

Annual PHA Plan <i>(Standard PHAs and Troubled PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 9/30/2027
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services. They also inform HUD, families served by the PHA, and members of the public of the PHA's mission, goals, and objectives for serving the needs of low-, very low-, and extremely low- income families.

Applicability. The Form HUD-50075-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form. Note: PHAs with zero public housing units must continue to comply with the PHA Plan requirements until they closeout their Section 9 programs (ACC termination).

Definitions.

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

A.	PHA Information.
A.1	<p> PHA Name: Housing Authority of the City of Greenville PHA Code: NC022 PHA Type: <input type="checkbox"/> Standard PHA <input checked="" type="checkbox"/> Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): 10/2026 PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units 714 Number of Housing Choice Vouchers (HCVs) 894 Total Combined Units/Vouchers 1608 </p> <p> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission </p> <p> Public Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans. </p>

PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)

Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
				PH	HCV
Lead PHA:					

B. Plan Elements

B.1 Revision of Existing PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA?

Y N

- Statement of Housing Needs and Strategy for Addressing Housing Needs.
- Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
- Financial Resources.
- Rent Determination.
- Operation and Management.
- Grievance Procedures.
- Homeownership Programs.
- Community Service and Self-Sufficiency Programs.
- Safety and Crime Prevention.
- Pet Policy.
- Asset Management.
- Substantial Deviation.
- Significant Amendment/Modification.

(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):

HCV HAP FUNDS: \$7,898,384
HCV ADMIN FEES: \$625,751
MAINSTREAM HAP FUNDS: \$203,728
MAINSTREAM ADMIN FEES \$19,419
PORTABILITY ADMIN FEES: \$4,782
HOPWA FUNDS: \$25,000
FSS COORDINATOR FUNDS: \$180,000

(c) The PHA must submit its Deconcentration Policy for Field Office review.
See Attachment

B.2 New Activities.

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's applicable Fiscal Year?

Y N

- Choice Neighborhoods Grants.
- Modernization or Development.
- Demolition and/or Disposition.
- Designated Housing for Elderly and/or Disabled Families.
- Conversion of Public Housing to Tenant-Based Assistance.
- Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.
- Homeownership Program under Section 32, 9 or 8(Y)
- Occupancy by Over-Income Families.
- Occupancy by Police Officers.
- Non-Smoking Policies.
- Project-Based Vouchers.
- Units with Approved Vacancies for Modernization.
- Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(b) If any of these activities are planned for the applicable Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.

B.3

Progress Report.

Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.
See Attachment

<p>B.4</p>	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved. See Attachment</p>
<p>B.5</p>	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p> <p>There were four (4) audit findings in the most recent FY Audit. The findings are as follows:</p> <p>Finding (1) 2025 001 Internal Controls and Accounting for Capital Fund Grants Cash Management and Special Tests and Provisions Noncompliance and Significant Deficiency</p> <p>Finding (2) 2025 002 Public and Indian Housing Participant Files Eligibility Internal Control over Participant Files Noncompliance and Material Weakness</p> <p>Finding (3) 2025 003 Section 8 Participant Files Eligibility Internal Control over Participant Files Noncompliance and Material Weakness</p> <p>Finding (4) 2025 004 Section 8 Waiting List Eligibility Internal Control over Waiting List Noncompliance and Significant Deficiency</p>
<p>C.</p>	<p>Other Document and/or Certification Requirements.</p>
<p>C.1</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>

<p>C.2</p>	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan. See Attachment</p>
<p>C.3</p>	<p>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan. See Attachment</p>
<p>C.4</p>	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA’s response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>

C.5 Troubled PHA.

(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?

Y N N/A

(b) If yes, please describe:

B.1

Revision of Existing PHA Plan Elements

Statement of Financial Resources

Financial Resources: Planned Sources and Uses		
Sources	Estimated Amount	Planned Uses
1. Federal Grants (FY 2025-26)		
a) Public Housing Operating Subsidy	\$ 3,675,271	Public Housing Operations
b) Public Housing Capital Fund	\$ 5,749,611	Modernization
c) HOPE VI Revitalization	N/A	
d) HOPE VI Demolition	N/A	
e) Annual Contributions for Section 8 Tenant-Based Assistance (include Admin Fee and VASH vouchers)	\$ 6,910,000	Administration
f) Annual Contributions for Section 8 Tenant-Based Assistance-Mainstream Vouchers (include Admin Fee)	\$ 314,880	Administration
g) Annual Contributions for Section 8 Tenant-Based Assistance-Moderate Rehabilitation 3 & 4 (include Admin fee)		Administration
h) Resident Opportunity and Self-Sufficiency Grants (ROSS)		Administration
i) Redevelopment Rental Assistance Subsidy	N/A	
j) HOME (Emancipated Youth & Family Reunification)	N/A	
k) HOME (DCCA)	N/A	
Other Federal Grants (list below)		
FSS Coordinator	\$ 180,000	HCV Family Self Sufficiency
HOPWA	\$ 31,419	Tenant Based Rental Assistance
Shelter Plus Care / CoC	\$ -	Tenant Based Rental Assistance
Annual Contribution Contract for Project Based Section 8	\$ 651,600	Housing Assistance Payments
2. Prior Year Federal Grants (unobligated funds only) (list below)		
Public Housing Capital Fund	\$ 2,958,400	Public Housing Improvements
Shelter Plus Care / CoC	\$ -	Rental Assistance
3. Public Housing Dwelling Rental Income	\$ 2,584,602	Public Housing (HUD)
4. Other income (list below)		
Interest--Section 8	\$ 2,271	Section 8 Administration
Portable Admin Fee Earned - Section 8	\$ 5,009	Section 8 Administration
Fraud Recovery Revenue - Section 8	\$ 2,716	Section 8 Administration
Interest--Public Housing	\$ 329,335	Public Housing Operations
5. Non-federal sources (list below)		
Total Resources	\$ 23,395,114	

HACG's Deconcentration Policy

Housing Authority of the City of Greenville (HACG) has adopted the federally required policies to provide for deconcentration of poverty and to encourage income mixing in all federal family (general occupancy) developments. The goals of the plan are to provide extremely low-income, very-low, and low-income households at all HACG developments, and to avoid circumstances wherein higher-income or lower-income developments are created with respect to the Authority-wide average income.

Deconcentration of Poverty and Income-Mixing [24 CFR 903.1 and 903.2]

HACG's admission policy must be designed to provide for deconcentration of poverty and income-mixing by bringing higher income tenants into lower income projects and lower income tenants into higher income projects. A statement of HACG's deconcentration policies must be included in its annual plan [24 CFR 903.7(b)].

HACG's deconcentration policy must comply with its obligation to meet the income targeting requirement [24 CFR 903.2(c)(5)].

Developments subject to the deconcentration requirement are referred to as 'covered developments' and include general occupancy (family) public housing developments. The following developments are not subject to deconcentration and income mixing requirements: developments operated by a HACG with fewer than 250 public housing units; mixed population or developments designated specifically for elderly or disabled families; developments operated by a HACG with only one general occupancy development; developments approved for demolition or for conversion to tenant-based public housing; and developments approved for a mixed-finance plan using HOPE VI or public housing funds [24 CFR 903.2(b)].

Steps for Implementation [24 CFR 903.2(c)(1)]

To implement the statutory requirement to deconcentrate poverty and provide for income mixing in covered developments, HACG must comply with the following steps:

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

HACG Policy

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

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

HACG Policy

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

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

HACG's Deconcentration Policy

Step 4. HACG with covered developments having average incomes outside the EIR must then determine whether these developments are consistent with its local goals and annual plan.

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

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

- Providing incentives to encourage families to accept units in developments where their income level is needed, including rent incentives, affirmative marketing plans, or added amenities
- Targeting investment and capital improvements toward developments with an average income below the EIR to encourage families with incomes above the EIR to accept units in those developments
- Establishing a preference for admission of working families in developments below the EIR
- Skipping a family on the waiting list to reach another family to further the goals of deconcentration
- Providing other strategies permitted by statute and determined by HACG in consultation with the residents and the community through the annual plan process to be responsive to local needs and HACG strategic objectives

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

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

HACG Policy

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

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

This policy outlines the PHA's strategy for deconcentration of poverty and income-mixing in each development. The PHA is taking various measures to implement a deconcentration and income mixing admissions strategy. Adoption of this policy along with giving a preference to "working families" will eventually result in an income mix that will help us to meet our goals.

B.3

Progress Report

public housing development to assist with video surveillance and lighting to aid in crime prevention/deterrent.

- Implementing new agency software.

Strategic Objective 3: Providing services to residents, including youth, families, and seniors living in public housing and senior developments to enhance their quality of life.

Progress:

- HACG operates a Family Self-Sufficiency Program (FSS) for both public housing and housing choice voucher participants. We are in the process of revamping the FSS program to be able to serve more families. Received \$180,000 grant for the salaries of 2 Family Self-Sufficiency Coordinator positions. Program fully staffed.

Strategic Objective 4: Increase assisted housing choices:

Progress:

- Provided voucher mobility counseling to all participants.
- Conducted outreach efforts to potential landlords and property owners.
- Increased voucher payment standards to 120% FMR.

Strategic Objective 5: Promote self-sufficiency and asset development of families:

Progress:

- FSS Coordinators are meeting with current and new participants creating, updating and reviewing goals. Provided supportive services to improve employability for our participants and residents.
- Worked with partners to provide job training skills.
- Ensured supportive services were available to increase independence for the elderly or families with disabilities.
- Updating new Program Coordinating Committee (PCC) to better serve participant families.

B.4

Capital
Improvements

Capital Fund Program - Five-Year Action Plan

Status: Approved Approval Date: 08/26/2025 Approved By: JACKSON, THOMPSON

Part I: Summary

PHA Name : Housing Authority of the City of Greenville		Locality (City/County & State)				
PHA Number: NC022		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revised 5-Year Plan (Revision No:)				
A.	Development Number and Name	Work Statement for Year 1 2024	Work Statement for Year 2 2025	Work Statement for Year 3 2026	Work Statement for Year 4 2027	Work Statement for Year 5 2028
	AUTHORITY-WIDE	\$889,980.70	\$889,980.70	\$889,980.70	\$889,980.70	\$1,144,261.40
	HOPKINS PARK (NC022000010)	\$234,655.00	\$488,256.00	\$385,502.10	\$797,321.30	\$998,540.60
	MOYEWOOD I (NC022000011)	\$762,848.10	\$531,237.20	\$340,900.00	\$255,000.00	\$150,000.00
	KEARNEY PARK (NC022000012)	\$655,318.20	\$633,328.10	\$926,419.20	\$600,500.00	\$250,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		1	2024		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)				\$889,980.70
ID0000341	Operations(Operations (1406))	Operations			\$635,700.50
ID0000343	Administration(Administration (1410)-Salaries)	Management Fees			\$254,280.20
	KEARNEY PARK (NC022000012)				\$655,318.20
ID0000342	Management Improvements(Management Improvement (1408)-Empowerment Activities)	KP - Installation of broadband infrastructure in 32 units.			\$254,280.20
ID0000350	Fees & Cost(Contract Administration (1480)-Audit)	Energy Audit/Utility Allowance			\$7,538.00
ID0000354	Install Ornamental Fencing at Newtown(Dwelling Unit-Site Work (1480)-Other)	Install 4ft high commercial grade aluminum fence at Newtown to enhance curb appeal.			\$50,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)				
Work Statement for Year 1		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000355	Flooring Upgrade(Dwelling Unit-Interior (1480)-Flooring (non routine))	NT - 20 units replace floor tiles and baseboards KP - 20 units replace floor tiles and baseboards		\$150,000.00
ID0000357	Replace HVAC units(Dwelling Unit-Exterior (1480)-Roofs)	NT - replace 5HVAC units		\$15,000.00
ID0000363	Modernization(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Tubs and Showers)	KP - upgrade 4 units		\$38,000.00
ID0000364	Modernization(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Tubs and Showers)	NT - upgrade 4 units		\$30,000.00
ID0000365	Bathroom Upgrades(Dwelling Unit-Interior (1480)-Other)	Install exhaust fans in bathrooms 78 units in the Newtown Community.		\$45,500.00
ID0000371	Install Security Cameras(Dwelling Unit-Site Work (1480)-Other)	AMP 3 install 5 additional security cameras.		\$40,000.00
ID0000373	Landscaping(Dwelling Unit-Site Work (1480)-Landscape)	replace mulch, replace bushes, remove trees, replace topsoil, fertilizer		\$25,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000344	HOPKINS PARK (NC0220000010) Fees & Cost(Contract Administration (1480)-Audit)	Energy Audit/Utility Allowance		\$234,655.00
ID0000349	Landscaping(Dwelling Unit-Site Work (1480)-Landscape)	Landscape design and beautification associated with the Hopkins Park Ornamental Fencing Project. Once Fencing is installed. Adding landscape to enhance curb appeal at Hopkins Park		\$25,000.00
ID0000351	Modernization(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Tubs and Showers)	MB - upgrade 4 units		\$38,000.00
ID0000353	Replace HVAC units(Dwelling Unit-Exterior (1480)-Roofs)	WMB - replace (5) HVAC units		\$45,000.00
ID0000359	Modernization(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Tubs and Showers)	FP - upgrade 4 units		\$31,566.25
ID0000360	Modernization(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Tubs and Showers)	DLW - upgrade 4 units		\$38,732.75

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)				
Work Statement for Year 1 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000367	Install security cameras(Dwelling Unit-Site Work (1480)-Other)	AMP 1 install 6 additional security cameras.		\$45,000.00
	MOYEWOOD I (NC022000011)			\$762,848.10
ID0000345	Fees & Cost(Contract Administration (1480)-Audit)	Energy Audit/Utility Allowance		\$9,957.00
ID0000352	Water lines(Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Underground distribution systems are compromised due to cast iron piping. Rerouting or replacing underground water/ sewer lines is needed.		\$60,000.00
ID0000356	Replace HVAC units(Dwelling Unit-Exterior (1480)-Roofs)	MWI - replace 5HVAC units		\$12,000.00
ID0000358	Replace Lighting at Moyewood Site(Dwelling Unit-Site Work (1480)-Other)	Replace Lighting on approximately (50) cobra head pole lights throughout the community.		\$125,000.00
ID0000361	Modernization(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Commodies)	MWI - upgrade 4 units		\$28,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)				
Work Statement for Year 1 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000362	Modernization(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Tubs and Showers) Lighting Upgrade(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Other)	MWII - upgrade 4 units		\$28,000.00
ID0000366		MWI - Install cff bulbs in kitchen area 188units		\$150,000.00
ID0000368	Ceiling Upgrade/Repair(Dwelling Unit-Interior (1480)-Other)	MWI - paint ceiling and repair holes 188 units as needed		\$56,100.00
ID0000369	Ceiling Upgrade/Repair(Dwelling Unit-Interior (1480)-Other)	MWII - paint ceiling and repair holes 40 units as needed		\$25,099.10
ID0000370	Install Security Cameras(Dwelling Unit-Site Work (1480)-Other)	AMP 2 install 6 additional security cameras.		\$40,000.00
ID0000372	Landscaping(Dwelling Unit-Site Work (1480)-Landscape)	replace mulch, replace bushes, remove trees, replace topsoil, fertilizer		\$25,000.00
ID0000374	Kitchen Upgrades(Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other)	replace cabinets, range, painting, refrigerators for 50 units		\$155,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (S)				
Work Statement for Year		1	2024	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000375	Shutter replacement(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Other)	replace/paint shutters on 228 units		\$48,692.00
	Subtotal of Estimated Cost			\$2,542,802.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$889,980.70
ID0000376	Operations(Operations (1406))	Operations		\$635,700.50
ID0000377	Administration(Administration (1410)-Salaries)	Management Fees		\$254,280.20
	HOPKINS PARK (NC022000010)			\$488,256.00
ID0000378	Fees & Cost(Contract Administration (1480)-Audit)	Energy Audit/Utility Allowance		\$11,256.00
ID0000382	Interior Painting(Non Routine)(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Paint 8 occupied units		\$10,000.00
ID0000383	Vehicle Replacement(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Purchase Dump Trailer for AMP 1		\$25,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 2 2025

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000384	Landscape(Dwelling Unit-Site Work (1480)-Landscape)	replace mulch, replace bushes, remove trees, replace topsoil, fertilizer		\$25,000.00
ID0000387	Modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Tubs and Showers)	MB - Upgrade flooring, light fixtures, bathroom sinks, medicine cabinet and doors in (4) units.		\$40,000.00
ID0000388	Modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Tubs and Showers)	HP - Upgrade flooring, light fixtures, bathroom sink, doors in (4) units		\$40,000.00
ID0000389	Modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Tubs and Showers)	WMB - Upgrade 4 units		\$40,000.00
ID0000390	Modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Tubs and Showers)	DLW - Upgrade 4 units		\$40,000.00
ID0000400	Water lines(Dwelling Unit-Site Work (1480)-Water Lines/Mains)	AMP 1 - 6 units repair/replace busted waterlines		\$27,000.00
ID0000403	Roof Upgrades(Dwelling Unit-Exterior (1480)-Roofs)	DLW - Replace roof on all 5 buildings in Dubber Laney Woods.		\$50,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		2	2025		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
ID0000404	Roof Upgrades(Dwelling Unit-Exterior (1480)-Roofs)	MB - Replace roof and upgrade to 30yr architectural shingles on (10) buildings			\$90,000.00
ID0000413	Modernization(Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other)	replace cabinets, replace or install range hoods for 10 units			\$90,000.00
	MOYEWOOD I (NC022000011)				\$531,237.20
ID0000379	Fees & Cost(Contract Administration (1480)-Audit)	Energy Audit/Utility Allowance			\$9,957.00
ID0000381	Interior Painting(Non Routine)(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Paint 8 occupied units			\$10,000.00
ID0000385	Management Improvements(Management Improvement (1408)-Other)	MW - Installation of broadband infrastructure in 32 units.			\$254,280.20
ID0000391	Modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodities,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Tubs and Showers)	MWI - Upgrade flooring, light fixtures, bathroom sinks, and doors, in (4) units.			\$40,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2	2025	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000392	Modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodities,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Tubs and Showers) Water lines(Dwelling Unit-Site Work (1480)-Water Lines/Mains)	MWII - Upgrade flooring, light fixtures, bathroom sinks, and doors in (4) units.		\$40,000.00
ID0000401		AMP 2 - 6 units repair/replace busted waterlines		\$27,000.00
ID0000405	Roof Upgrades(Dwelling Unit-Exterior (1480)-Roofs)	MWI - replace roof and upgrade to 30yr architectural shingles on (20) buildings in Moyewood		\$90,000.00
ID0000407	Replace HVAC units(Dwelling Unit-Exterior (1480)-Roofs)	MWI - replace (5) HVAC units		\$35,000.00
ID0000411	Vehicle Replacement(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Purchase Dump trailer for AMP 2		\$25,000.00
	KEARNEY PARK (NC022000012)			\$633,328.10
ID0000380	Interior Painting(Non Routine)(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Paint 8 occupied units		\$10,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)					
Work Statement for Year		2025			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost	
ID0000386	Fees & Cost(Contract Administration (1480)-Audit)	Energy Audit/Utility Allowance		\$7,538.00	
ID0000393	Modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodos,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Tubs and Showers)	KP - Upgrade 4 units		\$30,000.00	
ID0000394	Modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodos,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Tubs and Showers)	NT - Upgrade 4 units		\$40,000.00	
ID0000395	Modernization(Dwelling Unit-Interior (1480)-Other)	KP - Replace/Repair plaster/crumbling walls 30 units		\$350,000.00	
ID0000396	Repair/Replace downsoups(Dwelling Unit-Exterior (1480)-Gutters - Downsoups)	NT - 78 units Repair/Replace downsoups		\$13,632.75	
ID0000397	Repair/Replace downsoups(Dwelling Unit-Exterior (1480)-Gutters - Downsoups)	KP - 160 units repair/replace downsoups and gutters		\$20,750.00	
ID0000402	Water lines(Dwelling Unit-Site Work (1480)-Water Lines/Mains)	AMP 3 - 6 units repair/replace busted waterlines		\$27,000.00	

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)					
Work Statement for Year		2	2025		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
ID0000406	Roof Upgrades(Dwelling Unit-Exterior (1480)-Roofs)	KP - replace shingle 4 units			\$50,000.00
ID0000408	Replace HVAC units(Dwelling Unit-Exterior (1480)-Other)	KP - replace 10 HVAC units			\$40,000.00
ID0000412	Vehicle Replacement(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Purchase dump trailer for AMP 3			\$25,000.00
ID0000414	Replace Soffits(Dwelling Unit-Exterior (1480)-Soffits)	Replace Soffits on 78 units at NT			\$19,407.35
	Subtotal of Estimated Cost				\$2,542,802.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		3	2026		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)				\$889,980.70
ID0000415	Operations(Operations (1406))	Operations			\$635,700.50
ID0000416	Administration(Administration (1410)-Salaries)	Management Fees			\$254,280.20
	KEARNEY PARK (NC022000012)				\$926,419.20
ID0000417	Management Improvements(Management Improvement (1408)-Other)	KP - Installation of broadband infrastructure in 32 units.			\$254,280.20
ID0000419	Basketball Court Installation Project(Non-Dwelling Site Work (1480)-Landscape)	Install basketball Court in Newtown Community.			\$25,500.00
ID0000420	Ornamental Fence Installation(Dwelling Unit-Site Work (1480)-Landscape)	Install 4 ft commercial grade aluminum fence in Newtown along 14th St.			\$55,500.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)

Work Statement for Year 3 2026

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000425	Modernization: 506-C Roundtree Dr.(Dwelling Unit-Interior (1480)-Other)	Replace all sheetrock, flooring, insulation, cabinetry, and lighting fixtures in 506-C Roundtree Dr. (Moyewood Community)		\$25,000.00
ID0000428	Replace/Repair Walks(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Pedestrian paving)	AMP 2 - Repair/replace sidewalks that are unlevel, cracks, or holes		\$25,000.00
ID0000430	Bathroom Upgrades(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Tubs and Showers)	25 units - Replace tiles, tubs, toilets, and sinks		\$250,000.00
	HOPKINS PARK (NC022000010)			\$385,502.10
ID0000423	Replace HVAC units(Dwelling Unit-Exterior (1480)-Other)	AMP 1 replace 25 HVAC units		\$65,502.10
ID0000424	Interior Painting(Dwelling Unit-Interior (1480)-Other)	Paint 40 Occupied Units - AMP 1		\$50,000.00
ID0000427	Replace/Repair Walks(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Pedestrian paving)	AMP 1 - Repair/replace sidewalks that are unlevel, cracks, or holes and add approximately 200 feet of sidewalk/walkway in Hopkins		\$65,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year		2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000422	Replace HVAC units(Dwelling Unit-Exterior (1480)-Other)	NT - replace (15) HVAC units and cages		\$55,500.00
ID0000426	Interior Painting(Dwelling Unit-Interior (1480)-Other)	Paint 20 Occupied Units - AMP 3		\$25,500.00
ID0000429	Replace/Repair Walks(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Pedestrian paving)	AMP 3 - Repair/replace sidewalks that are unlevel, cracks, or holes		\$25,000.00
ID0000431	Kitchen Upgrades(Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other)	replace cabinets, range, painting, refrigerators for 50 units		\$185,000.00
ID0000433	Repair/Replace Interior Walls(Dwelling Unit-Interior (1480)-Other)	KP - Replace/Repair plaster/crumbling walls 40 units		\$300,139.00
	MOYEWOOD I (NC022000011)			\$340,900.00
ID0000421	Replace HVAC units(Dwelling Unit-Exterior (1480)-Roofs)	MWII - replace (10) HVAC units		\$40,900.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)					
Work Statement for Year		3	2026		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
ID0000432	Unit Dividers(Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios)	32 units Install would divider between each unit at DLW			\$205,000.00
	Subtotal of Estimated Cost				\$2,542,802.00

Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year 4 2027					
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost	
	AUTHORITY-WIDE (NAWASD)			\$889,980.70	
ID0000434	Operations(Operations (1406))	Operations		\$635,700.50	
ID0000446	Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	administration		\$254,280.20	
	HOPKINS PARK (NC022000010)			\$797,321.30	
ID0000435	Management Improvements(Management Improvement (1408)-Other)	HP - Installation of broadband infrastructure in 32 units.		\$254,280.20	
ID0000436	Range Hood Replacement(Dwelling Unit-Interior (1480)-Other)	replace range hoods in 111 units		\$105,339.10	
ID0000437	Vinyl Siding Replacement(Dwelling Unit-Exterior (1480)-Siding)	replace vinyl siding on 111 units		\$175,000.00	

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)					
Work Statement for Year		4	2027		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
ID0000439	Landscaping(Dwelling Unit-Site Work (1480)-Landscape)	Tree Removal in high-risk areas to proactively mitigate asset and property loss during inclement weather.			\$35,000.00
ID0000442	Waterline Replacement(Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	replace water and sewer drain lines for 20 units			\$220,000.00
ID0000447	Replace HVAC units(Dwelling Unit-Exterior (1480)-Other)	Replace 3 HVAC units			\$7,702.00
	KEARNEY PARK (NC022000012)				\$600,500.00
ID0000438	Vinyl Siding Replacement(Dwelling Unit-Exterior (1480)-Siding)	replace vinyl siding 238 units(KP/NT)			\$175,000.00
ID0000441	Landscaping(Dwelling Unit-Site Work (1480)-Landscape)	Tree Removal in high-risk areas to proactively mitigate asset and property loss during inclement weather.			\$35,000.00
ID0000444	Waterline Replacement(Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	replace waterlines for 20 units			\$200,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 4 2027

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000445	Subflooring replacement(Dwelling Unit-Interior (1480)-Flooring (non routine))	replace NT 2nd floor subflooring 78 units		\$190,500.00
	MOYEWOOD I (NC022000011)			\$255,000.00
ID0000440	Landscaping(Dwelling Unit-Site Work (1480)-Landscape)	Tree Removal in high-risk areas to proactively mitigate asset and property loss during inclement weather.		\$35,000.00
ID0000443	Waterline Replacement(Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	replace water and sewer drain lines for 20 units		\$220,000.00
	Subtotal of Estimated Cost			\$2,542,802.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)					
Work Statement for Year		5	2028		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)				\$1,144,261.40
ID0000448	Operations(Operations (1406))	Operations			\$635,700.50
ID0000449	Management Improvement(Management Improvement (1408)-Other)	Management Improvement			\$254,280.20
ID0000450	Administration(Administration (1410)-Other)	Administration			\$254,280.70
	HOPKINS PARK (NC02200010)				\$998,540.60
ID0000451	Parking Lot Resurfacing Project(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Hopkins Park Parking lot resurfacing and stripping.			\$235,000.00
ID0000452	Exterior Door Replacement Project (Dwelling Unit-Exterior (1480)-Exterior Doors)	Replace Entry Doors front and back doors for 111 units.			\$289,550.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)

Work Statement for Year		5	2028			
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost	
ID0000453	Hopkins Park Ornamental Fence Project(Dwelling Unit-Site Work (1480)-Fencing)	Install 15,000 ft commercial grade aluminum fence along the Evans. St. expanse.			\$220,000.00	
ID0000457	East and West Meadowbrook Roof Replacement Project(Dwelling Unit-Exterior (1480)-Roofs)	Replace a total of 10 building systems in the East and West Meadowbrook communities.			\$100,000.00	
ID0000458	AMP 1 Utility build and Storage (Non-Dwelling Construction-New Construction (1480)-Storage Area)	Build a small Storage or Metal building for AMP 1 maintenance staff.			\$153,990.60	
	KEARNEY PARK (NC022000012)				\$250,000.00	
ID0000454	Keanney Park Roof Replacement Project(Dwelling Unit-Exterior (1480)-Roofs)	Replace roofing system on 10 buildings.			\$100,000.00	
ID0000456	Newtown Parking lot resurfacing Project.(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Resurface and stripping on parking lots in the Newtown community.			\$150,000.00	
	MOYEWOOD I (NC022000011)				\$150,000.00	

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)					
Work Statement for Year		5	2028		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
ID0000455	Moyewood Roofing Replacement Project(Dwelling Unit-Exterior (1480)-Roofs)	Replace roofing system on 10 buildings.			\$150,000.00
	Subtotal of Estimated Cost				\$2,542,802.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	2024	
Development Number/Name	General Description of Major Work Categories	Estimated Cost
Housing Authority Wide		
Operations(Operations (1406))		\$635,700.50
Administration(Administration (1410)-Salaries)		\$254,280.20
Subtotal of Estimated Cost		\$889,980.70

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (\$)		
Work Statement for Year	2025	
Development Number/Name General Description of Major Work Categories		Estimated Cost
Housing Authority Wide		
Operations(Operations (1406))		\$635,700.50
Administration(Administration (1410)-Salaries)		\$254,280.20
Subtotal of Estimated Cost		\$889,980.70

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	Development Number/Name General Description of Major Work Categories	Estimated Cost
3	Housing Authority Wide	
2026	Operations(Operations (1406))	\$635,700.50
	Administration(Administration (1410)-Salaries)	\$254,280.20
	Subtotal of Estimated Cost	\$889,980.70

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	4	2027
Development Number/Name General Description of Major Work Categories		
Housing Authority Wide		
Operations(Operations (1406))		\$635,700.50
Adminstration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)		\$254,280.20
Subtotal of Estimated Cost		\$889,980.70

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (\$)		
Work Statement for Year	Development Number/Name General Description of Major Work Categories	Estimated Cost
5	Housing Authority Wide	
2028	Operations(Operations (1406))	\$635,700.50
	Management Improvement(Management Improvement (1408)-Other)	\$254,280.20
	Administration(Administration (1410)-Other)	\$254,280.70
	Subtotal of Estimated Cost	\$1,144,261.40

B.5

Most Recent
Fiscal Year
Audit

Corrective Actions Plan: Finding 2025-003

1. Standardized Eligibility Checklist

A comprehensive eligibility checklist will be developed and required for all participant files. This checklist will ensure all required documents (income verification, identification, citizenship status, etc.) are obtained, reviewed, and properly filed before approval. Please see the above attachment regarding the checklist.

2. File Review & Approval Process

All participant files will undergo a two-tier review process:

- Initial review by the assigned staff member
- Secondary review and approval by a supervisor prior to final eligibility determination

No file will be approved without documented supervisory sign-off.

3. Staff Training

All staff responsible for eligibility determinations will receive mandatory training on:

- Program eligibility requirements
- Proper documentation standards
- File organization and recordkeeping procedures

Refresher training will be conducted annually or as regulations change.

4. Internal Quality Control Audits

Monthly random file audits will be conducted to ensure compliance with eligibility requirements and documentation standards. Findings will be documented, and corrective feedback will be provided to staff.

5. Written Policies & Procedures Update

The agency has update its written policies and procedures manual to include:

- Step-by-step eligibility determination processes
- Documentations requirements
- File retention and organization standards
- Quality control measures

All staff will be required to acknowledge and follow updated procedures.

6. File Organization Standardization

All participant files (physical and/or electronic) will follow a uniform structure to ensure consistency, accessibility, and completeness.

7. Tracking & Monitoring System

A tracking system (manual log or software-based) will be implemented to monitor:

5. Staff Training

All HCV staff involved in waiting list management will receive training on:

- HUD and agency requirements
- Preferences and ranking procedures
- Proper documentation and recordkeeping
- Fair housing compliance

Refresher training will be conducted periodically.

6. Internal Quality Control Monitoring

The agency will conduct periodic internal audits of the waiting list to ensure:

- Compliance with policies
- Accurate applicant ranking
- Proper documentation of all actions

Findings will be documented, and corrective actions will be implemented promptly.

7. Policy & Administrative Plan Updates

The agency has revise its Administrative Plan to include:

- Detailed waiting list procedures
- Internal control measures
- Selection and preference verification processes

All updates will be approved and communicated to staff.

8. Documentation Retention

The agency will maintain complete documentation for:

- Applications received
- Preferences verified
- Correspondence with applicants
- Reasons for removal or denial

Files will be retained in accordance with recordkeeping requirements.

Person Responsible- Consuela Knight

Anticipated Completion Date – September 30, 2026

C.1

Resident
Advisory Board
Comments

NONE

C.2

Certification by
State or Local
Officials

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan or
State Consolidated Plan
(All PHAs)**

U. S Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 3/31/2024

**Certification by State or Local Official of PHA Plans
Consistency with the Consolidated Plan or State Consolidated Plan**

I, Michael Cowin, the City Manager
Official's Name *Official's Title*

certify that the 5-Year PHA Plan for fiscal years _____ and/or Annual PHA Plan for fiscal year 2025 of the Housing Authority of the City of Greenville is consistent with the
PHA Name

Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair Housing Choice or Assessment of Fair Housing (AFH) as applicable to the

City of Greenville, North Carolina
Local Jurisdiction Name

pursuant to 24 CFR Part 91 and 24 CFR § 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or State Consolidated Plan.

The Housing Authority of the City of Greenville's (HACG) Plan is consistent with the City of Greenville's Consolidated Plan (FY25) and Analysis of Impediments to Fair Housing Choice (AI). The Consolidated Plan's Homeless and Other Special Needs section goals designated the HACG with providing funding and supportive services for the homeless to include, outreach and counseling; and to provide facilities for the homeless. As it relates to AI, limited housing opportunities exist for the homeless and is cited as an impediment. There is not enough adequate funding for permanent housing. Too many citizens are on the brink of homelessness because they are faced with having to spend too much of their monthly income on housing. The goal of the HACG is to connect this population with affordable housing opportunities and supportive services with our community partners.

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)

Name of Authorized Official: Michael Cowin	Title: City Manager
DocuSigned by: Signature: <u>Michael Cowin</u>	Date: <u>May 14, 2025</u>

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

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

C.3

Civil Rights

Certification/Certification

Listing Policies and

Programs that the PHA

has Revised since its Last

Annual Plan

**Certifications of Compliance with
PHA Plan and Related Regulations
(Standard, Troubled, HCV-Only, and
High Performer PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 3/31/2024

**PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations
including PHA Plan Elements that Have Changed**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ 5-Year and/or X Annual PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 10/2026, in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments (AI) to Fair Housing Choice, or Assessment of Fair Housing (AFH) when applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.
7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.
8. For PHA Plans that include a policy for site-based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2011-65);

- The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing; and
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(o)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
 10. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
 11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
 12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
 13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
 14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
 15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
 16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
 17. The PHA will keep records in accordance with 2 CFR 200.333 and facilitate an effective audit to determine compliance with program requirements.
 18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
 19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
 20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
 21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
 22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Housing Authority of the City of Greenville
 PHA Name

NC022
 PHA Number/HA Code

Annual PHA Plan for Fiscal Year 2026
 5-Year PHA Plan for Fiscal Years 20 - 20

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).

Name of Executive Director		Name Board Chairman	
Signature	Date	Signature	Date

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C.4

Challenged
Elements

None

C.5

Troubled PHA