>2013</b>
<b>Contingency</b>	<b>210,495</b>	<b>2013</b>



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

<b>PHA Name:</b> Housing Authority of the City of Raleigh	<b>Grant Type and Number</b> Capital Fund Program Grant No: NC19P00250106 Replacement Housing Factor Grant No:	<b>Federal FY of Grant: 2006</b>
---	--	--

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

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	179,274	83,746	83,746	83,746
3	1408 Management Improvements	113,168	59,917	59,917	59,917
4	1410 Administration	282,220	294,843	294,843	294,843
5	1411 Audit	5,217	5,217	5,217	5,217
6	1415 Liquidated Damages				
7	1430 Fees and Costs	134,779	241,892	241,892	241,892
8	1440 Site Acquisition				
9	1450 Site Improvement	226,239	96,459	96,459	96,459
10	1460 Dwelling Structures	1,457,296	1,121,235	1,121,235	1,121,235
11	1465.1 Dwelling Equipment—Nonexpendable	100,000	22,412	22,412	22,412
12	1470 Nondwelling Structures	25,807	59,661	59,661	59,661
13	1475 Nondwelling Equipment	283,125	199,229	199,229	199,229
14	1485 Demolition				
15	1490 Replacement Reserve	0	637,586	637,586	637,586
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	5,000	0	0	0
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	10,072	0	0	0
21	Amount of Annual Grant: (sum of lines 2 – 20)	2,822,197	2,822,197	2,822,197	2,822,197
22	Amount of line 21 Related to LBP Activities	25,000	8,564	8,564	8,564
23	Amount of line 21 Related to Section 504 compliance	25,000	336,712	336,712	336,712
24	Amount of line 21 Related to Security – Soft Costs				

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
PHA Name: Housing Authority of the City of Raleigh		Grant Type and Number Capital Fund Program Grant No: NC19P00250106 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: X <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
25	Amount of Line 21 Related to Security – Hard Costs	155,000	1,168	1,168	1,168
26	Amount of line 21 Related to Energy Conservation Measures				

<b>Annual Statement/Performance and Evaluation Report</b>								
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b>								
<b>Part II: Supporting Pages</b>								
PHA Name: Housing Authority of the City of Raleigh			Grant Type and Number Capital Fund Program Grant No: NC19P00250106 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NC2-6 Glenwood Towers	Electric Panel	1460	Partial	30,000	-18,031	-18,031	-18,031	Refund
	Electric Gear	1460	Partial	47,000	0	0	0	Future Grant
	Elevators	1460	Partial	0	4,000	4,000	4,000	Complete
	Membrane Roof	1460	10 <sup>th</sup> (sw)	15,910	15,910	15,910	15,910	Complete
	Trash Chute	1460	All	0	5,482	5,482	5,482	Complete
	Valances	1460	Partial	0	20,700	20,700	20,700	Complete
NC2-7 Kentwood	Fencing	1450	Partial	0	6,000	6,000	6,000	Complete



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

PHA Name: Housing Authority of the City of Raleigh		Grant Type and Number Capital Fund Program Grant No: NC19P00250106 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NC2-10 Oaks	Paving	1450	Partial	1,600	1,600	1,600	1,600	Complete
NC2-11 Mayview	Electric Gears	1460	All	40,000	0	0	0	Future Grant
NC2-12 Heritage Park	Soffitt Repairs	1460	All	33,125	0	0	0	Prev. Grant
	Electric Gears	1460	All	40,000	0	0	0	Future Grant
NC2-12/13 Heritage Park	Air Returns (12)	1460	All	120,000	0	0	0	Prev. Grant
	Floor Repairs (12)	1460	All	250,000	149,348	149,348	149,348	Complete
NC2-15 Carriage House	Paving	1450	All	0	27,790	27,790	27,790	Complete
	Paint	1460	All	35,000	0	0	0	Future Grant
	Replace Mailboxes	1460	Partial	2,000	0	0	0	In-House
	1 <sup>st</sup> Floor HVAC Elevators	1460 1460	All (Both)	10,000 261,708	0 272,342	0 272,342	0 272,342	Prev. Grant Complete
NC2-18 Birchwood	Cameras	1475	All	35,000	0	0	0	Future Grant
	Mailboxes	1450	Partial	10,000	280	280	280	Complete
NC2-19 Valleybrook	Cameras	1475	All	15,000	0	0	0	Future Grant
	Stairs	1460	All	5,000	0	0	0	In-House
NC2-20 Eastwood	Gutters	1460		0	1,000	1,000	1,000	Complete
	Cameras	1475	All	35,000	0	0	0	Future Grant

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

PHA Name: Housing Authority of the City of Raleigh		Grant Type and Number Capital Fund Program Grant No: NC19P00250106 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NC2-21 Stonecrest	Stairs	1460	All	6,458	18,567	18,567	18,567	Complete
NC2-22 Terrace Park	Cameras	1475	All	35,000	0	0	0	Future Grant
NC2-25 Berkshire Village	Cameras	1475	All	35,000	0	0	0	Redistributed
HA-Wide	Capitol Park Camera	1450	Partial	0	1,168	1,168	1,168	Complete
	Carpet	1460	Partial	50,000	74,126	74,126	74,126	Complete
	504 Compliance	1460	Partial	25,000	336,712	336,712	336,712	Complete
	PM&E	1460	Partial	45,000	106,717	106,717	106,717	Complete
	Vinyl Floors	1460	Partial	30,000	15,152	15,152	15,152	Complete
	Lead Base Paint/Mold	1460	Partial	25,000	8,563	8,563	8,563	Complete
	Landscape	1450	Partial	48,000	38,852	38,852	38,852	Complete
	Gutters	1460	Partial	10,000	0	0	0	Prev. Grant
Cabinets Occupied	1460	Partial	30,000	6,511	6,511	6,511	Complete	

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

PHA Name: Housing Authority of the City of Raleigh		Grant Type and Number Capital Fund Program Grant No: NC19P00250106 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide (con't)	Cabinets Vacant	1460	Partial	30,000	1,742	1,742	1,742	Complete
	Countertops	1460	Partial	30,000	10,889	10,889	10,889	Complete
	VCT Replacement	1460	Partial	60,000	26,442	26,442	26,442	Complete
	Signs	1450	Partial	10,000	6,354	6,354	6,354	Complete
	Sidewalk Replacement	1450	Partial	47,000	5,750	5,750	5,750	Complete
	Unit Repairs	1460	Partial	20,000	36,712	36,712	36,712	Complete
	Tub Re-Glazing	1460	Partial	7,500	0	0	0	Not Needed
	Bathrooms	1460	Partial	73,595	8,460	8,460	8,460	Complete
	Maintenance Mech. Plaster	1460	Partial	30,000	0	0	0	Not Needed
	Trees	1460	Partial	30,000	2,850	2,850	2,850	Complete
	Siding	1460	Partial	20,000	725	725	725	Complete
	Scattered Site (Landscape)	1450	Partial	13,500	5,200	5,200	5,200	Complete
	Scattered Site (Repair)	1460	Partial	0	19,165	19,165	19,165	Complete
	Paving	1450	Partial	66,139	615	615	615	Complete
	Security Cameras	1460	Partial	75,000	0	0	0	Future Grant

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

PHA Name: Housing Authority of the City of Raleigh		Grant Type and Number Capital Fund Program Grant No: NC19P00250106 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Administration	Operations	1406		179,274	83,746	83,746	83,746	Complete
	Management Improvements	1408		113,168	39,550	39,550	39,550	Complete
	Computer Software	1408		0	20,367	20,367	20,367	Complete
	Administration	1410		282,220	294,843	294,843	294,843	Complete
	Audit	1411		5,217	5,217	5,217	5,217	Complete
	A & E	1430		97,279	231,253	231,253	231,253	Complete
	Fees & Cost	1430		37,500	10,639	10,639	10,639	Complete
	Appliances	1465		100,000	22,412	22,412	22,412	Complete
	Non-Dwelling Buildings	1470		25,807	59,662	59,662	59,662	Complete
	Non-Dwelling Eq. >1000	1475		29,242	50,339	50,339	50,339	Complete
	Non-Dwelling Eq. <1000	1475		11,838	8,177	8,177	8,177	Complete
	Vehicles	1475		70,000	92,880	92,880	92,880	Complete
	Computer Equipment <1000	1475		10,000	19,167	19,167	19,167	Complete
	Computer Equipment >1000	1475		7,045	28,666	28,666	28,666	Complete
	Reserve	1490		0	637,586	637,586	637,586	Complete
	Relocation	1495		5,000	0	0	0	Redistributed
	Contingency	1502		10,072	0	0	0	
	<b>Total</b>			\$2,822,197	\$2,822,197	\$2,822,197	\$2,822,197	

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

PHA Name: Housing Authority of the City of Raleigh			<b>Grant Type and Number</b> Capital Fund Program No: NC19P00250106 Replacement Housing Factor No:				Federal FY of Grant: 2006	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
NC2-6 Glenwood	7/17/08	7/17/08	7/17/08	7/17/10	9/30/08	9/30/08		
NC2 12/13 Heritage Park	7/17/08	7/17/08	7/17/08	7/17/10	9/30/08	9/30/08		
NC2-15 Carriage House	7/17/08	7/17/08	7/17/08	7/17/10	9/30/08	9/30/08		
NC2-21 Stonecrest	7/17/08	7/17/08	7/17/08	7/17/10	9/30/08	9/30/08		
Scattered Sites	7/17/08	7/17/08	7/17/08	7/17/10	9/30/08	9/30/08		

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

<b>PHA Name:</b> Housing Authority of the City of Raleigh	<b>Grant Type and Number</b> Capital Fund Program Grant No: NC19P00250107 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2007
---	--	---

Original Annual Statement
  Reserve for Disasters/ Emergencies
  Revised Annual Statement (revision no: )
  Performance and Evaluation Report for Period Ending: 9-30-08
  Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	488,421	0	0	0
3	1408 Management Improvements	488,421	149,802	7,149	7,149
4	1410 Administration	244,210	244,210	56,447	56,447
5	1411 Audit	2,000	5,000	0	0
6	1415 Liquidated Damages				
7	1430 Fees and Costs	100,000	100,000	32,726	32,726
8	1440 Site Acquisition				
9	1450 Site Improvement	176,710	181,460	19,795	9,306
10	1460 Dwelling Structures	511,975	1,476,089	857,390	588,319
11	1465.1 Dwelling Equipment—Nonexpendable	100,000	100,000	21,450	21,450
12	1470 Nondwelling Structures	20,000	59,182	28,099	21,989
13	1475 Nondwelling Equipment	105,000	105,000	83,906	83,906
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	10,000	10,000	0	0
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	195,368	11,362	0	0
21	Amount of Annual Grant: (sum of lines 2 – 20)	2,442,105	2,442,105	1,106,962	821,292
22	Amount of line 21 Related to LBP Activities	25,000			
23	Amount of line 21 Related to Section 504 compliance	25,000			
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Housing Authority of the City of Raleigh		Grant Type and Number Capital Fund Program Grant No: NC19P00250107 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NC2-5 Walnut Terrace	LBP	1460	Partial	0	350	350	0	Contract Let
	Unit Repair	1460	Partial	0	1,500	1,800	1,800	Complete
	PM&E	1470	Partial	0	11,450	5,496	5,496	
NC2-6 Glenwood Towers	Paving/Site	1450	Partial	0	9,440	9,440	0	Contract Let
	Elevator Cabs	1460	All	0	113,000	113,000	0	Contract Let
	Elevator Repair	1460	Partial	0	10,364	10,364	10,364	Complete
	Entry Card	1460	All	0	1,262	1,262	1,262	Complete
	Renovations	1460	Partial	0	95,000	95,000	0	In Progress
	Valances	1460	All	0	2,501	7,101	7,101	Complete
	Drywall	1470	Partial	0	2,000	1,689	1,689	Complete
	Furniture	1470	Partial	0	2,000	1,120	60	On Order
	HVAC	1470	Partial	0	2,113	2,028	2,028	Complete
	Paint PME	1470 1470	Partial Partial	0 0	2,325 1,500	5,475 2,567	5,475 2,567	Complete Complete
NC2-7 Kentwood	Erosion	1450	Partial	51,710	51,710	37	37	On-going
	Site	1450	Partial	0	1,500	0	0	
	HVAC	1460	Partial	0	1,011	1,002	1,002	Complete
	Non-Dwelling	1470	Partial	0	2,490	0	0	
NC2-11 Mayview	Fencing	1450	Partial	0	1,540	2,140	2,140	Complete
	Tree Removal	1450	Partial	0	700	700	700	Complete
	Floor Repair	1460	Partial	0	300	270	270	Complete
	Roof Repair	1460	Partial	0	3,495	3,495	0	Contract Let
NC2-12 Heritage Park	Floor Repair	1460	Partial	0	7,568	7,220	7,220	Complete
	HVAC Replacement	1460	All	0	410,536	410,536	410,536	Complete
	PME	1460	Partial	0	4,802	4,802	4,802	Complete
	Wall Repair (Management Off.)	1470	Partial	0	1,900	1,900	0	In Progress
NC2-14 Meadowridge	Sidewalks	1450	Partial	0	2,178	2,178	2,178	Complete
	PM&E Repair	1460	Partial	0	1,100	1,085	1,085	Complete

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

PHA Name: Housing Authority of the City of Raleigh		Grant Type and Number Capital Fund Program Grant No: NC19P00250107 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NC2-15 Carriage House	Development ID Sign	1450	Partial	0	1,050	1,050	0	Contract Let
	Paving	1450	Partial	0	1,000	1,000	1,000	Complete
	504 Compliance	1460	Partial	0	313	4,788	4,788	Complete
	A/C Units	1460	Partial	0	7,000	6,511	6,511	Complete
	Elevator Modernization	1460	Partial	0	25,165	25,165	0	In Progress
	Paint Hallways	1460	All	0	14,300	14,300	7,200	In Progress
	PME	1460	All	0	277	277	277	Complete
NC2-18 Birchwood/Eastwood	Security Camera	1460	All	0	200,000	350	350	
NC2-19 Valleybrook	Renovation	1460	Partial	0	15,000	15,000	40	In Progress
	Security Camera (Repair)	1460	Partial	0	5,000	4,125	4,125	Complete
	504 Compliance	1460	Partial	0	313	1,838	1,838	Complete
	Non-Dwelling	1470	Partial	0	4,106	0	0	
NC2-21 Stonecrest	PM&E	1460	Partial	0	2,280	5,775	5,775	Complete
	504 Compliance	1460	Partial	0	313	313	313	Complete
NC2-22 Terrace Park	Tree Removal	1450	Partial	0	700	700	700	Complete
	504 Compliance	1460	Partial	0	1,000	948	948	Complete
NC2-25 Berkshire Village	504 Conversion	1460	Partial	0	10,000	10,000	0	
	Security Camera	1460	All	0	70,000	0	0	
NC2-36 Capitol Park	504 Compliance	1460	Partial	0	313	313	313	Complete
NC2-38 Scattered Sites	Site Work	1450	Partial	0	5,000	0	0	
	Carpet Replacement	1460	Partial	0	10,000	1,915	1,915	On-going
	Painting	1460	Partial	10,000	10,000	6,681	6,681	On-going
NC2-39 Chavis Heights	504 Compliance	1460	Partial	0	1,600	3,465	3,465	Complete
	PM&E	1470	Partial	0	375	375	375	Complete



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

PHA Name: Housing Authority of the City of Raleigh		Grant Type and Number Capital Fund Program Grant No: NC19P00250107 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	Operations	1406		488,421	0	0	0	Redistributed
	Computer Software	1408		0	72,421	964	964	
	Management Improvement	1408		488,421	77,380	6,185	6,185	
	Administration	1410		244,210	244,210	56,447	56,447	
	Audit	1411		2,000	5,000	0	0	
	A&E	1430		50,000	50,000	28,872	28,872	
	Fee & Cost	1430		50,000	50,000	3,854	3,854	
	Landscape	1450	Partial	50,000	34,770	1,775	1,775	
	Sidewalks	1450	Partial	35,000	32,822	775	775	
	Signs	1450	Partial	10,000	8,950	0	0	
	Trees	1450	Partial	30,000	30,100	0	0	
	504 Compliance	1460	Partial	25,000	15,000	55,140	55,140	
	Bathroom	1460	Partial	40,225	40,225	6,476	6,476	
	Cabinets	1460	Partial	60,000	60,000	928	928	
	Carpet	1460	Partial	50,000	40,000	12,968	12,968	
	Counters	1460	Partial	60,000	60,000	1,579	1,579	
	Dead Bolts	1460	Partial	1,500	0	0	0	Not Needed
	LBP	1460	Partial	25,000	24,650	0	0	
	Maintenance	1460	Partial	30,000	30,000	0	0	
	PM&E	1460	Partial	45,000	24,670	1,350	1,350	
	Siding	1460	Partial	20,000	20,000	0	0	
	Tub Repair	1460	Partial	7,500	7,500	0	0	
	Unit	1460	Partial	25,000	15,932	3,667	3,667	
	VCT Replacement	1460	Partial	60,000	59,700	2,789	2,789	
	Vanity	1460	Partial	22,750	22,750	0	0	
	Vinyl	1460	Partial	30,000	30,000	13,442	13,442	
	Appliances	1465	Partial	100,000	100,000	21,450	21,450	

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

PHA Name: Housing Authority of the City of Raleigh		Grant Type and Number Capital Fund Program Grant No: NC19P00250107 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Arts Together	1470	Partial	0	3,150	3,150	0	
	Nursery	1470	Partial	0	4,413	2,380	2,380	
	616 Tucker HVAC	1470	Partial	0	2,000	1,919	1,919	
	101 Authority Lane ( Repairs)	1470	Partial	0	1,740	0	0	
	Non-Dwelling Building	1470		20,000	17,620	0	0	
	Computer Equipment<1000	1475		5,000	5,000	784	784	
	Computer Equipment>1000	1475		10,000	10,000	4,211	4,211	
	Non-Dwelling Equipment<1000	1475		10,000	10,000	4,204	4,204	
	Non-Dwelling Equipment>1000	1475		10,000	10,000	0	0	
	Vehicles	1475		70,000	70,000	74,707	74,707	
	Relocation	1495		10,000	10,000	0	0	
	Contingency	1502		195,368	11,362	0	0	
	<b>Total</b>			<b>\$2,442,105</b>	<b>\$2,442,105</b>	<b>\$1,106,962</b>	<b>\$821,292</b>	

**12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report**

<b>Annual Statement/Performance and Evaluation Report                      Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)                      Part III: Implementation Schedule</b>							
PHA Name: Housing Authority of the City of Raleigh			<b>Grant Type and Number</b> Capital Fund Program No: NC19P00250107 Replacement Housing Factor No:			Federal FY of Grant: 2007	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NC2-5 Walnut Terrace	9-12-09			9-12-11			
NC2-6 Glenwood Towers	9-12-09			9-12-11			
NC2-7 Kentwood	9-12-09			9-12-11			
NC2-11 Mayview	9-12-09			9-12-11			
NC2-12 Heritage Park	9-12-09			9-12-11			
NC2-14 Meadowridge	9-12-09			9-12-11			
NC2-15 Carriage House	9-12-09			9-12-11			
NC2-18 Birchwood	9-12-09			9-12-11			
NC2-19 Valleybrook	9-12-09			9-12-11			
NC2-21 Stonecrest	9-12-09			9-12-11			
NC2-22 Terrace Park	9-12-09			9-12-11			
NC2-25 Berkshire Village	9-12-09			9-12-11			
NC2-36 Capital Park	9-12-09			9-12-11			
NC2-38 Scattered Sites	9-12-09			9-12-11			
NC2-39 Chavis Heights	9-12-09			9-12-11			

**12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report**

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name: Housing Authority of the City of Raleigh</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: <b>NC19R00250107</b>			<b>Federal FY of Grant: 2007</b>
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9-30-08 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	229,688	229,688		
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)				
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				







