

Charlotte Housing Authority
Building Community, People & Partnerships

FISCAL YEAR 2007



MOVING TO WORK ANNUAL PLAN

I. INTRODUCTION

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EXECUTIVE SUMMARY

The Charlotte Housing Authority is a non-profit real estate holding company with a public purpose. That public purpose is to provide decent, safe and affordable housing to low and moderate-income families while supporting their efforts to achieve self-sufficiency. The extended vision for the organization is to become the premier non-profit real estate holding company in the United States. However, the Charlotte Housing Authority must become stronger financially; it must focus on its core mission of housing, it must partner with quality service providers for supportive services, and it must continue to evolve as a collaborative leader who helps frame solutions to affordable housing in Charlotte. In short, it must be seen as a premium if not necessary investment opportunity for the public and private sectors.

Asset Management

The Authority has adopted an asset management philosophy that seeks to maximize the value of its assets, and guides all decisions for its financial well being as well as its clients. Additionally, CHA is evolving into a facilitator of housing opportunities. It will own property when appropriate, but will also provide resources for others to provide and manage affordable housing. This role does not absolve the Authority of its oversight responsibility. It transforms the organization into a develop partner, asset manager, contract negotiator and contract monitor as well as owner/property manager.

Strategic Business Areas

The Authority has three strategic business areas to accomplish its mission: Finance and Administration, Operations, and Real Estate Development.

Finance and Administration: The Charlotte Housing Authority's Finance and Administration business area exists to provide expert supportive services and administrative data to ensure that all other business areas of the Authority are able to contribute to the achievement of the mission of the organization.

The department is comprised of multiple functional groups:

Finance/Accounting/Budget
Procurement
Human Resources
Management Information Systems

The Finance and Administration business area is responsible for managing all financial aspects of the Authority, for enabling employees to contribute at optimum levels towards the success of the mission, for providing all users with technical tools that will enhance information management and for managing all purchases made by the Authority. As HUD drives its processes more to stand alone project compliance and reporting, this department will continue to be very conscientious and diligent in its efforts.

Operations: The Charlotte Housing Authority's Operations business area exists to provide decent, safe and affordable housing to low and moderate-income families while supporting their efforts to achieve self-sufficiency.

The department is comprised of four functional groups:

Property Management
Capital Assets
Section 8/Housing Choice Voucher Program
Client Services

Operations is responsible for the daily management of all subsidized housing owned by the Authority and its subsidiaries, all programs to increase resident social and economic capacity, and all projects associated with the preservation of the assets in the Authorities real estate portfolio.

The department is highly ranked for effective and efficient management of affordable housing programs. It is very creative in developing partnerships to enhance the provisions of resident services and driven to grow the value of its real estate portfolio with limited resources.

Real Estate Development: The Charlotte Housing Authority's Real Estate Development area exists to provide the maximum number of high quality mixed income units that serve our target market and promote economic integration. An important component to the success of this area of CHA is its ability to work with the development community to leverage the existing resources and broaden the pool of partners and funding sources.

The department focuses on three integral parts of the affordable real estate market:

Rental product development
Rental product acquisition
For sale product development

The Real Estate Development department is responsible for developing or acquiring mixed income communities that include public housing units. The group is also charged with expanding the pool of developers and funding sources available to CHA for future projects.

The department has a strong record in mixed finance, leveraged development that has resulted in the success of four major redevelopments of former public housing complexes. The CHA Real Estate Development department is very creative, sensitive to the needs of development partners, and production oriented.

Strategic Goals

In order to accomplish our vision and mission, the following strategic goals have been established to transform the Authority into the type of real estate entity that more effectively meets the community needs.

Strategic Goal #1: Lead the development of collaborative relationships for affordable housing solutions to a broad continuum of stakeholders.

Strategic Goal #2: Maximize the economic, physical, and social value of our real estate portfolio.

Strategic Goal #3: Ensure that the Authority attains long-term financial viability.

Strategic Goal #4: Provide the highest quality, most cost-effective real estate management services which exceed HUD and industry standards.

Strategic Goal #5: Create an environment that facilitates the development of client families to reach their highest potential.

Moving to Work Program Overview

Moving to Work is a demonstration program authorized by Congress and implemented by HUD. The program seeks to deregulate selected public housing authorities (PHAs) and allow them to design and test innovative, locally-designed housing and self-sufficiency strategies for low-income families by allowing exemptions from existing public housing and tenant-based Housing Choice Voucher rules.

MTW programs are designed to accomplish three primary goals:

- Reduce cost and achieve greater costs effectiveness in Federal expenditures;
- Give incentives to families with children where the head of household is working, is seeking work, or is preparing for work by participating in job training, educational programs, or programs that assist people to obtain employment and become economically self-sufficient; and
- Increase housing choices for low-income families.

On November 20, 2006, the Charlotte Housing Authority entered into an Interim MTW agreement with the Department of Housing and Urban Development (HUD). This agreement is Housing Choice Voucher Program focused.

Moving to Work Initiatives

This annual plan describes five initiatives that the Charlotte Housing Authority will focus on during fiscal year 2007. The five initiatives are aligned with the strategic goals of the Authority.

- **Initiative 1:** Establish the percentage of funding available for tenant-based assistance and the percentage of units in a building that can be project-based assisted units.
- **Initiative 2:** Exercise the annual flexibility of developing projects in census tracts where the poverty rate exceeds 20 percent.
- **Initiative 3:** Establish payment standards between 90 percent of fair market rental (FMR) and 120 percent of FMR by census tract instead of HUD established FMR jurisdiction.
- **Initiative 4:** Utilize unspent Housing Assistance Payment (HAP) funding to fund mandatory training for Housing Choice Voucher participants.
- **Initiative 5:** Develop a property rating system to evaluate properties in Charlotte-Mecklenburg County.

The Charlotte Housing Authority anticipates expanding the MTW program beyond what is authorized in the current interim agreement. During FY 2007, CHA will incorporate broader public participation and extensive data collection to redevelop the overall MTW Plan.

Reporting

In lieu of the FY 2007 annual public housing plan, CHA will conduct eligible activities in accordance with an Annual MTW Plan during the 2007/2008 fiscal year. This Annual MTW Plan is consistent with the current interim MTW agreement. CHA's goal is to design a program that is inclusive of participation from the Board of Commissioners, residents, local stakeholders, and the general public. During FY 2007, CHA will host a series of meetings with various stakeholders to further develop the MTW program. The Annual MTW Plan will serve as a comprehensive framework for CHA's activities.

A. MTW INITIATIVE MATRIX

MTW INITIATIVE MATRIX			
Plan Year Initiated	Initiative	Implemented [Y/N]	Plan page #
	1. Public Housing and Mixed Finance		
2007	Local Asset Management Program	Y	
	Simplification of Development and Redevelopment Process		
	Alternative Site & Neighborhood Standards		
	Streamlined Demolition/Disposition Process		
	Streamlined Mixed-Finance Process		
	Alternative public housing homeownership programs		
	Commercial Business Ventures		
	Use of Funds for Debt Service		
	Public Housing Policies		
	Annual and interim review process		
2009	Site-Based Waiting Lists	N	
2009	Reasonable contract rents	N	
2008	Admissions and Continued Occupancy Policies	N	
	Amended definition of "elderly"		
	Other: _____		
	2. Section 8/Housing Choice Vouchers		
2008	Restructured annual and interim review process	N	
2009	Rent policies	N	
2008	Lease length, voucher expiration & reissuance	N	
2008	Income qualification and/or work requirements	N	
	Property eligibility criteria, including types of units prohibited by HUD regulations		
2008	Tenant selection procedures	N	
	Content of HAP contracts		
2008	Damage claims, vacancy loss policy and payments for unoccupied units	N	
	Percentage of unit based leased housing assistance and criteria for expending funds for physical improvements on those units.		
2008	Adjustments to payment standard	N	
2008	Standards for utility allowances	N	
2009	Family obligations for use and occupancy of units	N	
2009	Programs for landlords	N	

MTW INITIATIVE MATRIX			
Plan Year Initiated	Initiative	Implemented [Y/N]	Plan page #
	Housing Choice Program vouchers homeownership program		
	Other: _____		
	3. Project-Based or Unit-Based		
2009	Simplification of Process to Project-Base Section 8 Vouchers	N	
2008	Demonstration Program on Project-Based Financing	N	
2008	Site and Neighborhood Standards for project-based or unit-based Section 8	N	
	Other: _____		
	4. Homeownership		
	MTW homeownership program		
	Other: _____		
	5. General Administrative		
2007	Energy Performance Contracting	Y	
	Alternative Procurement System		
	Competitive Proposal Procurements		
	Noncompetitive Procurement of Affiliates		
	Alternative Property & System Inspection Protocols		
	Energy auditing protocols		
	Other: _____		
	6. Funding		
2008	Block Grant PHA/Single Fund Budget with Full Flexibility	N	
	Alternate funding disbursements		
	Investment Policies Consistent with State Law		
	Other: _____		
	7. Self-Sufficiency/Supportive Services Programs		
2008	Type and level of supportive services	N	
	Other: _____		

B. OVERVIEW OF MTW GOALS AND OBJECTIVES

The following is an overview of MTW goals and objectives for FY 2007 for the Charlotte Housing Authority (CHA). The MTW program goals and objectives are based on CHA's current interim MTW agreement and the organizational strategic goals.

As a MTW Authority, CHA will have the flexibility to assist more low-income families by establishing an annual baseline of tenant based assistance for existing families and utilize any excess tenant based funding to construct additional affordable units, use in project-based developments, fund mandatory training and for social services to assist additional low-income families toward self-sufficiency.

Project-Based Assistance

Strategic Goal: Provide highest quality real estate management services

Initiative 1: CHA will have the flexibility to establish the percentage of funding available for tenant-based assistance and the percentage of units in a building for a project-based development. Based on demand and availability at a project-based development, the Housing Authority would be able to provide additional housing opportunities for low income families from its waiting list.

Objective 1: CHA will assess the Section 8 and Public Housing waiting lists and establish project-based waiting lists for new development that have project-based Section 8 by November 2007.

Strategic Goal: Provide highest quality real estate management services

Initiative 2: CHA will have the annual flexibility to develop projects in census tracts where the poverty rate exceeds 20 percent. This initiative will help to provide smaller neighborhood revitalization projects to slowly incorporate mixed income housing in underdeveloped parts of Charlotte.

Objective 2: Identify several development opportunities within CHA's portfolio strategy to develop affordable housing in underdeveloped areas of the city by October 2007.

Establishment of Payment Standards

Strategic Goal: Provide highest quality real estate management services

Activity 3: CHA will have the ability to establish payment standards between 90 percent and 120 percent of fair market rent (FMR) by census tract instead of HUD established FMR jurisdiction. This will allow the Housing Authority to

address deconcentration of low-income families and provide program participants opportunities to live in non-concentrated areas of Mecklenburg County.

Objective 3: Conduct an annual review of the locations for all Housing Choice Vouchers to determine if clustering of vouchers is taking place and establish fair market rent percentages by census tract in several non-concentrated areas of Mecklenburg County by December 2007.

Training

Strategic Goal: Facilitate the development of client families' highest potential.

Activity 4: CHA is authorized to utilize excess Housing Assistance Payment (HAP) funding to fund mandatory training for Housing Choice Voucher participants. CHA is partnering with the City of Charlotte to utilize the Community University's "Good Neighbors Program". The training will provide a Housing Choice Voucher holder with the basis for independent living within any of the Charlotte neighborhoods. There will be a special emphasis on the differences between residing in a multifamily dwellings and single family dwellings

Objective 4: Develop a pilot training program, in collaboration with the City of Charlotte, for new Housing Choice Voucher participants by October 2007.

Rating System

Strategic Goal: Provide highest quality real estate management services

Activity 4: CHA will develop a property rating system to evaluate properties in Charlotte-Mecklenburg County. This system will be used to increase the Housing Quality Standards (HQS) of property owners (landlords) that participate in the Housing Choice Voucher program.

Objective 5: Develop a property rating system by December 2007.

C. DESCRIPTION OF NEW MTW INITIATIVES

The Interim MTW Agreement will be implemented during the upcoming fiscal year and provide for a broader public participation and data collection process to develop the overall MTW Plan. CHA will use FY 2007 as a planning year to further develop the MTW Program. Public participation forums will be held to maximize input into the MTW Plan from the Board of Commissioners, residents, key stakeholders and the general public. Below is a list of a few initiatives that CHA will pursue in preparation of becoming a full MTW agency. During 2007, CHA will develop benchmarks for all of these initiatives and analyze the effects.

INITIATIVE 1: Finalize the assessment of Public Housing residents and develop service plans for each family to address self-sufficiency needs.

The Housing Authority will complete assessments of needs for the families being served by the Public Housing program. The assessments will measure the families' capacity or ability to live independent of housing subsidy and connect them with the services that can facilitate their progress toward self-sufficiency. A tiering system has been created that categorizes residents according to the type of services they will need to become self-sufficient. The system is divided into four tiers.

INITIATIVE 2: Develop and enter into a Memorandum of Understanding (MOU) with service providers that will assist with providing support services for low-income families.

As part of the first year under MTW, CHA will establish MOU agreements with a variety of social service providers to link services with the families' needs.

INITIATIVE 3: Develop a flat rental structure to encourage families to work and become self-sufficient. This will include a hardship provision.

The development of a flat rental policy that provides an incentive for families to work and become self-sufficient will be developed and discussed with a variety of groups during the public participation process.

INITIATIVE 4: Develop a policy and procedure to establish term limits

The development of a term limit policy will assist in moving eligible families through the housing continuum to self-sufficiency. The key is to provide families with all of the tools to become self-sufficient including services and establish a policy that will allow public housing to become transitional.

INITIATIVE 5: Review CHA's portfolio and asset positioning strategies to determine the number of affordable units that will be developed during the ten year MTW period. This will include an analysis of HUD's Capital Fund Finance Program (CFFP). The CFFP provides PHA's the ability to borrow private funds for capital and management activities relating to modernization and development of public housing. A determination to utilize the CFFP will be made during the planning year.

INITIATIVE 6: CHA will explore a new initiative known as the Supportive Housing Assistance Program (SHARP). In partnership with local service agencies, affordable housing and homeless advocacy groups, local corporate and faith communities and local landlords, SHARP will provide apartments and coordinate services to those families identified by local agencies and screened by a lead agency and CHA. SHARP subsidy will be provided in addition to the ACC subsidy to pay for case management and other social services. In order to work with this program, we will request that the ACC subsidy for these units be

portable. SHARP subsidy will come from a fund which will be capitalized upfront with private donations and managed by a local foundation. This program will be paired with another pilot initiative, a Reverse IDA, which will function as a traditional IDA, but give the SHARP program the ability to pay off tenant debt first and then put money towards savings.

II. DESCRIPTION OF MTW ACTIVITIES

A. DESCRIPTION OF PROPOSED AND ONGOING MTW ACTIVITY

Project-Based Authority

CHA will determine the current baseline of tenant based funding needed to serve existing Housing Choice Voucher program participants. Any excess tenant based funding will be utilized to construct additional affordable units, use in project-based Section 8 developments, for mandatory training of Housing Choice Voucher participants and for social services to help families strive toward self-sufficiency. The below activities will assist in our analysis to determine how much, if any, excess tenant based funding should be allocated.

CHA currently serves over 4,500 families in its Housing Choice Voucher Program which includes families utilizing portability. CHA will begin to assess and survey these families during the 2007 planning year to match services and housing needs together.

The Section 8 waiting list will be re-opened to approximately 4,500 participants. There will be a lottery process implemented to randomly select families. These families will also have the opportunity to be placed on the project-based Section 8 development waiting list.

During the annual review of CHA's portfolio and asset repositioning strategies, CHA will identify several opportunities within CHA's portfolio strategy to develop affordable housing in underdeveloped areas of the city. This will provide low-income families an opportunity to live in mixed income communities. Additionally, it will yield more affordable housing.

Establishment of Payment Standards

CHA will annually review the location of all Housing Choice Vouchers to determine if clustering of vouchers is taking place within the county. The establishment of FMR's percentages will be done by census tracts in non poverty concentrated areas of the county. This will allow the Housing Authority to address deconcentration of low-income families and provide program participants opportunities to live in non-concentrated areas of Charlotte/Mecklenburg County.

GIS mapping will be used to identify each voucher holder within Mecklenburg County. Then each census tract with a large number of vouchers holders will be

analyzed. Non-concentrated census tracts will be reviewed to determine current housing cost and whether there are affordable housing opportunities available. Once a comprehensive analysis is completed, recommendations will be made to increase FMR's in specific census tracts. These new FMR census tracts will be monitored.

Training

A CHA/City of Charlotte Neighborhood Development Collaborative has been created to develop a training program for Housing Choice Voucher participants. CHA will utilize the City's current Good Neighbors Relations (GNR) Module. GNR is an educational program developed with the following goals in mind:

- Address neighborhood aesthetics by increasing the awareness of property maintenance and zoning regulations and;
- Assist residents in negotiating practical solutions to neighborhood conflicts and;
- Inform residents of their individual responsibility to their neighborhood.

The GNR Module consists of five components, ranging from laws and ordinance regulations to conflict mediation. GNR combines these components thereby raising the capacity of residents to self-enforce a higher standard of accountability.

Rating System

CHA will develop a property rating system to evaluate properties in Charlotte-Mecklenburg County. This system will be used to increase the Housing Quality Standards (HQS) of property owners (landlords) that participate in the Housing Choice Voucher program. The new system and housing quality standards will address neighborhood concerns of absentee property owners and be used to improve the condition of Section 8 properties in Charlotte-Mecklenburg County.

B. RELATIONSHIP TO THE STATUTORY OBJECTIVES

CHA's MTW program is designed with the following statutory objectives in mind:

- 1) Reduce cost and achieve greater costs effectiveness in Federal expenditures;
- 2) Give incentives to families with children where the head of household is working, is seeking work, or is preparing for work by participating in job training, educational programs, or programs that assist people to obtain employment and become economically self-sufficient; and
- 3) Increase housing choices for low-income families.

Initiative 1: Establish the percentage of funding available for tenant-based assistance and the percentage of units in a building that can be project-based assisted units.

Relationship to Statutory Objective: Increase housing choices for low-income families. This initiative will create additional housing choices for low-income families to live in newly developed sites. As CHA continues to develop new sites, current and new families will have more opportunities to reside in mixed-income community.

Initiative 2: Exercise the annual flexibility of developing projects in census tracts where the poverty rate exceeds 20 percent.

Relationship to Statutory Objective: Increase housing choices for low-income families. This initiative will allow CHA to increase the set-aside amount and number of project-based Section 8 units in a project. This is will be done in census tracts where there are very few or no affordable housing opportunities for low-income families.

Initiative 3: Establish payment standards between 90 percent of fair market rent (FMR) and 120 percent of FMR by census tract instead of HUD established FMR jurisdiction.

Relationship to Statutory Objectives: Increase housing choices for low-income families. This initiative will provide housing opportunities to low-income residents in higher rental areas within the City limits. This will aid in reducing the concentration of low-income families in one particular census tract in Charlotte.

Initiative 4: Utilize unspent HAP funding to fund mandatory training for all Housing Choice Voucher participants

Relationship to Statutory Objectives: Give incentives to families with children where the head of household is working, is seeking work, or is preparing for work by participating in job training, educational programs, or programs that assist people to obtain employment and become economically self-sufficient. The training is designed to assist families in adjusting to a neighborhood. The training will focus on code violations, conflict resolution, the differences between single family and multifamily living and being a good neighbor.

Initiative 5: Develop a property rating system to evaluate properties in Charlotte-Mecklenburg County.

Relationship to Statutory Objectives: Increase housing choices for low-income families. This initiative will provide CHA staff with an evaluation tool to ensure that properties that are chosen by Housing Choice Voucher participants meet a

certain quality standard.

C. ANALYSIS OF ANTICIPATED IMPACT OF PROPOSED MTW ACTIVITY

Initiative 1: Establish the percentage of funding available and the percentage of units in a building that can be project-based assisted units.

Anticipated Impact: CHA will be able to offer additional project-based units to low-income families in the Charlotte area.

Initiative 2: Exercise the annual flexibility of developing projects in census tracts where the poverty rate exceeds 20 percent.

Anticipated Impact: CHA will further deconcentrate and incorporate mixed income housing in Charlotte communities. Low-income families will be spread in some of the more affluent areas of the City. Also, CHA will have more control of property management.

Initiative 3: Establish payment standards between 90 percent of fair market rent (FMR) and 120 percent of FMR by census tract instead of HUD established FMR jurisdiction.

Anticipated Impact: CHA will increase the number of housing opportunities for low-income residents in higher rental areas within the City limits. This will aid in reducing the concentration of low-income families in one particular census tract in Charlotte.

Initiative 4: Utilize unspent HAP funding to fund mandatory training for Housing Choice Voucher participants

Anticipated Impact: The training will assist families in their acclimation into a neighborhood. Participants will learn more about being a “Good Neighbor” by focusing on topic such as building codes, property maintenance, basic zoning regulations, home maintenance and conflict resolution.

Initiative 5: Develop a property rating system to evaluate properties in Charlotte-Mecklenburg County.

Anticipated Impact: Property owners will be held accountable for not following established housing quality standards. By implementing a rating system, CHA anticipates better property management from the owners.

D. DESCRIPTION OF EVALUATION BENCHMARKS/BASELINE CREATION

Initiative 1: Establish the percentage of funding available for tenant-based assistance and the percentage of units in a building that can be project-based assisted units.

As of December 31, 2006 the CHA was utilizing 4,500 housing choice vouchers including those that are porting into Charlotte. The percent of units will be determined based on a project-by-project basis. During the 2007 MTW Annual Plan year, it is anticipated that there will be 90 project-based units. This reflects approximately 2% of the allocated HCV units authorized by HUD.

Initiative 2: Exercise the annual flexibility of developing projects in census tracts where the poverty rate exceeds 20 percent.

CHA will review and identify sites for development projects in census tracts where the poverty rate exceeds 20% during the MTW 2007 plan year. As part of a neighborhood revitalization efforts, CHA will work with partners to redevelop these areas once identified.

Initiative 3: Establish payment standards between 90 percent of fair market rent (FMR) and 120 percent of FMR by census tract instead of HUD established FMR jurisdiction. Currently, there are no census tracts in Charlotte /Mecklenburg that are at 120 percent of FMR's. The baseline will be established once the analysis of census tracts is completed as outlined previously.

Initiative 4: Utilize unspent HAP funding to fund mandatory training for Housing Choice Voucher participants.

There is no baseline for this initiative until CHA is granted full funding flexibility (block granting). The analysis has to be done in conjunction with Initiative 3 and factor in project-based developments.

Initiative 5: Develop a property rating system to evaluate properties in Charlotte-Mecklenburg County.

CHA will contract with a private firm to review HQS exterior standards and current City of Charlotte code standards to establish the rating system. The new rating system will be used to cite poor neighborhood conditions.

E. DESCRIPTION OF THE DATA COLLECTION PROCESS AND METRICS

CHA will utilize its existing software system (Yardi) for data collection. The system allows for the transmission of 50058 information to the PIH Information Center (PIC). The CHA Corporate scorecard will be used to track the progress of the data collection and status of the MTW initiatives. The MTW initiatives will be

integrated in the existing scorecard matrix. During the 2007 planning year, CHA will develop a comprehensive data collection process and metrics for MTW program evaluation.

The Yardi Voyager product is an Internet web base technology and integrated database which helps streamline operations and increase productivity. The Voyager product line consists of Residential, Affordable Housing, Section 8, Public Housing, Waiting List, Inspections, Purchase Orders, Maintenance Work Orders, Family Self-sufficiency tracking, and Financial processing and reporting. Yardi programs track residents through the entire resident cycle, beginning with a prospect through eventual Move Out. It is suitable for managing single-family homes and large developments with multiple buildings. Yardi Affordable housing software helps ensure compliance for subsidized and tax credit properties. It is also suitable for conventional and mixed used properties. Yardi Public Housing software is suitable for all types of subsidized housing from conventional to housing choice vouchers. Yardi has many reports which include several off the shelf reports. All of the Yardi software modules collect data that can produce reports such as resident demographics and much more information.

F. CITE SPECIFIC PROVISION THAT IS WAIVED UNDER MTW

No new provisions need to be cited for the interim MTW Agreement. The interim agreement waives the terms and conditions of the Annual Contributions Contracts (ACCs) and the provisions of the United States Housing Act of 1937 and HUD requirements to the extent necessary for the Agency to implement the Agency's MTW plan.

III. RENT REFORM INITIATIVES

A1. DESCRIPTION OF HOW THE RENT POLICY IS DESIGNED TO ENCOURAGE EMPLOYMENT AND SELF-SUFFICIENCY

The rent reform initiative will be developed as part of the 2007 MTW planning year and described in the 2008 MTW Annual Plan.

A2. ANALYSIS OF ANTICIPATED IMPACT OF RENT POLICY

The analysis of anticipated impact of the rent policy will be completed as part of 2007 MTW planning year and described in the 2008 MTW Annual Plan.

A3. POLICY FOR ADDRESSING HARDSHIP CASES

The policy for addressing hardship cases will be developed as part of 2007 MTW planning year and will be described in the 2008 MTW Annual Plan.

IV. SOURCES AND USES OF FUNDING

A. CONSOLIDATED BUDGET STATEMENT

The Charlotte Housing Authority Operating Budget has not been adopted by the Board of Commissioners; therefore, it is not available for inclusion in this plan until such adoption occurs March 20, 2007 (Appendix B).

B. PLANNED SOURCES AND EXPENDITURES BY PROJECT

The Charlotte Housing Authority Operating Budget has not been adopted by the Board of Commissioners; therefore, is not available for inclusion in this plan until such adoption occurs March 20, 2007 (Appendix B).

C. DESCRIPTION OF PROPOSED ACTIVITIES/INVESTMENT

This requirement is not applicable to the Charlotte Housing Authority under the interim MTW agreement.

D. DESCRIPTION OF HOW FUNDING FUNGIBILITY IS PLANNED TO BE USED

This requirement is not applicable to the Charlotte Housing Authority under the interim MTW agreement.

V. APPENDICES

The following attachments are included as part of this plan:

- Appendix A: Board Resolution
- Appendix B: Submissions required for the receipt of funds
- Appendix C: Description of any planned or ongoing evaluations or assessments
- Appendix D: Electronic demographic and other data
- Appendix E: Property Listing
- Appendix F: Description of proposed capital activities that will be pursued or scheduled to begin at each development during this fiscal year
- Appendix G: Demolition and disposition requests, if planned
- Appendix H: Housing Choice Voucher Administrative Plan
- Appendix I: Admissions & Continued Occupancy Plan
- Appendix J: Implementation Schedule
- Appendix K: Public Review

RESOLUTION NO. 1463
**AUTHORIZE THE HOUSING AUTHORITY OF THE CITY OF CHARLOTTE
(CHA) TO SUBMIT THE MOVING TO WORK (MTW) ANNUAL PLAN FOR
FISCAL YEAR 2007 TO THE U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT (HUD)**

WHEREAS, Moving to Work is a demonstration program authorized by Congress and implemented by the U.S. Department of Housing and Urban Development; and

WHEREAS, in establishing MTW, Congress granted broad authority to housing authorities to design programs that would achieve three primary goals:

- Reduce cost and achieve greater costs effectiveness in Federal expenditures;
- Give incentives to families with children where the head of household is working, is seeking work, or is preparing for work by participating in job training, educational programs, or programs that assist people to obtain employment and become economically self-sufficient; and
- Increase housing choices for low-income families.

WHEREAS, the MTW agreement provides CHA with the authority to design and test innovative, locally-designed housing and self-sufficiency strategies for low-income families; and

WHEREAS, on March 20, 2007 the CHA Board of Commissioners conducted a public hearing on the 2007 MTW Annual Plan; and

WHEREAS, CHA certifies that at least 75% of the families assisted are low-income families; and

WHEREAS, CHA certifies that the housing assisted under the demonstration program is safe, decent, sanitary, and in good repair, according to an inspection protocol established or approved by the Secretary; and

WHEREAS, CHA provides certifications and other submissions as required by HUD; and

WHEREAS, CHA is requesting the Board of Commissioners to adopt CHA's FY 2007 MTW Annual Plan and authorize the submission of the FY 2007 MTW Annual Plan to HUD.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Housing Authority of the City of Charlotte that:

1. CHA's FY 2007 MTW Annual Plan is hereby adopted.
2. The Chair of the Board of Commissioners and the Chief Executive Officer are hereby authorized to execute any required documents, certifications or HUD forms related to the approval and filing of CHA's FY 2007 MTW Annual Plan.
3. The Chief Executive Officer is authorized to submit CHA's FY 2007 MTW Annual Plan and such other required documents, certifications or forms to HUD with such changes, additions, corrections or amendments as deemed necessary or appropriate or as may be required by HUD.
4. The Chief Executive Officer is hereby authorized to negotiate with HUD regarding any portion of CHA's FY 2007 MTW Annual Plan and to carry out other actions relating to the FY 2007 MTW Annual Plan.

RECORDING OFFICER'S CERTIFICATION

I, Charles Woodyard, the duly appointed Secretary of the Housing Authority of the City of Charlotte, North Carolina, do hereby certify that Resolution No. **1463** was properly adopted at a regular meeting held March 20, 2007.

(SEAL)

BY: _____
Charles Woodyard, Secretary
CEO

Operating Fund Calculation of Operating Subsidy PHA-Owned Rental Housing	U.S. Department of Housing and Urban Development Office of Public and Indian Housing OMB Approval No. 2577-0029 (exp. 10/31/2008)
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Public Reporting Burden for this collection of information is estimated to average .75 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. This agency may not collect this information, and you are not required to complete this form, unless it display a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Section 1

1. Name and Address of Public Housing Agency: HOUSING AUTHORITY OF THE CITY OF CHARLOTTE P.O. BOX 36795 CHARLOTTE, NC 28236		2. Funding Period: 01/01/2007 to 12/31/2007
4. ACC Number: A-4156		3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No.
5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 03/31 <input type="checkbox"/> 06/30 <input type="checkbox"/> 09/30		6. Operating Fund Project Number: NC00300107D
7. DUNS Number: 074523176	HUD Use Only	
8. ROFO Code: 0419		

Section 2

Calculation of ACC Units for 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:				
--	--	--	--	--

	ACC Units on 7/1/2005	Units Added to ACC (+)	Units Deleted from ACC (-)	ACC Units on 6/30/2006 (=)
Requested by PHA	3,151	12	242	2,921
HUD Modifications				

Line No.	Category	Column A Unit Months		Column B Eligible Unit Months (EUMs)		Column C Resident Participation Unit Months	
		Req'd by PHA	HUD Mod.	Req'd by PHA	HUD Mod.	Req'd by PHA	HUD Mod.

Categorization of Unit Months:							
---------------------------------------	--	--	--	--	--	--	--

Occupied Unit Months							
-----------------------------	--	--	--	--	--	--	--

01	Occupied dwelling units -- by public housing eligible family under lease	32,530		32,530		32,530	
02	Occupied dwelling units -- by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing	60				60	
03	New units -- eligible to receive subsidy during the Funding Period but not included on Lines 01, 02, or 05-13 of this section	292		292		292	
04	New units -- eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy	60		60		60	

Vacant Unit Months							
---------------------------	--	--	--	--	--	--	--

05	Units undergoing modernization	1,469		1,469			
06	Special use units	288		288			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			0			
07	Units vacant due to litigation	0		0			
08	Units vacant due to disasters	0		0			
09	Units vacant due to casualty losses	0		0			
10	Units vacant due to changing market conditions	0		0			
11	Units vacant and not categorized above	653					

Other ACC Unit Months							
------------------------------	--	--	--	--	--	--	--

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)	2,904					
13	All other ACC units not categorized above	0					

Calculations Based on Unit Months:							
14	Limited vacancies			653			
15	Total Unit Months	38,256		35,292		32,942	
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)					2,745	

Special Provision for Calculation of Utilities Expense Level:							
17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for the asset repositioning fee			0			

Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)		\$321.24
02	Inflation factor		1.02300
03	PUM inflated PEL (Part A, Line 01 times Line 02)		\$328.63
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)		\$11,598,010

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)		\$155.66
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)		\$5,493,553

Add-Ons

07	Self-sufficiency		\$0
08	Energy loan amortization		\$408,842
09	Payment in lieu of taxes (PILOT)		\$72,480
10	Cost of independent audit		\$18,841
11	Funding for resident participation activities		\$68,625
12	Asset management fee <input checked="" type="checkbox"/> Eligible for an Asset Management Fee		\$153,024
13	Information technology fee		\$76,512
14	Asset repositioning fee		\$608,429
15	Costs attributable to changes in federal law, regulation, or economy		\$0
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)		\$1,406,753
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)		\$18,498,316

Part B. Formula Income

01	PUM formula income		\$138.93
02	PUM change in utility allowances		\$0.00
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)		\$138.93
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)		\$4,903,118

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		\$0
02	Transition funding		-\$1,296,275
03	Other		\$0
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)		-\$1,296,275

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)		\$12,298,923
02	Cost of independent audit (Same as Part A, Line 10)		\$18,841
03	Formula amount (Greater of Part D, Lines 01 or 02)		\$12,298,923

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (Same as Part D, Line 03)		
02	Adjustment due to availability of funds		
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03) Appropriation symbol(s):		

Section 4

Remarks (provide section, part and line numbers):

(This area is highlighted in yellow in the original document and is currently blank.)

Section 5

Certifications

- In accordance with 24 CFR 990.215, I hereby certify that HOUSING AUTHORITY OF THE CITY OF CHARLOTTE is in compliance with the annual income reexamination requirements and that rents and utility allowance calculations have been or will be adjusted in accordance with current HUD requirements and regulations.
- In accordance with 24 CFR 990.190(f), I hereby certify that HOUSING AUTHORITY OF THE CITY OF CHARLOTTE has fewer than 250 units and has elected to transition to asset management and therefore is eligible to receive an asset management fee.
- I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Signature of Authorized PHA Representative & Date:	Signature of Authorized HUD Representative & Date:
X	X

Operating Fund
Calculation of Utilities Expense Level
 PHA-Owned Rental Housing

CONSOLIDATED

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

Public Reporting Burden for this collection of information is estimated to average .75 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining data needed, and completing and reviewing

Section 1 - General Information

1. Name of Public Housing Agency: Housing Authority of the City of P.O. Box 36795 Charlotte, NC 28236		2. Funding Period: 1/1/2007 to 12/31/2007		3. Type of Submission: Original		4. Unit Change Indicator: Yes	5. Frozen Rolling Base: Yes	6. Rate Reduction Incentive:
7. ACC Number: A-4156	8. Operating Fund Project Number: NC00300107D		9. Fiscal Year End: 31-Mar			10. ROFO Code (HUD Use Only):		11. DUNS Number: 074523176

Line No.	Description	Sewerage and Water	Electricity	Gas	Fuel (Specify type e.g., oil, coal, wood)			Total
					F	G	H	
A	B	C	D	E	F	G	H	I

Section 2 - Current consumption Level

01	Actual Consumption (12-month period 7/1/2005 to 6/30/2006)	0	0	0	0	0	0	
01a	Unit of consumption (e.g., gallons, kWh, therms)							

Section 3 - Rolling Base consumption Level

02	Rolling base year 1 - actual consumption (12-month period 7/1/2004 to 6/30/2005)	0	0	0	0	0	0	
03	Rolling base year 2 - actual consumption (12-month period 7/1/2003 to 6/30/2004)	0	0	0	0	0	0	
04	Rolling base year 3 - actual consumption (12-month period 7/1/2002 to 6/30/2003)	0	0	0	0	0	0	
05	Total Consumption during 3-year Rolling Base period (Lines 02 + 03 + 04)	0	0	0	0	0	0	

20	Base Utilities expense level minus surcharges (Line 18 minus Line 19)							\$4,898,760
21	Utilities inflation/deflation factor							1.1195
Section 9 - Calculation of Utilities Expense Level								
22	Utilities expense level adjusted for inflation/deflation - whole dollars (Line 20 x Line 21)							\$5,484,162
23	Energy rate incentive							\$0
24	Utilities expense level - whole dollars (Line 22 + Line 23)							\$5,484,162
25	Eligible unit months (from the original form HUD-52723, Column B, Line 15 plus Line 17 minus Line 04)							35232
26	Utilities Expense Level - PUM (Line 24 ÷ Line 25)							\$155.66

Section 10 - Remarks (provide section, part, and line numbers)

Operating Fund
Calculation of Utilities Expense Level
 PHA-Owned Rental Housing

ROLLING

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

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Section 1 - General Information

1. Name of Public Housing Agency: Housing Authority of the City of P.O. Box 36795 Charlotte, NC 28236		2. Funding Period: 1/1/2007 to 12/31/2007		3. Type of Submission: Original		4. Unit Change Indicator: Yes	5. Frozen Rolling Base: Yes	6. Rate Reduction Incentive:
7. ACC Number: A-4156	8. Operating Fund Project Number: NC00300107D		9. Fiscal Year End: 31-Mar			10. ROFO Code (HUD Use Only):		11. DUNS Number: 074523176

Line No.	Description	Sewerage and Water	Electricity	Gas	Fuel (Specify type e.g., oil, coal, wood)			Total
A	B	C	D	E	F	G	H	I

Section 2 - Current consumption Level

01	Actual Consumption (12-month period 7/1/2005 to 6/30/2006)	66434	24717613	842577	0	0	0	
01a	Unit of consumption (e.g., gallons, kWh, therms)	CCF's	kwh					

Section 3 - Rolling Base consumption Level

02	Rolling base year 1 - actual consumption (12-month period 7/1/2004 to 6/30/2005)	56116	24162024	778884	0	0	0	
03	Rolling base year 2 - actual consumption (12-month period 7/1/2003 to 6/30/2004)	52874	24772179	764631	0	0	0	
04	Rolling base year 3 - actual consumption (12-month period 7/1/2002 to 6/30/2003)	55649	25804397	932762	0	0	0	
05	Total Consumption during 3-year Rolling Base period (Lines 02 + 03 + 04)	164,639	74,738,600	2,476,277	0	0	0	

							Operating Fund Project Number	
06	Average rolling base consumption (Line 05 ÷ 3)	54880	24912867	825426	0	0	0	
07	Actual consumption for new units	13924	189916	13253	0	0	0	
08	Rolling Base Consumption (Line 06 + 07)	68,804	25,102,783	838,679	0	0	0	
Section 4 - Base Consumption								
09	Base Consumption (lesser of Line 01 or 08)	66,434	24,717,613	838,679	0	0	0	
Section 5 - Utility Consumption Incentive								
10	Actual consumption > rolling base (If Line 01 is greater than Line 08, enter the difference as positive; if not, enter 0)	0	0	3898	0	0	0	
11	Actual consumption < rolling base (If Line 01 is less than Line 08, enter the difference as positive; if not, enter 0)	2370	385170		0	0	0	
12	75%/25% Split (Line 10 x 0.25)	0	0	975	0	0	0	
13	75%/25% Split (Line 11 x 0.75)	1778	288878	0	0	0	0	
Section 6 - Payable Consumption								
14	Annualization of consumption for new units	3296	96600	9740	0	0	0	
15	Payable consumption (Sum of Line 09, Line 12, Line 13, and Line 14)	71,508	25,103,091	849,394	0	0	0	
Section 7 - Actual Utility Costs and Average Rate								
16	Actual utility costs (12-month period 7/1/2005 to 6/30/2006)	\$249,878	\$2,196,560	\$1,295,158	\$0	\$0	\$0	
17	Actual average utility rate (Line 16 ÷ Line 01)	3.7613	0.0889	1.5371	0.0000	0.0000	0.0000	
Section 8 - Base Utilities and Inflation/Deflation Factor								
18	Base utilities expense level - whole dollars (Line 15 x Line 17)	\$268,961	\$2,231,665	\$1,305,603	\$0	\$0	\$0	\$3,806,229
19	Surcharges for excess consumption of PHA-supplied utilities (12-month period 7/1/2005 to 6/30/2006) - whole dollars							\$85,008
							Operating Fund Project Number NC00300107D	

20	Base Utilities expense level minus surcharges (Line 18 minus Line 19)							\$3,721,221
21	Utilities inflation/deflation factor							1.1195

Section 9 - Calculation of Utilities Expense Level

22	Utilities expense level adjusted for inflation/deflation - whole dollars (Line 20 x Line 21)							\$4,165,907
23	Energy rate incentive							\$0
24	Utilities expense level - whole dollars (Line 22 + Line 23)							\$4,165,907
25	Eligible unit months (from the original form HUD-52723, Column B, Line 15 plus Line 17 minus Line 04)							35232
26	Utilities Expense Level - PUM (Line 24 ÷ Line 25)							\$118.24

Section 10 - Remarks (provide section, part, and line numbers)

Operating Fund
Calculation of Utilities Expense Level
 PHA-Owned Rental Housing

FROZEN

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

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Section 1 - General Information

1. Name of Public Housing Agency: Housing Authority of the City of P.O. Box 36795 Charlotte, NC 28236		2. Funding Period: 1/1/2007 to 12/31/2007		3. Type of Submission: Original		4. Unit Change Indicator: Yes	5. Frozen Rolling Base: Yes	6. Rate Reduction Incentive:
7. ACC Number: A-4156	8. Operating Fund Project Number: NC00300107D		9. Fiscal Year End: 31-Mar			10. ROFO Code (HUD Use Only):		11. DUNS Number: 074523176

Line No.	Description	Sewerage and Water	Electricity	Gas	Fuel (Specify type e.g., oil, coal, wood)			Total
					F	G	H	
A	B	C	D	E	F	G	H	I

Section 2 - Current consumption Level

01	Actual Consumption (12-month period 7/1/2005 to 6/30/2006)	147,487	0	0	0	0	0	
01a	Unit of consumption (e.g., gallons, kWh, therms)	CCF's	kwh					

Section 3 - Rolling Base consumption Level

02	Rolling base year 1 - actual consumption (12-month period 7/1/2004 to 6/30/2005)	253,018	0	0	0	0	0	
03	Rolling base year 2 - actual consumption (12-month period 7/1/2003 to 6/30/2004)	278,778	0	0	0	0	0	
04	Rolling base year 3 - actual consumption (12-month period 7/1/2002 to 6/30/2003)	217,462	0	0	0	0	0	
05	Total Consumption during 3-year Rolling Base period (Lines 02 + 03 + 04)	749,258	0	0	0	0	0	

							Operating Fund Project Number	
06	Average rolling base consumption (Line 05 ÷ 3)	249753	0	0	0	0	0	
07	Actual consumption for new units	0	0	0	0	0	0	
08	Rolling Base Consumption (Line 06 + 07)	249,753	0	0	0	0	0	
Section 4 - Base Consumption								
09	Base Consumption (lesser of Line 01 or 08)	249,753	0	0	0	0	0	
Section 5 - Utility Consumption Incentive								
10	Actual consumption > rolling base (If Line 01 is greater than Line 08, enter the difference as positive; if not, enter 0)	0	0	0	0	0	0	
11	Actual consumption < rolling base (If Line 01 is less than Line 08, enter the difference as positive; if not, enter 0)	0	0	0	0	0	0	
12	75%/25% Split (Line 10 x 0.25)	0	0	0	0	0	0	
13	75%/25% Split (Line 11 x 0.75)	0	0	0	0	0	0	
Section 6 - Payable Consumption								
14	Annualization of consumption for new units	0	0	0	0	0	0	
15	Payable consumption (Sum of Line 09, Line 12, Line 13, and Line 14)	249,753	0	0	0	0	0	
Section 7 - Actual Utility Costs and Average Rate								
16	Actual utility costs (12-month period 7/1/2005 to 6/30/2006)	\$695,374	\$0	\$0	\$0	\$0	\$0	
17	Actual average utility rate (Line 16 ÷ Line 01)	4.7148	0.0000	0.0000	0.0000	0.0000	0.0000	
Section 8 - Base Utilities and Inflation/Deflation Factor								
18	Base utilities expense level - whole dollars (Line 15 x Line 17)	\$1,177,539	\$0	\$0	\$0	\$0	\$0	\$1,177,539
19	Surcharges for excess consumption of PHA-supplied utilities (12-month period 7/1/2005 to 6/30/2006) - whole dollars							\$0
							Operating Fund Project Number NC00300107D	

20	Base Utilities expense level minus surcharges (Line 18 minus Line 19)							\$1,177,539
21	Utilities inflation/deflation factor							1.1195

Section 9 - Calculation of Utilities Expense Level

22	Utilities expense level adjusted for inflation/deflation - whole dollars (Line 20 x Line 21)							\$1,318,255
23	Energy rate incentive							\$0
24	Utilities expense level - whole dollars (Line 22 + Line 23)							\$1,318,255
25	Eligible unit months (from the original form HUD-52723, Column B, Line 15 plus Line 17 minus Line 04)							
26	Utilities Expense Level - PUM (Line 24 ÷ Line 25)							

Section 10 - Remarks (provide section, part, and line numbers)

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

PHA Name:		Grant Type and Number		FFY of Grant:	
Housing Authority of the City of Charlotte		Capital Fund Program Grant No: NC19P00350107		2007	
		Replacement Housing Factor Grant No:			
X Original Annual Statement Performance and Evaluation Report for Period Ending:		Revised Annual Statement (revision no:) Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	TOTAL NON-CGP FUNDS				
2	1406 OPERATIONS	\$550,000			
3	1408 MANAGEMENT IMPROVEMENTS	\$125,000			
4	1410 ADMINISTRATION	\$473,632			
5	1411 AUDIT	\$1,000			
6	1415 LIQUIDATED DAMAGES	\$0			
7	1430 FEES AND COSTS	\$332,049			
8	1440 SITE ACQUISITION	\$0			
9	1450 SITE IMPROVEMENTS	\$40,000			
10	1460 DWELLING STRUCTURES	\$2,867,063			
11	1465.1 DWELLING EQUIPMENT- NONEXPENDABLE	\$29,400			
12	1470 NONDWELLING STRUCTURES	\$0			
13	1475 NONDWELLING EQUIPMENT	\$83,000			
14	1485 DEMOLITION	\$0			
15	1490 REPLACEMENT FOR RESERVE	\$0			
16	1492 MOVING TO WORK DEMONSTRATION	\$0			
17	1495.1 RELOCATION COSTS	\$68,600			
18	1499 DEVELOPMENT ACTIVITIES	\$0			
19	1501 COLLATERIZATION OF DEBT SERVICE	\$0			
20	1502 CONTINGENCY	\$91,573			
21	AMOUNT OF ANNUAL GRANT (SUM OF LINES 2-19)	\$4,661,316			
22	Amount of line 21 Related to LBP Activities	0			
23	Amount of line 21 Related to Section 504 Compliance	0			
24	Amount of line 21 Related to Security - Soft Costs	0			
25	Amount of line 21 Related to Security - Hard Costs	0			
26	Amount of line 21 Related to Energy Conservation Measures	0			
Signature of President/CEO and Date					

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

Part II: Supporting Table

Capital Fund Grant Number: **NC19P00350107**

FFY of Grant Approval: **10/2007**

X

Original Annual Statement

HA Name: **HOUSING AUTHORITY OF THE CITY OF CHARLOTTE**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
3-11 BOULEVARD	Kitchen/Bath Reno (55 units)	1460	\$990,000
	TOTAL		\$990,000
3-21 SAVANNA WOODS	COMPREHENSIVE RENO (including adding A/C) @ \$34,000/unit	1460	\$1,666,000
	ACM Mastic Removal @ \$1500/unit	1460	\$73,500
	Replace Appliances	1465.1	\$29,400
	Site Work	1450	\$15,000
	Relocation (49 residents x 2 moves x \$700)	1495	\$68,600
	TOTAL		\$1,852,500
3-20 TALL OAKS	Site Work	1450	\$5,000
	TOTAL		\$5,000
3-23 TARLTON HILLS	Site Work	1450	\$10,000
	TOTAL		\$10,000
3-25 Gladedale	Site Work	1450	\$3,000
	Replace Bath/Subfloor	1460	\$15,000
	TOTAL		\$18,000
3-95 VICTORIA SQUARE	Replace Furnace	1460	\$48,000
	Re-Roof	1460	\$24,563
	TOTAL		\$72,563
MANAGEMENT IMPROVEMENTS:	RESIDENT ORGANIZATION FACILITIES	1408	\$5,000
	RESIDENT ORGANIZATION TRAINING	1408	\$10,000
	SECTION 3 RESIDENT EMPLOYEMENT INITIATIVE TRAINING	1408	\$15,000
	PHA-WIDE PC SOFTWARE	1408	\$50,000
	PHA STAFF TRAINING	1408	\$45,000
	TOTAL		\$125,000
ADMINISTRATION	10% Contribution to Central Office Cost Center	1410	\$466,132
	LEGAL, TRAVEL, PRINTING, PHONE	1410	\$7,500
	TOTAL		\$473,632
OPERATIONS	Operational Expense (extraordinary unit repairs)	1406	\$550,000
	TOTAL		\$550,000
AUDIT	CGP Audit Fee	1411	\$1,000
	TOTAL		\$1,000
NON-DWELLING EQUIPMENT	PHA-WIDE COMPUTER UPGRADES, T-1/INTERNET LINES	1475	\$50,000
	MAINTENANCE EQUIPMENT (vehicles)	1475	\$33,000
	TOTAL		\$83,000
FEES:	A/E FEES	1430	\$192,049
	ENVIRONMENTAL CONSULTING	1430	\$65,000
	PHA PROFESSIONAL FEES (property appraisals, marketing, etc.)	1430	\$75,000
	TOTAL		\$332,049

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

Part II: Supporting Table

Capital Fund Grant Number: **NC19P00350107**

FFY of Grant Approval: **10/2007**

Original Annual Statement

HA Name: HOUSING AUTHORITY OF THE CITY OF CHARLOTTE

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
PHA-Wide	SECTION 504	1460	\$50,000
	SECURITY	1450	\$7,000
	TOTAL		\$57,000
CONTINGENCY	EMERGENCY REQUESTS & CONSTRUCTION CONTG.	1502	\$91,573
	TOTAL		\$91,573
GRANT TOTAL			\$4,661,316
Signature of President/CEO and Date			

Annual Statement/Performance and Evaluation Report

**Capital Fund Program and Capital Fund Program
(CFP/CFPRHF)**

Replacement Housing Factor

Part I: Summary

PHA Name: Housing Authority of the City of Charlotte	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: NC19R00350207	FFY of Grant: 2007
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Original Annual Statement Performance and Evaluation Report for Period Ending: **Revised Annual Statement (revision no:) Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	TOTAL NON-CGP FUNDS				
2	1406 OPERATIONS				
3	1408 MANAGEMENT IMPROVEMENTS				
4	1410 ADMINISTRATION				
5	1411 AUDIT				
6	1415 LIQUIDATED DAMAGES				
7	1430 FEES AND COSTS	\$61,474			
8	1440 SITE ACQUISITION	\$149,311			
9	1450 SITE IMPROVEMENTS				
10	1460 DWELLING STRUCTURES				
11	NONEXPENDABLE				
12	1470 NONDWELLING STRUCTURES				
13	1475 NONDWELLING EQUIPMENT				
14	1485 DEMOLITION				
15	1490 REPLACEMENT FOR RESERVE				
16	1492 MOVING TO WORK DEMOSTRATION				
17	1495.1 RELOCATION COSTS				
18	1499 DEVELOPMENT ACTIVITIES				
19	SERVICE				
20	1502 CONTINGENCY				
21	AMOUNT OF ANNUAL GRANT (SUM OF LINE	\$210,785			
22	Amount of line 21 Related to LBP Activities	0	0		
23	Amount of line 21 Related to Section 504 Con	0	0		
24	Amount of line 21 Related to Security - Soft C	0	0		
25	Amount of line 21 Related to Security - Hard C	0	0		
26	Amount of line 21 Related to Energy Conserv	0	0		

Signature of President/CEO and Date

**ANNUAL STATEMENT
CAPITAL FUND PROGRAM REPLACEMENT HOUSING FACTOR (CFPRHF)**

Part II: Supporting Table

Replacement Housing Factor Grant Number: NC19R00350207

FFY of Grant Approval: 10/2007

Original Annual Statement

HA Name: HOUSING AUTHORITY OF THE CITY OF CHARLOTTE

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
RHF (Replacement Housing Factor)	2007 Replacement Housing Factor Funds	1440	\$149,311.00
	Total	1430	\$61,474.00
			\$210,785.00

Signature of President/CEO and Date

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program (CFP/CFPRHF)

Replacement Housing Factor

Part I: Summary

PHA Name: **Housing Authority of the City of Charlotte** Grant Type and Number: **Capital Fund Program Grant No: Replacement Housing Factor Grant No: NC19R00350107** FFY of Grant: **2007**

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

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	TOTAL NON-CGP FUNDS				
2	1406 OPERATIONS				
3	1408 MANAGEMENT IMPROVEMENTS				
4	1410 ADMINISTRATION				
5	1411 AUDIT				
6	1415 LIQUIDATED DAMAGES				
7	1430 FEES AND COSTS	\$60,613			
8	1440 SITE ACQUISITION	\$174,421			
9	1450 SITE IMPROVEMENTS				
10	1460 DWELLING STRUCTURES				
11	NONEXPENDABLE				
12	1470 NONDWELLING STRUCTURES				
13	1475 NONDWELLING EQUIPMENT				
14	1485 DEMOLITION				
15	1490 REPLACEMENT FOR RESERVE				
16	1492 MOVING TO WORK DEMOSTRATION				
17	1495.1 RELOCATION COSTS				
18	1499 DEVELOPMENT ACTIVITIES				
19	SERVICE				
20	1502 CONTINGENCY				
21	AMOUNT OF ANNUAL GRANT (SUM OF LINES	\$235,034			
22	Amount of line 21 Related to LBP Activities	0	0		
23	Amount of line 21 Related to Section 504 Com	0	0		
24	Amount of line 21 Related to Security - Soft C	0	0		
25	Amount of line 21 Related to Security - Hard C	0	0		
26	Amount of line 21 Related to Energy Conserva	0	0		

Signature of President/CEO and Date

**ANNUAL STATEMENT
CAPITAL FUND PROGRAM REPLACEMENT HOUSING FACTOR (CFPRHF)**

Part II: Supporting Table

Replacement Housing Factor Grant Number: **NC19R00350107**

FFY of Grant Approval: **10/2007**

Original Annual Statement

HA Name: HOUSING AUTHORITY OF THE CITY OF CHARLOTTE

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
RHF (Replacement Housing Factor)	Site Acquisition	1440	\$174,421.00
	Consultant Fees, Appraisals, Phase I	1430	\$60,613.00
	Total		\$235,034.00

Signature of President/CEO and Date

Description of any planned or ongoing evaluations or assessments

Central Piedmont Community College's Center for Applied Research developed an electronic assessment survey to assess and determine the level of services each family will need to accomplish the MTW goals.

The Center for Applied Research is housed in the Department of Planning and Research at Central Piedmont Community College. The Center was created to provide affordable research, assessment and evaluation services. As the first such research center to be opened in the United States by a community college, The Center is uniquely situated to offer insight into community-based issues. Since opening in the spring of 2004, The Center has conducted a variety of evaluation projects and has already received national recognition for its work.

To prepare a survey instrument that is specific to CHA'S MTW assessment process, the Center for Applied Research would review several surveys such as the Homeless Services Network THREADS assessment instrument, a locally devised survey instrument and develop a customize survey for MTW purposes. The survey will suggest the level of services needed for each family and essentially become the work plan for service delivery to them. The work plans will be monitored and tracked by CHA's Client Services department.

An important part of the Charlotte Housing Authority's (CHA) MTW program is to fully assess the needs of the families being served by the Public Housing and Housing Choice Voucher programs. CHA wants to measure the families' capacity for the ability to live independent of housing subsidy and connect them with the services that can facilitate their progress toward self-sufficiency. CHA has created a tiering system that categorizes residents according to the type of services they will need to become self-sufficient. The tiering system is divided into four tiers:

Tier I: Residents do not have any primary needs and will only need minimal services to keep them informed of job opportunities and ongoing information. There is a low need for life skills training for this group to become self-sufficient.

CHA's strategies to address Tier I families will include having periodic meeting with CHA staff and families to ensure that they are aware of training and employment opportunities. The emphasis for Tier I families will on providing additional skills training to enhance opportunities to improve employment such as the development of a resume, mock interviewing and how to conduct a job search. Stabilizing and /or improving employment is a key to the success of Tier I families.

The housing options for Tier I residents will include CHA's FSS sites: Claremont and Victoria Square. Qualified residents will be able to reside in the HOPE VI sites: First Ward Place, Arbor Glen, Park at Oaklawn and Seigle Point and

APPENDIX C

various mixed income sites. There may also be opportunity for some residents to move to our affordable housing sites: Grove Place, Oak Valley and Valley View.

Tier II: Residents have at least two primary needs and three or more secondary needs. Residents in this category will need assistance in obtaining and maintaining employment. Life skills training will be key for this group to become self-sufficient.

CHA's strategies to address Tier II families are to provide case management services, life skills training and CHA staff monitoring. The case management services will aid the families in developing and tracking individual development plan for each household in this tier. The case management services will also refer families to additional services to help families meet primary and secondary needs. The life skills training will focus on the development of key skills needed to obtain and maintain employment. CHA staff will have to closely monitor these families to ensure that services are being provided to each family in this tier.

The housing options for Tier II residents will include CHA's conventional public housing scattered sites: Cedar Knoll, Gladedale, Leafcrest, Mallard Ridge, Meadow Oaks, Robinsdale, Savanna Woods, Sunridge, Tarlton Hills and Wallace Woods. Qualified residents will be able to reside in CHA FSS sites: Claremont and Victoria Square.

Tier III: Residents in this category will require more intensive services as they have the most severe and complex problems. The residents in this category will need long-term services, intensive counseling and case management to assist them in achieving self-sufficiency.

CHA's strategy to address Tier III families is intensive long-term services with counseling services, social services, basic life skills and monitoring by CHA staff. Families in Tier III has several primary and secondary needs and will need services focused on the achievement and maintaining of these basic needs prior to considering self sufficiency goals.

The housing options for Tier III residents will include CHA's the three large conventional public housing sites: Boulevard Homes, South Side Homes and Dillehay Courts. Qualified residents will be able to reside in scattered site locations: Cedar Knoll, Gladedale, Leafcrest, Mallard Ridge, Meadow Oaks, Robinsdale, Savanna Woods, Sunridge, Tarlton Hills and Wallace Woods.

Tier IV: Residents in this category are elderly or disabled. These families continue to need support and may be beyond the ability to live completely self-sufficient. Families with disabled individuals may be precluded from working or may have a family member who requires constant care so that neither the disabled individual nor the caregiver can provide for their own self-sufficient

APPENDIX C

living. The families that may be able to find gainful employment and reach self-sufficiency will be handled on a case-by-case situation.

CHA's strategy for Tier IV families will be to identify and link services and activities from existing service providers in our community to elderly and non-working disabled families. Additionally, there will be an emphasis on the training of property management staff in elderly/ disabled services and activities.

The housing options for Tier IV residents will include CHA's conventional public housing elderly/disabled sites: Autumn Place, Charlottetown Terrace, Edwin Towers, Parktowne Terrace, Strawn Apartments. Qualified residents will be able to reside in the mixed income developments that have senior housing.

APPENDIX D

Resident Characteristics Report

As of December 31, 2006

Program type :

Tenant Based

Voucher

Level of

Information :

Housing Agency

within Field

Office 4FPH

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Effective Dates Included : **September 01, 2005**

through **December 31, 2006**

NOTE: Percentages in each area may not total 100 percent due to rounding.

Units Information

HA	50058 Received
4FPH	52,125
NC003 - Charlotte Housing Authority	4,576

APPENDIX D

Income Information

Distribution of Average Annual Income as a % of 50058 Received										
HA	Extremely Low Income, Below 30% of Median		Very Low Income, 50% of Median		Low Income, 80% of Median		Above Low Income, 81%+ of the Median		Geo-Coded Income Data Not Available In PIC Data Systems	
	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent
4FPH	27,142	52	6,603	13	885	2	27	0	17,468	34
NC003 - Charlotte Housing Authority	3,688	81	723	16	95	2	1	0	69	2

Average Annual Income (\$)	
HA	Average Annual Income
4FPH	10,001
NC003 - Charlotte Housing Authority	9,883

Distribution of Annual Income as a % of 50058 Received							
HA	\$0	\$1 - \$5,000	\$5,000 - \$10,000	\$10,001 - \$15,000	\$15,001 - \$20,000	\$20,001 - \$25,000	Above \$25,000
4FPH	6	14	40	20	11	5	3

APPENDIX D

NC003 - Charlotte Housing Authority	16	13	31	17	11	8	5
---	----	----	----	----	----	---	---

Distribution of Source of Income as a % of 50058 Received **
Some families have multiple sources of income **

HA	With any wages	With any Welfare	With any SSI/SS/Pension	With any other Income	With No Income
4FPH	35	18	51	28	6
NC003 - Charlotte Housing Authority	36	7	40	23	16

Family Type Information

Distribution of Family Type as a % of 50058 Received

HA	Elderly, No Children, Non-Disabled		Elderly, with Children, Non-Disabled		Non-elderly, No Children, Non-Disabled		Non-elderly, with Children, Non-Disabled		Elderly, No Children, Disabled		Elderly, with Children, Disabled
	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count
4FPH	2,490	5	206	0	3,872	7	26,427	51	4,927	9	424
NC003 - Charlotte Housing Authority	136	3	30	1	391	9	2,925	64	221	5	37

APPENDIX D

	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count
4FPH	19,602	15	46,463	36	46,710	36	8,739	7	7,743	6	998
NC003 - Charlotte Housing Authority	1,778	13	5,899	43	4,829	35	652	5	422	3	58

Distribution by Household Size as a % of 50058 Received										
HA	1 person	2 persons	3 persons	4 persons	5 persons	6 persons	7 persons	8 persons	9 persons	10+ persons
4FPH	32	23	22	14	6	2	1	0	0	0
NC003 - Charlotte Housing Authority	19	21	26	19	9	4	1	1	0	0

Total Household Members and Average Household Size			
HA	Total Number of Household Members	Average Household Size	Total Number of Household s
4FPH	130,255	2.5	52,125
NC003 - Charlotte Housing Authority	13,638	3	4,576

Distribution by Number of Bedrooms as a % of 50058 Received						
HA	0 Bedrooms	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms
4FPH	1	15	40	39	5	0

APPENDIX D

NC003 - Charlotte Housing Authority	0	8	32	48	12	1
---	---	---	----	----	----	---

**Length of Stay
Information**

Distribution by Length of Stay as a % of 50058 Received (currently assisted families)

HA	Less than 1 year		1 to 2 years		2 to 5 years		5 to 10 years		10 to 20 years		Over 20 years
	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count
4FPH	9,093	17	6,197	12	16,534	32	13,416	26	5,623	11	1,229
NC003 - Charlotte Housing Authority	354	8	344	8	1,585	35	1,679	37	577	13	36

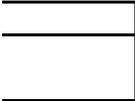
APPENDIX D

APPENDIX D

APPENDIX D

	Non-elderly, No Children, Disabled		Non-elderly, with Children, Disabled			Female Headed Household with Children	
Percent	Count	Percent	Count	Percent		Count	Percent
1	9,473	18	4,306	8		30,148	58
1	521	11	315	7		3,243	71

APPENDIX D



APPENDIX D

Percent
1
0

APPENDIX D

Percent
2
1

APPENDIX E

PROPERTY LISTING

Community	Address	Housing Type
Claremont	1032-F Coliseum Drive, 28205	Conventional
Villa Courts	820-F Villa Court Lane, 28211	Project Based Section 8
Oak Valley	2700 Oakvalley Lane	Mixed Income
Tall Oaks	407 Baldwin Avenue, 28204	Conventional
Charlottetown Terrace	1000 Baxter Street, 28204	Senior/ Disabled
Dillehay Courts	2600 N. Pine Street, 28206	Conventional
McAden Park	825 E. 16th and 901 E. 15th	Mixed Income
Crossings at Siegle Point	831 Seigle Avenue	HOPE VI
Nia Point	2618 Pitts Drive	Mixed Income
Montgomery Gardens	5200 Beatties Ford Road	Mixed Income
Rivermere	3404 Dunn Commons Pkwy, 28216	Mixed Income
Tarlton Hills21	201 Frazier Avenue, 28216	Conventional
Victoria Square22	225-D N Clarkson Street, 28202	Conventional
The Park at Oaklawn	1215 Rising Oak Drive, 28206	HOPE VI
Autumn Place	321 N. Davidson Street, 28202	Senior
First Ward Place	550 East 8th Street, 28202	HOPE VI
Hall House4	426 N. Tryon Street, 28208	Senior/ Disabled
Edwin Towers3	201 W. 10th Street, 28202	Senior/ Disabled
940 Brevard	940 Brevard Street	Senior
Cedar Knoll	304 Green Needles Ct, 28217	Conventional
Boulevard Homes	1620 Brooksvale Street, 28208	Conventional
Arbor Glen	2305 Farmer Street, 28208	HOPE VI
Southside Homes	3400 Griffith Street, 28203	Conventional
Strawn Apartments	1225 S. Caldwell Street	Senior/ Disabled
Savanna Woods	3124 Leaside Lane 28209	Conventional
Prosperity Creek	3701 Prosperity Church Road	Senior
Robinsdale	1001 Margie Ann Drive, 28215	Conventional
Glen Cove	6130 Pineburr Road	Mixed Income
McAlpine Terrace	6130 Pineburr Road	Mixed Income
Stonehaven East	7000 Fernwood Drive, 28211	Mixed Income
Gladedale	5805 Olde Providence Rd, 28226	Conventional
Live Oak	6722 Oakengate Lane, 28210	Mixed Income
Parktowne Terrace	5800 Fairview Road	Senior/ Disabled
Leafcrest	6513 Leafcrest Lane, 28210	Conventional
Mallard Ridge	1428 Axminster Ct, 28210	Conventional
Seneca Woods	1509 Seneca Place	Mixed Income
Sunridge	4005 Sunridge Lane, 28215	Conventional
Grove Place	6505 E W.T. Harris Blvd, 28215	Mixed Income
Valleyview	5117-A Hickory Valley Court	Mixed Income
Meadow Oaks	6011 Florence Avenue, 28212	Conventional
Wallace Woods	7120/C Wallace Road, 28212	Conventional
Springfield Gardens Apartment	9600 Idlewild Road	Mixed Income

FIVE YEAR ACTION PLAN

Part II: Supporting Pages

Physical Needs

Comprehensive Grant Program (CGP)

Exhibit:
NC19P00350107
FFY 2007

nc003b01

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

Work Statement Current FFY 2007	Work Statement for Year 2 FFY: 2008			Work Statement for Year 3 FFY: 2009		
	General Description of Major Work Category	Quantity	Estimated Costs	General Description of Major Work Category	Quantity	Estimated Costs
SEE ANNUAL STATEMENT	NC3-11 Boulevard Homes Kitchen/Bath Reno (55 units) SUBTOTAL	55	990,000 990,000	NC3-11 Boulevard Homes Kitchen/Bath Reno (55 units) SUBTOTAL	55	990,000 990,000
	NC3-06 EDWIN TOWERS REROOF REPLACE HVAC UNITS SUBTOTAL	109 SQ 20	130,000 32,000 162,000	3-24 ROBINSDALE COMPREHENSIVE RENO (including adding A/C) @ ACM Mastic Removal @ \$1500/unit Site Work	1460 1460 1450	\$1,020,000 \$45,000 \$15,000
	NC3-12 DILLEHAY REROUTE WATER LINES STRUCTURAL REPAIRS SUBTOTAL	50	130,000 35,000 165,000	Relocation (29 residents x 2 moves x \$700) TOTAL	1495	\$40,600 1,120,600
	NC3-24 ROBINSDALE COMPREHENSIVE RENO ASBESTOS ABATEMENT RELOCATION SUBTOTAL	30 UNITS 30 30	1,080,000 100,000 22,500 1,202,500	NC3-7 STRAWN (HR) REPLACE KITCHEN WALL CABINETS REPLACE BASE CABINETS & COUNTERTOP REPLACE KITCHEN SINK REPLACE WINDOW TREATMENT REPLACE WATER HEATER PAINT INTERIOR OF UNITS REPLACE HVAC UNITS SUBTOTAL	2700 LF 2134 LF 194 256 194 194 39	243,000 192,060 19,400 5,120 58,200 135,800 58,500 712,080
	NC3-16N CEDAR KNOLL REROOF SUBTOTAL		150,000 150,000			
	NC3-7 STRAWN (HR) REPLACE HVAC UNITS SUBTOTAL	40	60,000 51,000			
	NC3-19 PARKTOWNE TERRACE REPLACE HVAC UNITS SUBTOTAL	30	51,000 51,000			
	3-17F MEADOW OAKS Remove Baseboard Heat and Install new HVAC with new drop ceiling, painting, etc. Install new HVAC in Community Center & Pain TOTAL	1460 1470	\$208,000 \$45,000 253,000			
	Subtotal of Estimated Costs		3,024,500	Subtotal of Estimated Costs		2,822,680
	SEE ANNUAL STATEMENT	MANAGEMENT IMPROVEMENTS: RESIDENT INITIATIVE: RESIDENT ORGANIZATION FACILITIES RESIDENT ORGANIZATION TRAINING SECTION 3 RESIDENT INITIATIVE TRAINING AUTHORITY WIDE: PHA-WIDE PC SOFTWARE PHA STAFF TRAINING SUBTOTAL	LUMP LUMP LUMP	5,000 7,500 15,000	MANAGEMENT IMPROVEMENTS: RESIDENT INITIATIVE: RESIDENT ORGANIZATION FACILITIES RESIDENT ORGANIZATION TRAINING SECTION 3 RESIDENT INITIATIVE TRAINING AUTHORITY WIDE: PHA-WIDE PC SOFTWARE PHA STAFF TRAINING SUBTOTAL	LUMP LUMP LUMP
SEE ANNUAL STATEMENT	10% Admin Fee LEGAL, TRAVEL, PRINTING, PHONE, ADS SUBTOTAL OPERATIONS (10%) For site work items AUDIT NON-DWELLING EQUIPMENT PHA-WIDE COMPUTER EQUIPMENT MAINTENANCE VEHICLES SUBTOTAL FEES: ENVIRONMENTAL CONSULTING A/E FEES MANAGEMENT CONSULTING FEES/APPR SUBTOTAL PHA WIDE: SECTION 504 SECURITY CONTINGENCY SUBTOTAL SUBTOTAL	7 7 LUMP 1 1 LUMP 2 1 1 1 1 1	466,000 23,000 489,000 466,132 1,000 60,000 55,000 115,000 95,725 189,385 50,000 335,110 10,000 10,000 93,074 113,074	MODERNIZATION STAFF & JOC PERSONNEL BENEFITS LEGAL, TRAVEL, PRINTING, PHONE, ADS SUBTOTAL OPERATIONS (15%) Excess for vacancy turn-around AUDIT NON-DWELLING EQUIPMENT PHA-WIDE COMPUTER EQUIPMENT MAINTENANCE VEHICLES & EQUIPMENT SUBTOTAL FEES: ENVIRONMENTAL CONSULTING A/E FEES MANAGEMENT CONSULTING FEES/APPRaisal SUBTOTAL PHA WIDE: SECTION 504 SECURITY CONTINGENCY SUBTOTAL SUBTOTAL	7 7 LUMP 1 1 LUMP 1 1 1 1 1 1 1 1 1 1 1 1	466,000 25,716 491,716 700,000 1,000 65,000 40,000 105,000 50,000 206,198 50,000 306,198 15,000 7,500 94,722 117,222 4,661,316
	Subtotal of Estimated Costs		4,661,316	Subtotal of Estimated Costs		4,661,316

FUNDS ALLOCATED
ANTICIPATED GRANT

4,661,316
(4,661,316.00)

FUNDS ALLOCATED
ANTICIPATED GRANT

4,661,316
(4,661,316.00)

FIVE YEAR ACTION PLAN

Part II: Supporting Pages

Physical Needs

Comprehensive Grant Program (CGP)

Exhibit:
NC19P0035010
FFY 2007

nc003b01

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

Work Statement for Year 4 FFY: 2010			Work Statement for Year 5 FFY: 2011		
General Description of Major Work Category	Quantity	Estimated Costs	General Description of Major Work Category	Quantity	Estimated Costs
NC3-11 Boulevard Homes Kitchen/Bath Reno (55 units)	55	990,000	NC3-11 Boulevard Homes Kitchen/Bath Reno (55 units)	55	990,000
SUBTOTAL:		990,000	SUBTOTAL:		990,000
NC3-26 Wallace Woods Comprehensive Renovation	48	1,776,000	NC3-6 EDWIN REPLACE HVAC UNITS	10	17,000
Relocation	48	72,000	SUBTOTAL:		17,000
Appliances	48	33,600	NC3-19 PARKTOWNE TERRACE REPLACE HVAC UNITS	10	19,000
SUBTOTAL:		1,881,600	SUBTOTAL:		19,000
NC3-6 EDWIN REPLACE HVAC UNITS	30	51,000	NC3-18 CHARLOTTE TOWN REPLACE KITCHEN WALL CABINETS	1696 LF	152,640
SUBTOTAL:		51,000	REPLACE BASE CABINETS & COUNTERTOP	1841 LF	165,690
NC3-19 PARKTOWNE TERRACE REPLACE HVAC UNITS	30	57,000	REPLACE KITCHEN SINK	180	17,500
SUBTOTAL:		57,000	PAINT INTERIOR OF UNITS	180	148,750
3-17M SUNRIDGE Install New Energy Efficient Windows	1460	\$123,000	REPLACE HVAC UNITS	20	32,000
TOTAL:		123,000	SUBTOTAL:		516,580
			NC3-93 CLAREMONT COMPREHENSIVE RENO SUBTOTAL	50	175,000
					1,750,000
Subtotal of Estimated Costs		3,102,600	Subtotal of Estimated Costs		3,292,580
MANAGEMENT IMPROVEMENTS:			MANAGEMENT IMPROVEMENTS:		
RESIDENT INITIATIVE:			RESIDENT INITIATIVE:		
RESIDENT ORGANIZATION FACILITIES	LUMP	5,000	RESIDENT ORGANIZATION FACILITIES	LUMP	5,000
RESIDENT ORGANIZATION TRAINING	LUMP	10,000	RESIDENT ORGANIZATION TRAINING	LUMP	7,500
SECTION 3 RESIDENT INITIATIVE TRAINING	LUMP	15,000	SECTION 3 RESIDENT INITIATIVE TRAINING	LUMP	15,000
AUTHORITY WIDE:			AUTHORITY WIDE:		
PHA-WIDE PC SOFTWARE	LUMP	50,000	PHA-WIDE PC SOFTWARE	LUMP	20,000
PHA STAFF TRAINING	LUMP	40,000	PHA STAFF TRAINING	LUMP	40,000
Subtotal of Estimated Costs		120,000	Subtotal of Estimated Costs		87,500
MODERNIZATION STAFF BENEFITS	7	466,000	MODERNIZATION STAFF BENEFITS	7	466,000
LEGAL, TRAVEL, PRINTING, PHONE, ADS	LUMP	25,716	LEGAL, TRAVEL, PRINTING, PHONE, ADS	LUMP	25,716
SUBTOTAL:		491,716	SUBTOTAL:		491,716
OPERATIONS (11%) Excess for vacancy turn-around	1	500,000	OPERATIONS (11%) Excess for vacancy turn-around	1	500,000
AUDIT	1	1,000	AUDIT	1	1,000
NON-DWELLING EQUIPMENT			NON-DWELLING EQUIPMENT		
PHA-WIDE COMPUTER EQUIPMENT	LUMP	30,000	PHA-WIDE COMPUTER EQUIPMENT	LUMP	20,000
MAINTENANCE VEHICLES & EQUIPMENT	2	40,000	MAINTENANCE VEHICLES & EQUIPMENT	2	25,000
SUBTOTAL:		70,000	SUBTOTAL:		45,000
FEES:			FEES:		
ENVIRONMENTAL CONSULTING A/E FEES	1	40,000	ENVIRONMENTAL CONSULTING A/E FEES	1	50,000
MANAGEMENT CONSULTING FEES/APPRaisal	1	209,622	MANAGEMENT CONSULTING FEES/APPRaisal	1	80,000
SUBTOTAL:		294,622	SUBTOTAL:		160,000
PHA WIDE:			PHA WIDE:		
SECTION 504		5,000	SECTION 504		5,000
SECURITY		5,000	SECURITY		5,000
CONTINGENCY		71,378	CONTINGENCY		73,520
SUBTOTAL:		81,378	SUBTOTAL:		83,520
Subtotal of Estimated Costs		4,661,316	Subtotal of Estimated Costs		4,661,316

FUNDS ALLOCATED
ANTICIPATED GRANT

4,661,316
(4,661,316.00)

FUNDS ALLOCATED
ANTICIPATED GRANT

4,661,316
(4,661,316.00)

FIVE YEAR ACTION PLAN

Exhibit:

nc003b01

Part II: Supporting Pages

P00350106

Physical Needs

FFY 2007

Comprehensive Grant Program (CGP)

Work Statement for Year 6		
FFY: 2012		
General Description of Major Work Category	Quantity	Estimated Costs
NC3-6 EDWIN TOWERS		
REPLACE KITCHEN WALL CABINETS	1696 LF	152,640
REPLACE BASE CABINETS & COUNTERTOP	1841 LF	165,690
REPLACE KITCHEN SINK	175	17,500
PAINT INTERIOR OF UNITS	175	148,750
REGROUT/REPLACE BATH WALL TILE	190	66,500
REPLACE HVAC UNITS	40	64,000
SUBTOTAL:		615,080
NC3-11 Boulevard Homes		
Kitchen/Bath Reno (55 units)	100	1,800,000
SUBTOTAL:		1,800,000
NC3-19 PARKTOWNE TERRACE		
REPLACE KITCHEN WALL CABINETS	1578	142,020
REPLACE BASE CABINETS & COUNTERTOP	1578	142,020
REPLACE KITCHEN SINK	163	16,300
PAINT INTERIOR OF UNITS	163	138,550
REGROUT/REPLACE BATH WALL TILE	163	57,050
REPLACE HVAC UNITS	40	64,000
REROOF	195 SQ	81,900
SUBTOTAL:		641,840
NC3-93 CLAREMONT		
REROOF	338.7 SQ	80,000
SUBTOTAL:		80,000
		3,136,920
MANAGEMENT IMPROVEMENTS:		
RESIDENT INITIATIVE:		
RESIDENT ORGANIZATION FACILITIES	LUMP	5,000
RESIDENT ORGANIZATION TRAINING	LUMP	7,500
SECTION 3 RESIDENT INITIATIVE TRAINING	LUMP	15,000
AUTHORITY WIDE:		
PHA-WIDE PC SOFTWARE	LUMP	20,000
PHA STAFF TRAINING	LUMP	40,000
Subtotal of Estimated Costs		87,500
MODERNIZATION STAFF		
BENEFITS	7	466,000
LEGAL, TRAVEL, PRINTING, PHONE, ADS	LUMP	25,716
SUBTOTAL:		491,716
OPERATIONS (11%)		
Excess for vacancy turn-around	1	500,000
AUDIT	1	1,000
NON-DWELLING EQUIPMENT		
PHA-WIDE COMPUTER EQUIPMENT	LUMP	20,000
MAINTENANCE VEHICLES & EQUIPMENT	2	40,000
SUBTOTAL:		60,000
FEES:		
ENVIRONMENTAL CONSULTING	1	45,000
A/E FEES	1	219,584
MANAGEMENT CONSULTING FEES/APPRaisal	1	30,000
SUBTOTAL:		294,584
PHA WIDE:		
SECTION 504		5,000
SECURITY		5,000
CONTINGENCY		79,596
SUBTOTAL:		89,596
Subtotal of Estimated Costs		4,661,316

FUNDS ALLOCATED 4,661,316
 ANTICIPATED GRANT (4,661,316.00)

APPENDIX G

Demolition/Disposition Activity

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

Demolition/Disposition Activity Description
1a. Development name: <u>Belvedere Homes</u>
1b. Development (project) number: 3-04
2. Activity type: <input type="checkbox"/> Demolition <input checked="" type="checkbox"/> Disposition
3. Application status <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date application approved, submitted, or planned for submission: 2006-2011
5. Number of units affected: 166 Coverage of action <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2007 b. Projected end date of activity 2011

Demolition/Disposition Activity Description
1a. Development name: <u>First Ward Place (formerly: Earle Village)</u>
1b. Development (project) number: 3-05
2. Activity type: Demolition Disposition <input checked="" type="checkbox"/>
3. Application status <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Submitted, pending approval

Planned application Note: CHA has received disposition of remaining vacant land in First Ward including 080-063-08, 0.903 acres; a 1.12 acre portion of 080-056-01; a portion of 080-081-01; 0.2 acres of 080-081-05; 0.5 acres of 080-081-02 and 2.48 acres of 080-082-15.
4. Date application approved, submitted, or planned for submission: 12/01-2002
5. Number of units affected: None
6. Coverage of action X Part of the development Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2006-2011 b. Projected end date of activity: 2011

Demolition/Disposition Activity Description
1a. Development name: <u>Edwin Towers</u>
1b. Development (project) number: 3-06
2. Activity type: Demolition Disposition X
3. Application status Approved Submitted, pending approval * X Planned application
4. Date application approved, submitted, or planned for submission: 2006-2011
5. Number of units affected: None
6. Coverage of action X Part of the development Total development
7. Timeline for Activity: A. Actual or projected start date of activity: 2006-2011 Projected end date of activity: 2011

Demolition/Disposition Activity Description
1a. Development name: <u>Strawn Apartments</u>
1b. Development (project) number: 3-07
2. Activity type: Demolition Disposition X
3. Application status Approved Submitted, pending approval * X Planned application
4. Date application approved, submitted, or planned for submission 2006-2011
5. Number of units affected: 122
6. Coverage of action X Part of the development

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

a. Demolition/Disposition Activity Description
1a. Development name: Arbor Glen 50 Units and FIC Building 1b. Development (project) number: 3-09
2. Activity type: Demolition Disposition <input checked="" type="checkbox"/>
3. Application status <input checked="" type="checkbox"/> Approved Submitted, pending approval Planned application
4. Date application approved, submitted, or planned for submission: 10/1/06 Approved
5. Number of units affected: 50 Units and FIC Building
6. Coverage of action <input checked="" type="checkbox"/> Part of the development Total development
7. Timeline for activity: a. Actual or projected start date of activity: 11-15-03 b. Projected end date of activity: 12-31-07

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

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

Demolition/Disposition Activity Description	
1a. Development name: <u>Cedar Knoll</u>	
1b. Development (project) number: 3-16N	
2. Activity type: Demolition Disposition <input checked="" type="checkbox"/>	
Application status Approved Submitted, pending approval	

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

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

Demolition/Disposition Activity Description
1a. Development name: <u>Charlottetown Terrace</u>
1b. Development (project) number: 3-18
2. Activity type: Demolition Disposition <input checked="" type="checkbox"/>
3. Application status <input type="checkbox"/> Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application
4. Date application approved, submitted, or planned for submission: 2006-2011
5. Number of units affected: 180
6. Coverage of action <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2006-2011

b. Projected end date of activity: 2011

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

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

Demolition/Disposition Activity Description	
1a. Development name: <u>Savanna Woods</u>	
1b. Development (project) number: 3-21M	
2. Activity type: Demolition Disposition <input checked="" type="checkbox"/>	

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

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

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

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

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

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

Demolition/Disposition Activity Description	
1a. Development name: <u>Gladedale</u>	
1b. Development (project) number: 3-25	
2. Activity type: Demolition	<input checked="" type="checkbox"/>
Disposition	<input checked="" type="checkbox"/>
3. Application status	
Approved	
Submitted, pending approval	
Planned application	
4. Date application approved, submitted, or planned for submission	2006-2011
5. Number of units affected: 49	
6. Coverage of action	
Part of the development	
<input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: 2006-2011	
b. Projected end date of activity	2011

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

Demolition/Disposition Activity Description	
1a. Development name: <u>Central Maintenance</u>	
1b. Development (project) number: 3-31	
2. Activity type: Demolition	
Disposition	<input checked="" type="checkbox"/>
3. Application status	
Approved	
<input checked="" type="checkbox"/> Submitted, pending approval	

Planned application
4. Date application approved, submitted, or planned for submission: 2006-2011
5. Number of units affected: 0
6. Coverage of action Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2006-2011 b. Projected end date of activity: 2011

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

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

b. Projected end date of activity: 2011

Demolition/Disposition Activity Description

1a. Development name: **Turnkey III Program – Single Family Homes**

1b. Development (project) number: NC003-14, NC003 - 15

1. Activity type:

Demolition

Disposition

3. Application status

Approved

Submitted, pending approval

Planned application

4. Date application approved, submitted, or planned for submission: 2006

5. Number of units affected: 5

6. Coverage of action

Part of the development

Total development

7. Timeline for activity:

a. Actual or projected start date of activity: 2006

b. Projected end date of activity: 2007

APPENDIX J

**Charlotte Housing Authority
Moving to Work Implementation Schedule**

ACTIVITY	SCHEDULE
Identify several development opportunities within CHA's portfolio strategy to develop affordable housing in underdeveloped areas of the city.	October 2007
Develop a pilot training program, in collaboration with the City of Charlotte, for new Housing Choice Voucher participants.	October 2007
Assess the Section 8 and Public Housing waiting list and establish project-based waiting list for new development that have project based Section 8.	November 2007
Conduct an annual review of the locations for all Housing Choice Vouchers to determine if clustering of vouchers is taking place and establish fair market rent percentages by census tract in several non-concentrated areas of Mecklenburg County	December 2007
Develop a property rating system to evaluate Section 8 properties in Charlotte-Mecklenburg County	December 2007
Host public participation forums to develop MTW activities for 2008	June 2007-December 2007