

*The Housing Authority of the
City of Charlotte*



**MOVING TO WORK
ANNUAL PLAN**

Fiscal Year 2008-2009



THE HOUSING AUTHORITY OF THE CITY OF CHARLOTTE

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MOVING TO WORK

Moving to Work (MTW) is a demonstration program authorized by Congress and implemented by the U. S. Department of Housing and Urban Development (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 statutory 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.

The Charlotte Housing Authority (CHA) was specifically named and authorized to join the demonstration program in 1999 under the VA, HUD, and Independent Agencies Appropriation Act of 1999. Executing an MTW agreement was delayed for various reasons since 1999. On December 4, 2006, the Charlotte Housing Authority entered into an Interim MTW agreement with HUD that provide limited authority for the Housing Choice Voucher Program. CHA executed a full agreement on December 21, 2007.

This Fiscal Year 2008-2009 (April 1-March 31) Annual Plan follows a prescribed format established as part of the MTW agreement. During 2008, CHA has held several meeting with the Board of Commissioners, the Resident Advisory Council and other stakeholders to discuss various MTW initiatives. The draft plan was made available for public review for 45 days and a public hearing was held on February 1, 2008.

I. INTRODUCTION.....

The Charlotte Housing Authority is a non-profit real estate holding company with a mission to serve those Charlotte families for whom conventional housing is unaffordable, in addition to providing these families with safe, decent and sanitary housing while supporting their efforts to achieve economic independence and self-sufficiency.

CHA has established five corporate goals that provide the framework for how the organization operates. All business functions must be aligned with at least one of the following strategic goals:

- Lead the development of collaborative relationships for affordable housing solutions to a broad continuum of stakeholders.
- Maximize the economic, physical, and social value of our real estate portfolio.
- Ensure that the Authority attains long-term financial viability.
- Provide the highest quality, most cost-effective real estate management services, which exceed HUD and industry standards.
- Create an environment that facilitates the development of client families to reach their highest potential.

STRATEGIC BUSINESS AREAS

The Charlotte Housing Authority has three strategic business areas: Operations, Finance and Administration and Real Estate Development.

OPERATIONS DIVISION

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. 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. There are six departments within the Operations Area: Property Management, Capital Assets, Section 8, Client Services, Resident Safety, and Asset Management

The Charlotte Housing Authority (CHA) has been designated a *High Performer* by the U.S. Department of Housing and Urban Development (HUD) for management of its Public Housing and Section 8 programs. CHA has received this designation for the past two years for the Public Housing program and four consecutive years for its

Section 8 program. The following are the agencies most recent scores: Public Housing Assessment System (PHAS)-95 and Section Eight Management Assessment Program (SEMAP)-99. Commitment to business process improvement, such as stronger property management, a more customer service delivery culture, as well as ongoing education for the workforce has enabled CHA to achieve the high performer status.

FINANCE AND ADMINISTRATION DIVISION

The 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. There are five departments within the Finance and Administration Area: Accounting, Budgeting, Human Resources, Management Information Systems and Procurement.

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.

The Finance and Administration area strives for excellence to ensure that CHA is financially sound and continues to move towards attaining long-term financial viability. CHA has received the Certificate of Achievement for Excellence in Financial Reporting by the Government Finance Officers Association (GFOA) of the United States and Canada. CHA has received this certificate for the past two years. Also, the Finance Department was awarded the Financial Reporting Achievement Award by GFOA.

REAL ESTATE DEVELOPMENT DIVISION

The 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 Real Estate Development business area 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 Division is very creative, sensitive to the needs of development partners, and production oriented. In the past 10 years, almost 1,000 Public Housing units have been created in new mixed-income communities developed through CHA's four successful HOPE VI grants through the production of on-site and off-site housing in over 25 new developments throughout the City of Charlotte.

ASSET MANAGEMENT

The Charlotte Housing Authority is one of the first Authorities to implement Asset Management. This effort began in 2002. In Fiscal Year 2002-2003, the management and staff of CHA worked diligently to prepare a budget based on the priorities as stated by the Board which encouraged Project Based Asset Management at the authority level.

To obtain a balanced budget, 51.5 positions were eliminated. These eliminations occurred across the following areas: executive, human resources, internal audit, corporate communications, finance, accounting, procurement, planning and development, Section 8, housing management administration, housing management sites, community safety, maintenance administration, central maintenance laborers, resident services, case managers, human services, resident initiatives, Section 3, Gateway to Family Self Sufficiency and modernization. Fifteen of these positions were central office administrative positions and six were from maintenance administration.

The Fiscal Year 2003-2004 budget moved the Housing Authority closer to its project based asset management vision by placing increased emphasis and resources at the housing projects. The site-based management concept now included all vacancy preparations and customer response responsibilities for daytime and after-hours calls. These initiatives, coupled with the MIS hardware and software replacements, provided the Authority with the tools necessary to make informed decisions about site performance and site viability.

The FY 2004-2005 budget continued the Housing Authority's strategic asset management vision by continued placement of emphasis and resources at the housing projects. The site-based management concept included vacancy preparations, routine maintenance and all other customer service responsibilities for daytime and after hours. Highlighting this concept with an increase of over \$170,000 in that year's budget, coupled with the MIS hardware and software replacements that came to fruition, provided the Authority with the additional tools necessary to make informed decisions about site performance and site viability.

In Fiscal Year 2005-2006, CHA continued to strengthen its position in project based asset management. Any decrease in expenses or revenue was primarily due to continued efforts to use Authority resources efficiently. During January 2006, a

team from the HUD Real Estate Assessment Center (REAC) office visited CHA and prepared a case study based on the accomplishments of the transition to project based asset management.

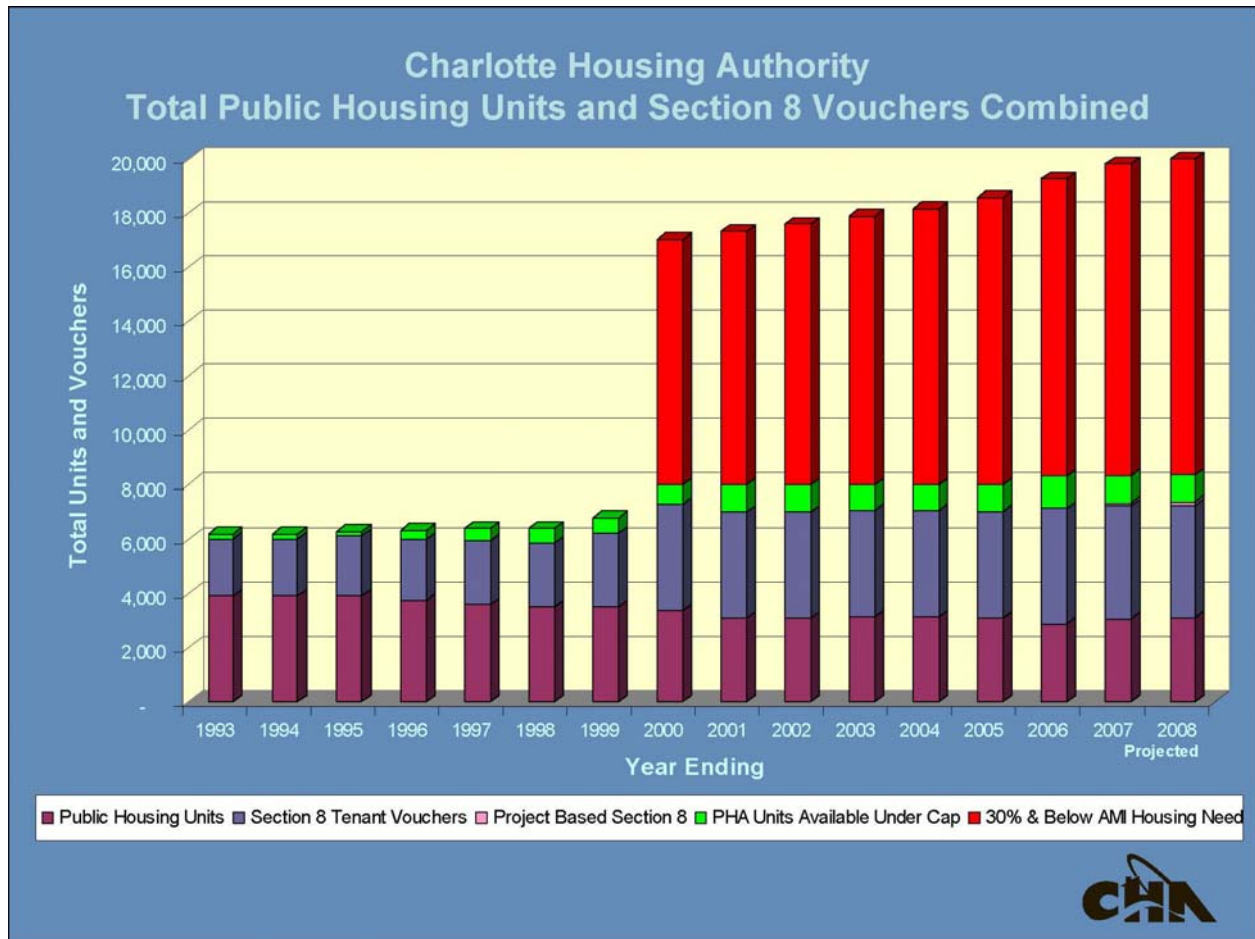
In Fiscal Year 2006-2007 and in Fiscal Year 2007-2008, CHA continued to strengthen its position in project based asset management as evidenced by requests for assistance from other Public Housing Authorities (PHA) and speaking to state and national groups based on HUD's visit and the favorable comments made based on that visit in the HUD case study.

AFFORDABLE HOUSING NEED

Charlotte has been in an era of unprecedented growth for the past ten years. However, the production of affordable housing has not kept pace with that growth. Repeated market studies and City evaluations in the past five years have quantified the dire need for additional affordable housing for families making less than 60% of the area median income. However, these studies have also documented that the real need for affordable housing is for families making less than 30% of median income.

CHA provides over 7,250 units of housing affordable to families making less than 30% of median income---over 3,000 through Public Housing and over 4,250 through Section 8. Approximately 1,000 of the Public Housing units are in new mixed-income communities developed through CHA's four successful HOPE VI grants through the production of on-site and off-site housing in over 25 new developments throughout the City of Charlotte.

Yet, with Charlotte's booming growth, CHA's production alone cannot keep pace with the need. A recent study indicates that Charlotte needs approximately 12,000 additional units that are affordable at 30% of median income and below. Given the amount of subsidy and leverage required to provide housing at 30% of median, filling this need is a daunting task that will take creativity and commitment from all sectors in Charlotte. The graph below provides an illustration of the affordable housing need in Charlotte.



CHA will pursue efforts to help close the gap using its flexibility as a MTW agency.

ASSET DECISION MAKING MODEL

CHA has established a detailed analytical tool to assist staff in making asset disposition decisions. The creation of an Asset Management Database will be the foundation for determining the properties that possess the most favorable characteristics and those that may be an unsustainable drain on CHA resources. As CHA operates as a Moving to Work Agency, the model will enable the agency to objectively determine if a property should be maintained, substantially rehabilitated, placed on the market for sale or considered for an alternative use. Each asset will be classified into one of four categories.

1. *Performing*: The units are financially self-sustaining. Most of the mixed-income portfolio falls into this category.
2. *Reposition/convert*: This category includes properties for which the underlying land is so valuable that the Authority can create more housing opportunities by using the proceeds to create new units. At the other end

of the spectrum are properties which are functionally obsolete and thus not candidates for rehabilitation.

3. *Preserve/rehab*: Property substantially meets CHA's community standards and rehabilitation is warranted;
4. *Defer*: These properties do not warrant further investment. Accommodations should be made for health and safety, but the properties will be slated for demolition at the end of their useful lives.

The database will capture specific site data about each asset such as number of units, acres, and current zoning. CHA will review the current financials of the property to determine decision making factors such as net operating income and capital needs. Area characteristics such as locational policy designation, area median income, and other significant real estate developments within close proximity of the property will also be outlined. Other data that will be recorded include, but is not limited to, appraised value, estimated replacement value, estimated appreciation in value, political environment and crime

The following guiding principles will be used as guidelines when making asset decisions:

1. *Deconcentration*: CHA's goal is to promote the deconcentration of affordable housing. This goal applies both to the concentration of low-income housing in particular areas of the City and the concentration of many low-income units in one asset.
2. *Financial Viability*: Every community should maximize its contribution to the long-term financial viability of CHA, so that the Authority can continue to meet our mission of providing the best possible housing for low-income families.
3. *Manageability*: Each asset should be positioned so that the Authority can provide the highest quality, most cost efficient management services.

During Fiscal Year 2008-2009, CHA staff will obtain appraisals of all assets, conduct on-site interviews with property managers and evaluate each asset in accordance with the standards set forth in a Strategic Portfolio Management Policy. These results will be captured in the asset management database. The first year efforts should result in a 15-year plan for CHA and the time and estimated cost of the projected rehabilitation, disposition or repositioning of each of its assets.

As assets are repositioned, decisions on the location of replacement housing will be driven through close coordination with the City of Charlotte's Locational Policy and in accordance with a policy already adopted by the CHA Board. In an effort to support the deconcentration of poverty and to increase access of low-income families

to high-amenity neighborhoods, the City created its Locational Policy. This policy evaluates each neighborhood and characterizes them as preferred, permissible or prohibited for additional affordable housing development. Where an existing CHA asset is in a preferred neighborhood, CHA replacement housing will be relocated on the site or within a two mile radius of the site, to ensure that affordable housing in existing high-amenity neighborhoods is preserved. Where an existing CHA asset is in a permissible or prohibited neighborhood, CHA will evaluate the opportunities for using the proceeds from a sale or repositioning of the asset to build or acquire units in higher-amenity neighborhoods.

The Strategic Portfolio Management Policy closely follows the statutory goals of MTW in that they are intended to achieve greater cost effectiveness by applying a tool that will maximize the economic, social and physical value of CHA's real estate. Second, the policy evaluates whether each community meets the social goals of the families and by location, design and amenities, maximizes their ability to move to economic self-sufficiency. Finally, it meets the third statutory objective because the goal is to create as many opportunities as possible for families to live in self-supporting mixed-income communities.

The model will provide a measurable tool for making logic-based, financially-driven decisions about repositioning current assets, while still being able to respond to changing market conditions. This will result in an outlined development plan and give more predictability to our development patterns both for our low-income residents and for our funders and community supporters. This is particularly important in a rapidly growing and developing community like Charlotte. This model will be a valuable tool as CHA continues to make decisions about our physical assets and our families during the MTW demonstration. Some decisions to implement specific initiatives will be made based on the results after all assets have been put through the model.

RESIDENT PROGRAMS

Resident Programs: A variety of services and programs are available for residents living in the Authority's communities. Residents Organizations give the Authority residents a voice in their community through planning programs, such as Tenant Patrols, supporting community police officers, planning social events and by helping to make the Authority's communities safer, friendlier and more responsive to resident needs. A variety of on-site, after-school, and year-round programs for children and youth are offered by the Authority in collaboration with agencies and nearby colleges, such as the Salvation Army, Boys & Girls Clubs, YWCA, Central Piedmont Community College and the University of North Carolina at Charlotte. These programs provide homework assistance, cultural enrichment and sports activities to prepare Authority youth for the future. The Authority also offers computer education in several of its communities. Basic computer instruction and Internet training is provided to youth and adults.

Self-Sufficiency Program: The Authority's Family Self-Sufficiency ("FSS") Program is a national leader and offers a wonderful opportunity for residents who are serious about improving their economic future. Depending on the needs of the individual, FSS coordinates education, training, and job placement to help residents obtain meaningful employment, develop a savings account, and become economically self-sufficient. Additional rent paid by the resident due to increased income is deposited into an escrow account. The funds contributed to this account are paid back to the participant once their goals have been met. Funds may be used for self-sufficiency activities such as education or to purchase a home, automobile, or computer. There are 629 participants currently enrolled in the program, of which 326 participants are from HOPE VI properties, 224 from Conventional Low Income Public Housing, and 81 from Section 8.

The Charlotte Housing Authority Scholarship Fund: The Charlotte Housing Authority Scholarship Fund (the "Fund") is one of the most visible and viable programs for Charlotte public housing residents. The program offers financial aid and guidance to any young resident less than 22 years of age who has been accepted to an accredited institution of higher learning. The "average" annual scholarship award is \$1,400 with a current maximum of \$3,400 per year. In 2006, the endowment was \$4,964,825 with 82 students receiving scholarships.

The Fund was established on November 15, 1983. It was founded by a former employee, who recruited almost two dozen community leaders and representatives to assist in raising \$64,990 to start the Fund. Later, it was established as an endowment fund with Foundation for the Carolinas, in a working partnership with the Authority. Funds for scholarships are raised annually with the kick off beginning every October at a breakfast celebration.

The Fund serves as a vehicle of hope to all young people who live in Charlotte's conventional public housing communities with the desire to achieve, but who lack adequate financial means. It is designed to inspire them to work toward becoming independent, self-reliant citizens of the community, by lending a helping hand. Since its inception, more than youths have 450 been assisted in attending more than 65 different colleges and trade schools.

FAMILY TIERING SYSTEM

In 2006, CHA began assessing the needs of all families being served by Public Housing. CHA's aim is to measure the families' capacity to live independent of housing subsidy and connect them with the services that can facilitate their progress toward self-sufficiency. CHA partnered with the Center for Applied Research at Central Piedmont Community College to conduct assessments of the residents for the Moving to Work program.

CHA received a 74% response rate to the voluntary survey which represented 2,073 residents. The results were classified using an established tiering system. CHA will use the results of the survey to assist staff in developing a work plan for each family and determining the types of services and programs needed. The work plans will be a key component of the MTW program and a benchmark strategy to moving families through the housing continuum towards 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 system is divided into four tiers:

Tier I: 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 I families is intensive long term services with counseling services, social services, basic life skills and monitoring by CHA staff. Families in Tier I have 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.

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.

Tier III: 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 III 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 III 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 III families.

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 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.

OVERVIEW

The Charlotte Housing Authority (CHA) implemented its first initiatives under the Moving to Work Program (MTW) during fiscal year 2007-2008. The program was very restricted due to the execution of an interim agreement that only provided limited authorizations related to the Section 8 program only. This Fiscal Year 2008-2009 plan is for year one of full implementation as a MTW agency.

During Fiscal Year 2008-2009, CHA will implement several key initiatives; however, the year will also used as a planning year to develop the future of the MTW program for the agency. Due to the uncertainty of executing a full agreement, CHA had to halt efforts to explore activities that require extensive stakeholder involvement. The planning phase will involve numerous stakeholder meetings, resident involvement, policy development, baseline establishment, assessments, and long-term goal planning.

As part of full implementation as a MTW Authority, the following are goals for Fiscal Year 2008-2009:

- Utilize single fund budget flexibility to use available resources more effectively and provide more comprehensive services to families residing in CHA communities
- Adopt investment policies that are consistent with North Carolina law that will result in safer investment portfolio
- Assess the needs of Section 8 program participants
- Modify Section 8 policies and procedures and amend HAP agreements
- Establish site-based waiting lists for Public Housing and Section 8
- Establish an alternate, initial, annual & interim review process
- Initiate Gateway to Self-Sufficiency
- Establish partnerships to address youth-focused areas

- Develop a partnership with Charlotte Mecklenburg Schools to produce mixed-income affordable housing units
- Aggressively use project-based Section 8
- Increase acquisition and/or rehabilitation of existing multi-family properties
- Streamline real estate development activities
- Create housing for persons with disabilities and special needs

CHA has a several ongoing initiatives that were implemented under the interim agreement. The following are additional goals for Fiscal Year 2008-2009:

- Implementation of the Section 8 Property Rating System
- Provide training to new Section 8 participants and work to expand training to all participants.
- Use GIS mapping to track all Section 8 participants and evaluate non concentrated census tracts to determine the need to increase Fair Markets Rents
- Complete Affordable Housing Impact Studies

II. GENERAL OPERATING INFORMATION.....

This section contains general operating data about CHA’s housing stock, lease-up, and waiting list information for both Public Housing and Section 8 programs.

A. HOUSING STOCK INFORMATION

Number of public housing units planned

Currently, the CHA owns or provides oversight for 3,041 existing ACC units. These units are contained in both our portfolio and that of our private partners. The unit mix of the existing portfolio provides a total of 5,875 bedrooms distributed is as follows:

0BRs	1BRs	2BRs	3BRs	4BRs	5BRs	Total
614	764	780	657	197	29	3041

General description of any planned significant capital expenditures by development.

We will continue with our preservation goals during the 2008/2009 and have plans for a major renovation at Robinsdale Apartments (32 units) and the completion of the final phase of a major renovation (72 units) at Southside Homes, our largest and oldest property. Please refer to Appendix H for a complete list of planned improvements. The total sum of the capital improvements is approximated at \$6,721,996.00.

Description of any new public housing units to be added during the year by development, specifying size.

We will have an additional 232 new public housing units coming on line this year in newly constructed or acquired mixed income communities. These new developments are part of CHA's previous operations and are not a result of our newly planned initiatives. The implementation of our new initiatives will likely not produce additional units until the following year. The new sites are listed below.

Site	Total Units	1BR	2BR	3BR	Total BRs	Planned Lease Up Month
940 Brevard	40	40	0	0	40	9/2008
McAlpine	26	26	0	0	26	9/2008
Glen Cove	10	0	5	5	25	12/2008
South Oak	20	0	10	10	50	9/2008
Seigle Point	102	6	42	54	252	12/2008
Ashley Park	18	18	0	0	18	12/2008
Fairmarket	16	0	8	8	40	9/2008
Total	232	90	65	77	451	

Units planned for demolition

Under CHA's normal operations it is planning on the disposition of Hall House which contains 190 units. The site is currently 63% vacant. As outlined in our disposition application to HUD, in order to provide as many high quality affordable units in Charlotte as possible, CHA has identified existing real estate assets that are underutilized and seeks to leverage them to provide equity to create additional housing. CHA identified Hall House as an underutilized asset due to its location, zoning, and the use of most of the site as surface parking. The zoning is Uptown Mixed-Use District (UMUD). The land area consists of 2.173 acres or 94,644 square feet and includes a surface parking area with 120 market spaces. Although the site is currently being used as multi-family residential, its highest and best use is Mixed-Use development (as identified in two separate appraisals). A significant amount of additional square footage could be added in the UMUD zoning. Additionally, surface parking lots are not the best use of this expensive uptown land.

In addition to the evaluation of the asset as underutilized from both a physical and economic perspective, CHA determined that the property was becoming functionally obsolete and the estimated costs to rehabilitate the units would exceed HUD's total development cost limits. The functional utility analysis is also included in the justification section of CHA's disposition application. Based on the ceiling heights, minimal amenities, small exterior windows and limited depth from exterior walls to the hallways, the appraisal found that "the subject building's interior is considered to have inadequate functional utility with substantial obsolescence."

Sales proceeds will be used to develop additional PH units in the next 2-3 years.

Number of Housing Choice Vouchers authorized

CHA has 4,281 authorized Housing Choice Vouchers. Of this authorization we will have 128 units receiving PBS8 assistance from our existing budget authority. This is not associated with the planned initiatives which are not expected to produce additional PBS8 units this fiscal year. The PBS8 units previously authorized are as follows:

Site	Total Units	1BR	2BR	3BR	Total BRs	Planned Lease Up Month
940 Brevard	60	60	0	0	60	9/2008
Seigle Point	50	3	20	27	124	12/2008
Ashley Park Sr.	18	18	0	0	18	12/2008
Total	128	81	20	27	202	

Number and type of other housing managed by the Agency (to include tax credit, state funded, project based Section 8, and market rate)

The following is a list of properties owned or managed by CHA or its subsidiary; all developments are located within the City of Charlotte and are in affordable market areas (50%-60% of AMI):

Site Name	Total Units	1BR	2BR	3BR	4BR	Market	ACC	Owned by CHA Subsidiary	Managed by CHA
Grove Place	36	0	24	12	0	100%	0%	YES	YES
Oak Valley	50	0	32	18	0	100%	0%	YES	YES
Valley View	50	0	30	20	0	100%	0%	YES	YES
Grove Place	36	0	24	12	0	100%	0%	YES	YES
Seneca Woods	50	0	24	24	2	100%	0%	YES	NO (private)
McAlpine	113	113	0	0	0	77%	23%	YES	NO (private)
Glen Cove	50	0	30	20	0	80%	20%	YES	NO (private)
AG50	50	8	12	26	4	50%	50%	YES	NO (private)
Fairmarket	60	0	36	24	0	73%	27%	YES	NO (private)
Villa Courts	36	0	36	0	0	0%	100% S8 multi family	YES	YES
Totals	531	121	248	156	6				

It should be noted the count of ACC units above are included as part of the ACC units in Section II.A.

B. LEASE UP INFORMATION

Number of public housing units leased

Currently, there are 3,041 public housing units. It is anticipated during the FY all 190 units in the Hall House project (planned disposition) will be removed from inventory. This will leave a balance of 2,851 available for leasing. We expect to maintain our current 99% occupancy rate during the year or 2,822 units plus the 232 additional units coming on line during the FY for a total of 3,054 leased units.

Number of Housing Choice Vouchers under lease

Ninety percent (98%) of the authorized vouchers are under lease for a total of 4,195 vouchers. This will include the 128 PBS8 units already under way (not a part of newly planned initiatives). Please refer to the table on the previous page for a breakdown of the PBS8 projects.

Description of issues relating to any difficulties in leasing units (HCV or public housing). In April 2008, all Public Housing developments will have site-based waiting lists and applicants may be hesitant to select large family sites and typically 0 bedroom units (elderly/disabled) are the least desired.

C. WAITING LIST INFORMATION

Description of waiting lists (site-based, community-wide, HCV, merged)

Existing Public Housing central waiting lists will be converted to site-based waiting lists for all public housing communities. Project-Based Housing Choice Vouchers will be offered only through a site-based waiting list at the respective property. Project-based Housing Choice Voucher or Public Housing assistance that may be offered via special programs for the homeless and/or disabled may be offered via referrals.

Number of families on the waiting list(s) and if the list(s) are open or closed. Both the Public Housing and Housing Choice Voucher waiting lists are closed, so changes are not anticipated.

Public Housing waiting list	3,794
Housing Choice Voucher waiting list	3,962

Date the waiting list was last purged

All applications on the HCV waiting list were last purged in April 2007. The Public Housing waiting list was last purged in February 2007.

III. LONG-TERM MTW PLAN.....

Defining the Scope

Recent figures from the City of Charlotte point to an unmet housing demand of approximately 12,000 units for families earning 30% or less of the area’s median income. Although a housing need of this magnitude requires a community-wide effort, the Charlotte Housing Authority (CHA) proposes a comprehensive approach to the problem that combines the production/acquisition of additional units with creative financing to enhance the revenue potential of affordable housing units, and provide incentives plus supportive services to facilitate low-income families’ transition to long-term self-sufficiency. Additionally, CHA is collaborating with the University of North Carolina at Charlotte to conduct a study of the impact of affordable housing on crime, school equity and property values in the Charlotte area.

Self Sufficiency

The ultimate goal of the Charlotte Housing Authority’s Moving to Work program is to break the cycle of poverty for all of its very low income non-senior able-bodied families and address the needs of very low income families on our waiting list. More specifically, our goal is to increase the number of housing opportunities for very low income families, enhance the quality of those units by incorporating more of them into mixed-income communities or providing management oriented physical improvements, and increase the employment rate for families along with increasing the academic success of their school age children. We will also attempt to design a housing program that steps outside of the current Section 8 and Public Housing boxes, but serves the same clientele. Additionally, rent reform, life skills training, and partnerships with potential employers, will be developed as incentives for families to increase employment.

Educating Children

School age children will also serve as a major focus of the program. CHA is now pursuing a collaborative initiative with the Charlotte Mecklenburg Schools, Communities in Schools, and the Charlotte Housing Authority Scholarship Fund. Our objective is to increase the chance for academic success by reaching out to children before they reach middle school and then sustaining the tutoring, and mentoring relationship through to the post secondary years. Our objective is to increase the number of scholarship fund recipients.

Enhancing the Portfolio

The physical condition of the Authority’s portfolio is also a major factor in determining the success of our clients’ journey to self-sufficiency. The flexibility of MTW will be incorporated into our existing asset management philosophy. The Authority has designed a comprehensive asset decision making model that incorporates financial, physical and environmental factors into our decisions

regarding the portfolio of communities. Our objective is to convert communities into environments that help us manage the asset more effectively, are more economically self-sustaining, provide more safety, and are more able to interface/integrate with the private sector.

Benchmarks

CHA will establish benchmarks for the MTW program in the first year and track progress in these areas to determine the success of the initiative. They will include, but are not limited to:

- The employment rate for able-bodied heads of households and other family members
- The average rent (excluding seniors & disabled families)
- The number of children who enter post secondary education
- The number of family members in training and/or education programs
- The average and median income of families (excluding seniors & disabled families)
- The number of housing units in mixed-income environments
- The distribution of housing units & housing opportunities
- The physical condition of housing units
- The amount of funds leveraged in the community for production of affordable housing and the provision of supportive services

IV. PROPOSED MTW ACTIVITIES.....

The Charlotte Housing Authority's MTW initiatives are categorized in four areas: Financial, Housing Operations, Client Services, and Real Estate Development. A description for all activities and the relationship to at least one of the three statutory objectives is provided. CHA will measure the progress of each initiative by using established baselines, benchmarks, and data collection processes.

A. FINANCIAL

While most of the proposed MTW activities are operational and real estate development in nature, they each begin with a common point. That point is the development of a budget to fulfill the initiatives and obtaining a funding source. The financial initiatives to be undertaken by CHA in relation to MTW activities in the current year and subsequent years will allow CHA to increase available funds and make local decisions on how funding resources will be allocated among the administrative processes, operational, client services and real estate development initiatives.

A1. Create a Single Fund Budget with Full Flexibility

CHA will combine its public housing operating subsidies, public housing capital funds and its Housing Choice Voucher program assistance into a single, authority-wide funding source ("MTW Funds"). Knowing however, Public Housing funds will still be subject to the obligation and expenditure deadlines and requirements provided in section 9(j) despite the fact that they are combined in a single fund. The funding amount for the MTW Funds will be increased by additional allocations of housing choice vouchers to which the Authority is entitled over the term of the MTW Agreement. Special purpose vouchers will not be included in the MTW Funds during their initial term, though they will be included in the MTW Funds upon renewal.

CHA will use this single funding source to fund the administration of the overall administration program, public housing operations, public housing capital and Housing Choice Voucher programs to carry out the purposes of the MTW Demonstration Program through activities that would otherwise be eligible under sections 8 and 9 of the 1937 Act.

Eligible activities include, but not limited to, the following:

- Provision of Capital funds or operating assistance to housing previously developed or operated pursuant to a contract between HUD and CHA or newly acquired or developed.
- The acquisition, new construction, reconstruction or moderate or substantial rehabilitation of housing (including, but not limited to, assisted living, or other housing as deemed appropriate by CHA, in accordance with its mission), or commercial facilities consistent with the objectives of the demonstration. Such activities may include but are not limited to real property acquisition, site improvement, development of utilities and utility services and energy efficiency systems, conversion, demolition, financing, administration and planning costs, relocation and other related activities; provided, however, that prior HUD approval is required for the development of any incremental public housing units, pursuant to Section 9(g) (3) of the 1937 Act.
- The provision of housing or employment-related services or other case management activities, such as housing counseling in connection with rental or home ownership assistance, energy auditing, activities related to the provision of self-sufficiency and other services, employment counseling, education, training and other services related to assisting tenants, owners, contractors, and other persons or entities participating or seeking to participate in other housing or training and educational activities assisted pursuant to this section.

- The provision of management services, including preparation of work specifications, loan processing, inspections, tenant selection, management of tenant and project-based rental assistance and management of housing projects or other facilities or operations developed under this program.
- The provision of safety, security, and law enforcement measures and activities appropriate to protect residents of housing from crime.
- The provision of Section 8 tenant-based assistance or project-based rental assistance, alone or in conjunction with other private or public sources of assistance.
- The preservation of units currently serving people of low income or the acquisition and/or development of new units for people of low income, provided that all rehabilitation and construction is done in accordance with the requirements of Section 504 of the Rehabilitation Act and where applicable, the design and construction requirements of the Fair Housing Act.
- CHA will use housing assistance payments for purposes other than payments to owners, so long as these purposes are consistent with other eligible uses of section 8 and section 9 funds.
- CHA will hire a MTW Coordinator and other staff as necessary to assist with administering the program to ensure that activities are in line with the agreement. CHA will also make necessary technological enhancements to benefit the organization and the residents as ideas and concepts are tested during the demonstration.

Statutory Objective and Anticipated Impact-By creating a Single Fund Budget with full flexibility, CHA will achieve local flexibility in the design and administration of housing assistance to eligible families, this will reduce cost and achieve greater cost effectiveness in Federal expenditures, thus allowing CHA the ability to give incentives to families with children where the head of household is working, seeking work, or is preparing for work and to increase housing choices for low-income families. The greatest impact is CHA resources will be utilized more effectively and funding for programs will be aligned more accurately based on local needs.

Baselines and Benchmarks-The accomplishment of this will be seen through the results of the other activities succeeding and achieving this with greater financial ease. Single fund budget creation will be implemented immediately.

Data Collection and Metrics- CHA will measure the success of this activity through various financial reports and the annual audit. CHA will follow the same financial management procedures that are currently in place.

Authorizations-Attachment C: Section B. Authorizations Related to Both Public Housing and Section 8 Housing Choice Vouchers: 1. Single Fund Budget with Full Flexibility: *This authorization waives certain provisions of Sections 8 and 9 of the 1937 Act and 24 C.F.R. 905, 982, and 990 as necessary to implement the Agency's Annual MTW Plan.*

A2. Adopt Investment Policies Consistent with State Law

With HUD approval of the 2008-2009 MTW Annual Plan, CHA will adopt investment policies consistent with state law to the extent such policies are in compliance with applicable OMB circulars and other federal laws. CHA shall invest only in securities authorized under state law that will allow the flexibility to invest productively and efficiently.

Statutory Objective and Anticipated Impact-By utilizing investment policies consistent with state law CHA will achieve a portfolio which is safer, more liquid and obtains a competitive yield. Current HUD eligible investments if utilized fully are outdated and more risky than should be entered into by CHA. The North Carolina governmental entity eligible investments are more up to date and safer for governmental funds to be invested. Following this investment practice will reduce cost related to investing and achieve greater cost effectiveness in Federal expenditures, thus allowing CHA ability to give incentives to families with children where the head of household is working, seeking work, or is preparing for work and to increase housing choices for low-income families. CHA will invest in safer investment instruments with a lower transaction cost and competitive yield. This will give CHA a higher return on its portfolio with less staff resources devoted to the process. This reduced cost and higher net portfolio return will achieve greater cost effectiveness in Federal expenditures.

Baselines and Benchmarks-CHA will review the 2007-2008 interest rates earned on investments utilized under the current HUD eligible investments by month. The Authority will then track the 2008-2009 interest rates on like HUD eligible investments during the year as well as the rates on the new North Carolina governmental entity eligible investments invested in during the year.

Data Collection and Metrics-CHA will create a table with the 2007-2008 HUD eligible investments interest rate data, 2008-2009 HUD eligible investments interest rate data, 2008-2009 North Carolina governmental entity eligible investments interest rate data and the difference in the two 2008-2009 interest rate columns. The data will then be reviewed to see if a higher interest rate was

achieved under the new portfolio strategy. If a higher rate is achieved the higher net portfolio return will achieve greater cost effectiveness in Federal expenditures.

Authorizations-Attachment C: Section B. Authorizations Related to Both Public Housing and Section 8 Housing Choice Vouchers: 5. Investment Policies This authorization waives certain provisions of Section 6(c) (4) of the 1937 Act and 24 C.F.R. 982.156 as necessary to implement the Agency's Annual MTW Plan.

B. HOUSING OPERATIONS

The availability of affordable housing remains a focus in most local markets. There is a need of hundreds of thousands of affordable units nationally. The local need for affordable housing in Mecklenburg County is estimated at 12,000 units. This number will increase drastically in the next decade. As affordable and market rate housing of all types continues to be developed it will be a challenge for the Housing Authority properties to remain a viable market option. Housing Operations will need to provide a quality product and services to meet the needs of the community. The strategy of moving families through the housing continuum has to be fully embraced in order to provide affordable housing to the increased number of families in need.

It will be critical for the Housing Operations staff to become knowledgeable of various affordable housing programs to provide quality real estate management services for all housing types. Simplification of processes and becoming more efficient while provide top quality customer service will be a key. An important component will be to fully assess the needs of all families being served by the Public Housing and Housing Choice Voucher programs. CHA wants to measure the families' capacity to live independent of housing subsidy and connect them with the services that can facilitate their progress toward self-sufficiency and through the housing continuum.

B1. Assess Section 8 Program Participants

CHA plans to survey all Section 8 program participants and develop service plans for each family to address self-sufficiency needs. The Authority will partner with a local College or University to complete assessments of the needs of the Section 8 families that will participate in MTW. The assessments will 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.

Statutory Objective and Anticipated Impact-By assessing the needs of the families CHA will be able to develop programs, services and policies that will aid families in their quest to become self-sufficient. The assessment will yield individual work plans for families that will provide CHA the opportunity to 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. Determining the type of services, barriers to achieve self-sufficiency and the needs of the families is a key element of the MTW plan.

MTW participants from Section 8 will be required to participate in the assessment that will be completed during Fiscal Year 2008-2009. The assessment is a key planning component to develop work plans for the families and determine the types of services and programs families will need to assist them in becoming self-sufficient.

Baselines and Benchmarks-The baseline is currently zero because the assessment has not commenced. CHA has 4,281 Housing Choice Vouchers (HCV) of which CHA plans to survey 3,425 program participants or 80 percent. The benchmark and performance measurement will be to achieve at least 80 percent participation in the assessment by December 2008.

Data Collection and Metrics-The selected College or University will collect the data through an instrument that is created as part of the assessment process. The institution will provide assessments, analytical and surveying services.

Authorizations-Attachment C: Section E: Authorizations Related to Family Self Sufficiency - The Agency is authorized to operate any of its existing self-sufficiency and training programs, including its Family Self-Sufficiency (FSS) Program and any successor programs exempt from certain HUD program requirements. *This authorization waives certain provisions of Section 23 of the 1937 Act and 24 C.F.R. 984 as necessary to implement the Agency's Annual MTW Plan*

B2. Modify Section 8 Inspection Procedures

CHA proposes to waive the requirement for an initial Housing Quality Standards (HQS) inspection on newly constructed Section 8 units (Project Based Section 8 Units) and utilize local Building Standard's inspection and subsequent issuance of a Certificate of Occupancy (CO) as a substitution of the initial or move-in inspection.

Statutory Objective and Anticipated Impact-By utilizing the CO on new construction, the cost to CHA will be reduced because the County provides a complete building inspection to issue a CO. This will reduce cost and achieve greater cost effectiveness in Federal expenditures. Additionally, the new process will aid in housing low income families more timely.

Baselines and Benchmarks-Utilizing an additional inspection adds approximately three days to the move-in process. CHA anticipates achieving a 10% decrease in time between issuance of voucher and customer housed and a cost saving for each unit that is not inspected by a third party upon initial occupancy of a newly

constructed development. CHA benchmark for the fiscal year 2008-2009 is approximately 20 percent of the units. The target start would be April 2008.

Data Collection and Metrics-CHA's system software will compute both the number of re-inspections and the timeliness of housed process. Modification of existing software may be required to include fields for inputting data to be given by participants as to the number of properties viewed and reason for rejection.

Authorizations-Attachment C: Section D. Authorizations Related to Section 8 Housing Choice Vouchers Only, 5. Ability to Certify Housing Quality Standards. The Agency is authorized to certify that housing assisted under MTW will meet housing quality standards established or approved by HUD. The certification form will be approved or provided by HUD. *This authorization waives certain provisions of Section 8(o) (8) of the 1937 Act and 24 C.F.R. 982, Subpart I as necessary to implement the Agency's Annual MTW Plan.*

B3. Amend Section 8 Housing Assistance Payment (HAP) Agreement

CHA proposes to require all landlords to provide property monitoring reports showing evidence of meeting standards to be developed by the Authority, revise inspection procedures, and include penalties for landlord non-compliance with neighborhood rating system or alternate inspection protocol. CHA will require all family participants to report changes and/or progress on family goals when established and update family needs assessment as part of the recertification process and other modifications in the best interest of the resident and/or the Authority.

Statutory Objective and Anticipated Impact-New community quality housing standards should increase the choices for participants and improve the quality of housing in the community. Landlord compliance with strict requirements is anticipated to reduce community resistance to Section 8 units. This will reduce cost and achieve greater cost effectiveness in Federal Expenditures – by requiring owners to provide their own monitoring reports and assessing penalties for non compliance will reduce CHA's cost incurred for re-inspections.

By continuously updating the needs of participant families, self-sufficiency services can be tailored to the family who participates and 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.

Baselines and Benchmarks-The amendment process has not started. Benchmarks are to be developed during 2008-2009 planning year but anticipated to include reduction of failed inspections for community standards by 10%, streamlining the HAP agreement for efficient operations, and automating the HAP contractual process. The revision of the HAP agreement will be completed by April 2009.

Data Collection and Metrics-CHA's system software will compute both the number of re-inspections and the timeliness of housed process. Separate software may be purchased and used to track the FSS needs of families and the needs, services and programs provided to families.

Authorizations-Attachment C: Section D. Authorizations Related to Section 8 Housing Choice Vouchers Only, 5. Ability to Certify Housing Quality Standards. The Agency is authorized to certify that housing assisted under MTW will meet housing quality standards established or approved by HUD. The certification form will be approved or provided by HUD. *This authorization waives certain provisions of Section 8(o) (8) of the 1937 Act and 24 C.F.R. 982, Subpart I as necessary to implement the Agency's Annual MTW Plan.*

The Agency is authorized to determine the term and content of Housing Assistance Payment (HAP) contracts to owners during the term of the MTW demonstration. However, any revised HAP contract should include language noting that the funding for the contract is subject to the availability of Appropriations. *This authorization waives certain provisions of Section 8(o) (7) of the 1937 Act and 24 C.F.R. 982.162 as necessary to implement the Agency's Annual MTW Plan.*

The Agency is authorized to define, adopt and implement a reexamination program. *This authorization waives certain provisions of Section 8(o) (5) of the 1937 Act and 24 C.F.R. 982.516 as necessary to implement the Agency's Annual MTW Plan.*

Section E: Authorizations Related to Family Self Sufficiency-The Agency is authorized to operate any of its existing self-sufficiency and training programs, including its Family Self-Sufficiency (FSS) Program and any successor programs exempt from certain HUD program requirements. These may include those requirements governing program size or participation, including whether to establish escrow accounts and other rent incentives and whether to establish mandatory self-sufficiency participation requirements. *This authorization waives certain provisions of Section 23 of the 1937 Act and 24 C.F.R. 984 as necessary to implement the Agency's Annual MTW Plan.*

B4. Establish Site-Based Waiting Lists for Section 8 and Public Housing units and Occupancy Requirement by Site or Program

Allow applicants for Public Housing to choose developments they want to reside at and management of the waiting lists will be done at the site-level. Project-Based Section 8 applicants will sign-up for housing units at the Section 8 property of their choice and shall not come from or through the Authority's master Section 8 waiting list.

Statutory Objective and Anticipated Impact-This will increase housing choices for low-income families. Allowing participants the freedom to choose where they want

to live will allow for families to sign-up to live in a community that is mixed-income. Participants can choose housing that is geographically located to their desired employers thus removing potential transportation barriers. The change of site based waiting list will 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.

Baselines and Benchmarks-This will affect the 3,794 members on the Public Housing waiting list and the 3,962 on the Section 8 waiting list. Full benchmarks are to be developed during the 2008-2009 fiscal year, but anticipated to include a decrease in the time/process required to obtain housing by 5%. CHA intends to have all site-based waiting list at all Public Housing locations by May 2008 and Project-Based Section 8 new construction units will have site based waiting list by June 2008.

Data Collection and Metrics-CHA's system software will track site base waiting list for Section 9 units. CHA will work with local landlords and Socialserve.com to establish tracking of site based waiting list for Section 8.

Authorizations-Attachment C: Section C. Authorizations Related to Public Housing Only Site Based or Geographic Area Waiting List System The Agency is authorized to implement a locally designed waiting list system that provides applicants with a reasonable choice of location in accordance with title VI of the Civil Rights Act, the Fair Housing Act, and other applicable civil rights requirements, but in lieu of the specific procedural requirements of 24 C.F.R. Part 903. The Agency may implement additional site-based waiting lists under this MTW Agreement. *This authorization waives certain provisions of Section 6(r) of the 1937 Act and 24 C.F.R. 903.7 as necessary to implement the Agency's Annual MTW Plan.*

Attachment C: Section D. Authorizations Related to Section 8 Housing Choice Vouchers Only, 4. Waiting List Policies. The Agency is authorized to determine waiting list procedures, tenant selection procedures and criteria and preferences, including authorizing vouchers for relocation of witnesses and victims of crime. *This authorization waives certain provisions of Sections 8(o)(6), 8(o)(13)(J) and 8(o)(16) of the 1937 Act and 24 C.F.R. 982 Subpart E, 982.305 and 983 Subpart F as necessary to implement the Agency's Annual MTW Plan.*

B5. Establish Alternate, Initial, Annual & Interim Income Review Process

CHA proposes to develop alternate sources and time frames for the validity of verification information, include requirement of resident to report progress on initiatives they are participating in and provide an update of family needs assessment. Also, CHA proposed to conduct criminal background checks at recertification.

Statutory Objective and Anticipated Impact-By extending the timeframe and type of program information needed during the recertification process there will be a greater opportunity that the verified data will be considered valid and this will eliminate the need to update the information every 90 days. Thus, there will be a reduced cost and CHA will achieve greater cost effectiveness in Federal expenditures.

Baselines and Benchmarks- This initiative will affect all Public Housing applicants. CHA will determine the number of verifications that would have otherwise had to be redone if alternate time frame had not been established and the cost savings of each this will be completed by November 2008.

Data Collection and Metrics-CHA's system software will be utilized to determine the number of Section 9 verifications that may have been done without alternate system.

Authorizations-Attachment C: C. Authorizations Related to Public Housing Only, 4. Initial, Annual and Interim Income Review Process. The Agency is authorized to restructure the initial, annual and interim review process in the public housing program in order to affect the frequency of the reviews and the methods and process used to establish the integrity of the income information provided. In addition, the Agency is expressly authorized to adopt a local system of income verification in lieu of the current HUD system. *This authorization waives certain provisions of sections 3(a) (1) and 3(a) (2) of the 1937 Act and 24 C.F.R. 966.4 and 960.257, as necessary to implement the Agency's Annual MTW Plan.*

C. CLIENT SERVICES

An important component of the Charlotte Housing Authority's (CHA) MTW program is to fully assess the needs of all families being served by the Public Housing and Housing Choice Voucher programs. CHA would like to measure the families' capacity to live independent of housing subsidy and connect them with the services that can facilitate their progress toward self-sufficiency and through the housing continuum.

The Client Services Department of the Operations Division must increase the number of community partnerships to provide social/economic services to our customers and leverage our capital funding dollars to preserve our housing stock. By accomplishing this, CHA can move families through a housing continuum towards self-sufficiency. CHA will purchase software to better track the families, services rendered and the impact of the services provided.

C1. Reinstate the Gateway to Self-Sufficiency Program

CHA will reinstate the Gateway to Self-Sufficiency Program which is a prerequisite to the current Family Self-Sufficiency Program for residents to receive remedial

training. This program is not a new program to CHA, in fact before the program ended due to fiscal restraints, the Gateway and FSS programs were recognized as a national model for self-sufficiency by HUD. The Gateway program will be expanded beyond its prior scope to provide extensive training for those families needing additional skills, education and motivation to enter the FSS program. The plan for the program will be to conduct assessments using the tiering system that categorizes residents according to the type of services they will need to become self-sufficient. Case management services will aid families in developing and tracking individual development plans and developing key skills needed to obtain and maintain employment. More intensive services will be offered to families with severe and complex problems requiring long term services to assist them in achieving self sufficiency. Although elderly and disabled families are exempt, there are some families in this category that are able to find gainful employment and reach self-sufficiency. They will be served on a case by case situation.

Training will consist of:

- Intensive Case Management
- GED Classes
- Life Skills Workshops
- Referral to Workforce Development
- Building Families Strengths Classes
- Healthy Living Classes
- Job Readiness Classes
- Budgeting Classes
- Motivational Classes
- Conflict Resolution

Statutory Objective and Anticipated Impact-The Gateway Program will provide MTW program participants the incentive to improve their life skills and motivate them to self-sufficiency. The anticipated impact on families participating in the Gateway Program will be increased employment, education and social skills to continue on a path to self-sufficiency in our FSS program.

Baselines and Benchmarks-Currently, there are no participants in the Gateway program. The goal is to enroll 200 Public Housing and Section 8 families excluding elderly /disabled families by February 2009.

Data Collection and Metrics-Data collection will be done through assessments and social services databases. CHA will utilize client tracking software to maintain detailed records of individual progression.

Authorizations-Attachment C: Section B. Authorizations Related to Both Public Housing and Section 8 Housing Choice Vouchers: 1. Single Fund Budget with Full

Flexibility: *This authorization waives certain provisions of Sections 8 and 9 of the 1937 Act and 24 C.F.R. 905, 982, and 990 as necessary to implement the Agency's Annual MTW Plan.*

C2. Establish Partnerships to Address Youth-Focused Areas

The Charlotte Housing Authority will place an emphasis on elevating the youth that reside in CHA communities by forming strategic partnerships. CHA is working with the Charlotte-Mecklenburg Schools (CMS), Communities in Schools of Charlotte-Mecklenburg, Inc. (CIS) and the Charlotte Housing Authority Scholarship Foundation (CHASF) to pool resources to reach out to our youth and establish and sustain mentoring and tutoring relationships. Additionally, the agencies will collaborate on the following.

- Developing a uniform policy to reduce school truancy of MTW program participant families
- Offering youth programs and services to residents of CHA communities
- Developing post-secondary educational preparation
- Establishing a data sharing network

The named entities have been meeting to discuss the best path forward to provide services to the youth that reside in CHA communities. During fiscal year 2008-2009, CHA will be work towards executing a cooperative agreement with all organizations and explore ways to share data among all parties.

Statutory Objective and Anticipated Impact-The partnership should yield 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. CHA would like to pool resources and avoid duplication of services. It is anticipated that the cooperative agreement will result in the provision of educational programs and access to services for MTW program participant families.

Baselines and Benchmarks-Currently, there is not an agreement in place between all agencies. The goal is to execute a cooperative agreement by August 2008 and continue fostering the relationships necessary to provide better services to our youth.

Data Collection and Metrics-Data collection will be done through a shared database that will be used to track the FSS needs of the families that are served by both CHA/CMS. The new database will track the progress of participants by all parties to the agreement.

Authorizations-Attachment C: E. Authorizations Related to Family Self Sufficiency. The Agency is authorized to operate any of its existing self-sufficiency and training

programs, including its Family Self-Sufficiency (FSS) Program and any successor programs exempt from certain HUD program requirements. *This authorization waives certain provisions of Section 23 of the 1937 Act and 24 C.F.R. 984 as necessary to implement the Agency's Annual MTW Plan.*

D. Real Estate Development

As mentioned in previous sections of this plan, Charlotte has a great need for affordable housing. CHA will pursue initiatives in the Real Estate Development Division to help close the gap. First, CHA will build on our record of maximizing the resources available in Section 8. CHA is a SEMAP high performer and has been operating at least a utilization of 98% for over three years. This MTW plan contemplates using project-based Section 8 much more aggressively to increase the number of opportunities for low-income families by developing, financing (through MTW and other leveraging) and partnering on the development of new communities with higher amenities where the owner will not have the ability to “opt out” of Section 8 as an area gentrifies and values appreciate. Second, continuing the progress made through HOPE VI, CHA will use existing and MTW resources to develop, finance (through MTW and other leveraging) and partner on the development of communities to fully utilize available Public Housing subsidies up to the statutory cap. Single fund budgeting will allow more flexibility in leveraging MTW funding with existing state and local resources. Third, the Real Estate Group will continue to increase its ability to do direct development—as a way of reducing costs, increasing efficiencies and ensuring long-term mixed-income affordability. Finally, in the spirit of partnership with the larger community, CHA will expand its ability to serve special needs and disabled through the initiatives described herein.

In evaluating all of these real estate initiatives, CHA recognizes that the demand for housing at 30% of area median income will never be met simply by housing production. Involving the whole community through programs like Workforce Initiative for Supportive Housing (WISH), which creatively uses the existing, under-utilized private sector rental resources, combined with funds and social services provided by the faith community in Charlotte to leverage additional units and resources to help families move up and out of poverty and focusing on family self-sufficiency through the evaluative tools of the tiering system are essential to the fundamental goal: to meet the housing needs of the low-income families in our community by helping them move out of subsidized housing and into the private sector mainstream to the greatest extent possible.

D1. Use single-fund funding flexibility to develop additional units

A key real estate initiative involves using block grant funding to leverage financing for the development of additional affordable housing units. These units will primarily be in mixed income developments and will be developed directly with CHA as developer or in partnership with other qualified affordable housing developers. The goal is to produce on average, 100 units of new or rehabilitated

affordable housing units each year of the MTW program. The units will be developed in a way that supports the overall goals of de-concentration of poverty and in locations that support our residents' efforts to move up and out of public housing.

Statutory Objective and Anticipated Impact: The production of additional new units and the acquisition and rehabilitation of existing units will meet the third statutory goal of increasing housing choices of low income families by adding 1000 new and rehabbed units to the affordable housing stock in Charlotte over the course of the 10 year MTW program. The additional “gap” or leveraged financing made available through use of MTW funds will assist CHA in improving competitive scoring for a wide range of local, state and federal funding programs.

Baselines and Benchmarks: Since this is a unit production initiative, the baseline will be set at zero at the beginning of MTW. The benchmark will be to add 100 new or rehabilitated units financed through MTW funding to the stock of affordable housing each year. The overall ten-year benchmark will be to produce 1000 new or rehabbed affordable units.

Data Collection and Metrics: Total unit production numbers will be provided each year with additional information on the community income mix, neighborhood amenities and whether these units promoted deconcentration.

Authorizations: Attachment C-D, Section 1(b): The Agency may use this funding source to carry out the purposes of the MTW Demonstration Program...to increase housing choices for low-income families, through activities that would otherwise be eligible under sections 8 and 9 of the 1937 Act, including but not limited to , the following activities:(ii)The acquisition, new construction, reconstruction or moderate or substantial rehabilitation of housing (including but not limited to, assisted living or other housing as deemed appropriate by the Agency, in accordance with its mission).

D2. Develop a Unit Production Program in Partnership with Charlotte Mecklenburg Schools

Another initiative that CHA will explore in the first year of MTW is a partnership with the Charlotte Mecklenburg Schools to produce mixed income affordable housing units at new suburban school sites. Because of its exponential growth in the past ten years, CMS has embarked on a new school construction program supported by a major bond approval in the fall of 2007. In several instances, in order to obtain a school site, CMS had to purchase a larger piece of property than was required for the school development alone. CMS and CHA have had on-going discussions about whether the “excess land” at such sites could be developed by CHA alone or in partnership with others as mixed income rental housing. This would be an important step in the deconcentration of poverty and the re-integration

of Charlotte schools as the new suburban schools are typically in high income areas away from the city center. The goal in this planning year would be to identify one site that would be feasible for such a development and complete preliminary due diligence. This work with CMS would also support our growing partnership described in the Client Services section of this MTW plan.

Statutory Objective and Anticipated Impact: The production of units in partnership with CMS at new suburban school sites would meet the third statutory goal of increasing housing choices of low income families.

Baselines and Benchmarks: This is a unit production initiative; therefore, the baseline will be set at zero at the beginning. The benchmark for year one will be to identify one site that would be feasible for a CMS/CHA development and complete preliminary due diligence.

Data Collection and Metrics: A report on the progress of site identification will be provided at the end of year one.

Authorizations: Attachment C-D, Section 1(b): *The Agency may use this funding source to carry out the purposes of the MTW Demonstration Program...to increase housing choices for low-income families, through activities that would otherwise be eligible under sections 8 and 9 of the 1937 Act, including but not limited to , the following activities:(ii)The acquisition, new construction, reconstruction or moderate or substantial rehabilitation of housing (including but not limited to, assisted living or other housing as deemed appropriate by the Agency, in accordance with its mission).....*

D3. More Aggressive Use of Project-based Section 8

A. Streamlined Project-Based Section 8 Process

This initiative is described in two components, based on the ownership of the units. The goal is to get as many project-based Section 8 units as possible in the following types of areas: (1) stable Charlotte neighborhoods (in accordance with the City's neighborhood evaluation tool); (2) neighborhoods where there is an active neighborhood revitalization plan and (3) neighborhoods along Charlotte's new transportation corridors, including the light rail. CHA will seek Board approval of the number of units to be project-based on an annual basis. We are requesting authorization to project-base 200 units in the first year of MTW operations. Our goal is to produce a minimum of 100 project-based Section 8 units in the first year.

In line with the second MTW statutory objective of self-sufficiency, CHA proposes to limit family resident participation in this project-based Section 8 program to families in which at least one household member is working or participating in a training program for a minimum number of hours/week to be determined through the first year of MTW planning. The family would also be required to participate in

a Family Self-Sufficiency Program. This work/training and FSS requirement would not apply to seniors units or to housing for persons with disabilities or other special needs populations.

Units Owned by CHA: CHA will project-base Section 8 at properties owned directly or indirectly (through participation as a member in a tax credit or other LLC), subject only to HUD subsidy-layering rules. No process through the local field office will be required. CHA will certify compliance with subsidy layering rules.

Units not owned by CHA: Where CHA is not directly or indirectly an owner, CHA staff will rely on the North Carolina Housing Finance Agency (NCHFA) tax credit process as its competitive process. In non-tax credit deals with local City government funding, CHA will rely on the City's Housing Trust Fund competitive process. Where no tax credits or City funds are present, but the development has AHP funding, CHA will rely on that competitive process for approval. Where there is no other competitive process present, CHA has designed its own competitive process and will submit a description of that process to HUD-DC for approval.

Whether units are owned by CHA or by another entity, we will rate the availability of amenities in the neighborhood using the City of Charlotte's neighborhood assessment tool by which they rate neighborhoods as fragile, improving, declining or stable. The goal will be to get as many units in stable neighborhoods as possible. Where units are placed in other neighborhoods, we will provide information on whether there is an active neighborhood re-vitalization plan. We will establish bonus points for any units made available in Uptown Charlotte or on the new transportation lines, including the light rail line.

In the first year of the MTW program, CHA will continue to use the Site Selection Standards currently set forth in 24 CFR Section 983.57. CHA would like to reserve the ability to study the impact of these rules on year one production, and possibly develop a new set of standards in accordance with Attachment C-D (7)(c) in subsequent years of the MTW program.

Statutory Objective and Anticipated Impact-This initiative will enable CHA to reduce cost and achieve greater cost effectiveness in Federal expenditures: CHA anticipates that a simple, streamlined process will (1) encourage more non-profit and for-profit developers to participate in the program, which will increase market penetration; (2) create incentives for self-sufficiency by requiring that participating families meet a work requirement and participate in an FSS program; (3) increase housing choices for low-income families in high amenity neighborhoods and especially along Charlotte's new transportation corridors.

Simplified selection processes will make it significantly easier to maximize the number of Section 8 assisted units in higher quality units and in a larger number of

high-amenity Charlotte neighborhoods. As Charlotte's new transportation system develops, this initiative will substantially increase CHA's ability to get project-based Section 8 units on the light rail and other new transportation corridors—which is of critical importance to MTW residents for transportation to other jobs and services.

Baselines and Benchmarks-We will establish the initial baseline at the number of project-based Section 8 recently developed through voucher conversion and currently available in Charlotte. (AHAP and HAP contracts are currently in place or in process for 228 such units). We will measure the impact of this initiative by counting the number of additional units that are made available through this program in high amenity Charlotte neighborhoods on an annual basis.

Data Collection and Metrics-The baselines will be established in a chart. New units will be added annually with an indication of whether they are in stable neighborhoods; neighborhoods with an active re-vitalization plan or in a “bonus” neighborhood as defined above.

Authorizations-Attachment C-D, #7, Sections (a); (b); (c) and (d): Establishment of an Agency MTW Section 8 Project-based Program. *This authorization waives certain provisions of Sections 8(o)(13)(B and D) of the 1937 Act and 24 C.F.R. 982.1, 982.102 and 24 C.F.R. Part 983; certain provisions of 24 C.F.R. 983.51; Adopts site selection standards in accordance with Attachment C and in lieu of the Site Selection Standards currently set forth in 24 C.F.R. Section 983.57; and waives certain provisions of Section 8(o)(8) of the 1937 Act and 24 C.F.R. 982 Subpart I as necessary to implement the Agency's Annual MTW Plan.*

B. Implement the Requested MTW Operational Changes for Project-Based Section 8:

These proposed measures, including site-based waiting lists, etc., are described in full detail in the Housing Operations section.

D4. Increasing the Acquisition/Rehabilitation of existing multi-family properties

In light of rising construction costs and in the face of continued Not In My Backyard (NIMBY) opposition to affordable housing development in higher income areas of Charlotte, CHA proposes that a key component of the unit production portion of the Moving To Work Plan would be driven by an aggressive acquisition/rehabilitation program. In anticipation of MTW status, the Finance and Real Estate Departments have been working for over a year to negotiate a \$5 million acquisition line of credit agreement with First Charter (soon to be Fifth-Third Bank as a result of bank acquisition).

The strategy would be to option existing properties and finance their acquisition with a combination of land sales proceeds and a draw on the line of credit. CHA would then have site control of the property and could proceed to stabilize the community and put leveraged financing in place—most likely a combination of tax-exempt bond, 501(c)(3), AHP or other financing. Typically it takes over a year to put such leveraged financing together. At the closing of the financing, the line of credit will be repaid and would be available to gain site control on the next transaction. The goal would be to make no more than 40% of the rehabilitated community affordable, so that the end product is a self-supporting mixed-income community.

In the first MTW year, CHA proposes to acquire 150 units using the acquisition/rehabilitation model for one or more apartment acquisitions. Site selection in that first year will be guided by the Site Selection Standards in 24 CFR 983.51, but will not require prior HUD approval. CHA will certify compliance with the Site Selection Standards to HUD. CHA proposes to substitute its own criteria in accordance with the provisions of Attachment C-7-c at the end of the first program year.

Statutory Objective and Anticipated Impact-This initiative meets all three statutory objectives. Acquiring existing properties is more cost-effective and quicker than the new construction process; Acquisition of properties in areas with good amenities assists families in becoming self-sufficient; and the addition of these units by acquisition/rehab will increase the housing choices for low income families. The first year acquisition of a total of 150 units of which 30% (50 units) would be affordable will increase the overall housing stock in locations in which we may not otherwise have units. If the model is successful, we should be able to substantially increase our inventory of affordable units over the course of the MTW period.

Baselines and Benchmarks- Because this is a production program, the baseline at the beginning of MTW is zero. The benchmark will be to add 50 rehabilitated units per year as part of the overall goal to produce 100 units per year (see D1, above). The overall goal over the 10 years of the MTW program is to acquire and rehab 500 existing units as part of the overall goal to produce 1000 units, through new construction and rehabilitation.

Data Collection and Metrics-The staff will maintain records of all properties that are acquired and/or rehabilitated in a database.

Authorizations-Attachment C-C 13 Site Acquisition-The agency is authorized to acquire sites without prior HUD approval, provided that the agency certifies that HUD site selection requirements have been met. *This authorization waives certain provisions of 24 C.F.R. 941.401 as necessary to implement the Agency's Annual MTW Plan.*

D5. Initiatives Related to Localizing and Streamlining Development or Evaluation Processes to Increase Efficiency and Reduce Development Time and Cost

A. Streamline the Demolition/Disposition Process

It will be especially important to the success of the Asset Decision Making Model that CHA have access to a streamlined demolition/disposition process. Delays in processing and/or the need to continue to go back and make changes to disposition applications as deal terms change create barriers to the quick and efficient disposition of properties in accordance with market conditions. HUD is yet to provide a copy of the proposed “Streamlined Processing Instructions” referenced in Attachment C to the MTW Agreement and CHA would like to reserve the ability to study and comment on those proposed instructions in year one of the MTW plan. If at all possible we would request that the Mixed Finance group at HUD be empowered to grant demolition approval if the new proposed mixed income development is approved.

Statutory Objective and Anticipated Impact-A streamlined process would reduce cost and achieve greater cost effectiveness in Federal expenditures and increase housing choices for low-income families. Eliminating the need for a separate demolition approval could cut three to six months of processing time out of pre-development. Especially in a rising construction cost environment, the shorter the pre-development time, the more cost-effective the end product.

Baselines and Benchmarks-CHA will set baselines and benchmarks in for the year two plan after the new “streamlined processing instructions” have been released by HUD and we have had the opportunity to review.

Data Collection and Metrics- Data collection goals will be set after the “streamlined processing instructions” have been released and reviewed.

Authorizations-Attachment C-C.8.Streamlined Demolition and Disposition Procedures-The Agency may choose to follow HUD’s “Streamlined Processing Instructions for Disposition, Demolition, and Disposition/Demolition Applications from MTW Agencies.”

B. Land Acquisition for Future Affordable Housing Development Use

It is very important to CHA’s overall MTW plan to secure as many good locations as possible along the new transit corridors and light rail and in rapidly developing areas of Charlotte. Charlotte is in a stage of very rapid growth and waiting to purchase these sites until full project financing is in place will mean the loss of key opportunities to build housing for our residents in the best locations with the best amenities to support their efforts at self-sufficiency. Therefore, we request the

ability to option and purchase land (or sites appropriate for demolition and/or rehab) without funded development plans in place.

CHA will certify that it has met the HUD Site Selection Standards. CHA also plans to set forth for HUD approval proposed criteria under which it would be allowed to purchase property in excess of appraised value (to gain site control in a rapidly gentrifying area, etc.).

Statutory Objective and Anticipated Impact-Controlling land early in the development process can result in significant cost saving and CHA will be securing sites that provide more housing choices for low income families. This initiative would allow CHA to acquire properties for residential affordable housing development in rapid growth areas before land costs become prohibitive.

Baselines and Benchmarks-The baseline will be set at zero and the staff will track location and cost of acreage added as well as projected plans for development. The goal is to acquire one site in the first two years of MTW program operation.

Data Collection and Metrics-The staff will track location and cost of acreage added as well as projected plans for development.

Authorizations-Attachment C-C13 Site Acquisition-The agency is authorized to acquire sites without prior HUD approval, provided that the agency certifies that HUD site selection requirements have been met. *This authorization waives certain provisions of 24 C.F.R. 941.401 as necessary to implement the Agency's Annual MTW Plan.*

C. Streamlined Development Approval Process

To successfully increase the number of self-supporting affordable Section 8 and Section 9 units in Charlotte in support of the MTW initiatives, CHA proposes to use the new Evidentiary Waiver process approved by HUD in the Mixed Finance group for all transactions and requests that Mixed Finance staff at HUD be authorized to review the process without formal waiver approval from the HUD Secretary's office.

Statutory Objective and Anticipated Impact-This streamlined process will reduce cost and achieve greater cost effectiveness in Federal expenditures. The required legal work will still be necessary, but the time savings should be significant.

Baselines and Benchmarks-The staff will analyze the last five Mixed Finance applications prior to the execution of the MTW agreement and compare them to the first five Mixed Finance applications processed under the new procedures.

Data Collection and Metrics-The staff will measure time from the filing of the demo-dispo application to its final approval, as well as compare legal expenditures.

Authorizations-Attachment C-C7 Simplification of the Development and Redevelopment Process for Public Housing. *This authorization waives certain provisions of Sections 4, 5, 9, 24, 32 and 35 of the 1937 Act and 24 C.F.R. 941 as necessary to implement the Agency's Annual MTW Plan.*

D. Develop Local Design Standards

CHA proposes to adopt local design standards that will correlate with other funding sources available in Charlotte and the state—primarily those of the North Carolina Housing Finance Agency. This will eliminate the need to expend funding on multiple architectural reviews to ensure that various requirements are met. In addition, the NCHFA standards are subject to a statewide public review and comment process each year to ensure that they meet changing building guidelines and local standards. As a state agency authorized to expend federal funds, the NCHFA guidelines meet all applicable federal requirements.

In the first year of MTW, CHA will do an in-depth analysis of the North Carolina Housing Finance Agency's design standards (www.NCHFA.org). The goal will be to adopt those standards as the local design standards (with whatever minor modifications are necessary) by March 2009.

Statutory Objective and Anticipated Impact-Development of local design standards will reduce cost and achieve greater cost effectiveness in Federal expenditures: One set of local standards should eliminate the need for multiple, costly architectural reviews and still ensure a very high quality product.

Baselines and Benchmarks- HUD-approved local design standards do not exist. The goal is to establish the standards by March 2009.

Data Collection and Metrics-The staff will collect data on various design standards, as well as keep track of pertinent changes that are made to those standards.

Authorizations-Attachment C-C12. Design Guidelines-The Agency is authorized to establish reasonable and modest design guidelines, unit size guidelines and unit amenity guidelines for development and redevelopment activities that will replace HUD guidelines with guidelines that reflect local marketplace conditions for quality construction in its locality so long as all units meet housing quality standards approved by the Secretary. *This authorization waives certain provisions of Sections 4, 5, and 9 of the 1937 Act and 24 C.F.R. 941.202, 941.203, 941.401, and 941.403 as necessary to implement the Agency's Annual MTW Plan.*

E. Establish Local Total Development Cost (TDC) Limits

In the first year, CHA proposes to adopt local TDC standards that reflect local marketplace conditions for quality construction in our locality. CHA will pay

particular attention to developing standards that will apply to the higher density; structured parking type developments that will be built in Charlotte's rapidly developing Uptown area, as well as dense development along the new transportation corridors, especially the light rail lines. This will ensure that CHA does not miss opportunities to develop Section 8 and Public Housing units in these dense urban environments, as well as incentivizing non-profit and for profit developers to include Project-based Section 8 units in their newest developments.

CHA will do an in-depth analysis of HUD's current TDC guidelines and work with ULI and others to develop appropriate local standards.

Statutory Objective and Anticipated Impact-Established local TDC limits will reduce cost and achieve greater cost effectiveness in Federal expenditures and increase housing choices for low-income families. Local standards should help CHA increase the number of Section 8 and Section 9 units in highly desirable areas of Charlotte—especially the more dense, urban developments.

Baselines and Benchmarks- A baseline of production cost will be established in year one of MTW for new units in dense, urban environments. Once the baseline has been established we will track the number of developments we are able to complete in each year in these environments and determine whether it is a net increase over past production. The benchmark for success will be a 10% increase in production in high cost areas.

Data Collection and Metrics- The staff will track all transactions that occur under the new TDC limits.

Authorizations-Attachment C-C16 Total Development Cost (TDC) limits-*This authorization waives certain provisions of Section 6(b) of the 1937 Act and 24 C.F.R. 941.306 as necessary to implement the Agency's Annual MTW Plan.*

F. Revised Subsidy Structure for Developments in which CHA is Direct Developer: CHA has had a very successful history in HOPE VI mixed-income development. While every effort has been made to provide one for one replacement, the Public Housing inventory is still below the legislative cap. Given the extreme shortage of affordable units to families making less than 30% of median income in Charlotte, CHA would like to use this initiative to increase the economic feasibility of a limited number of transactions involving Public Housing subsidy, in which CHA would act as the direct developer.

CHA will design a new rent structure for new and rehabilitated Public Housing for working families who will pay 30% of their income for rent. For these developments, CHA will set its monthly rental subsidy at the average rent in the submarket in which the development is located. A portion of the rent would be paid by the PEL

amount, but if the PEL is below the average rent in the submarket, or if the PEL is not fully funded in any given year, CHA would use MTW block grant funds to make up the difference. This would allow CHA to put unused Public Housing units on the ground (up to the statutory cap) and receive the related capital fund allocations. Ensuring that the rent stays at a set level increases the ability to finance the units with mortgage or other leveraged financing that could not be serviced at the lower rent levels.

Statutory Objective and Anticipated Impact-The revised structure will reduce cost and achieve greater cost effectiveness in Federal expenditures by providing better leveraging and maximizing the housing available at 30% of median income and provide more housing choices for low income families. It is anticipated that no more than 50 units would be financed under the new housing initiative in the first MTW year. If the initiative is successful, up to 400 units could be financed in this way over the course of the 10 year period.

Baselines and Benchmarks- This is a production program; therefore, the baseline is set at zero at the beginning of the MTW program. The benchmark will be the production of 50 units in year one and up to 400 units over the course of the 10 year period.

Data Collection and Metrics- The staff will track the number and type of projects constructed or rehabilitated.

Authorizations-Attachment C-C7-Simplification of the Development and Redevelopment Process for Public Housing-*This authorization waives certain provisions of Sections 4, 5, 9, 24, 32 and 35 of the 1937 Act and 24 C.F.R. 941 as necessary to implement the Agency's Annual MTW Plan.* Attachment C-B, #1-Single Fund Budget with Full Flexibility-*This authorization waives certain provisions of Sections 8 and 9 of the 1937 Act and 24 C.F.R. 905, 982, and 990 as necessary to implement the Agency's Annual MTW Plan.*

D6. Housing for Persons with Disabilities, Special Needs and Homeless

CHA has an on-going commitment to provide housing for persons with disabilities and special needs and the homeless. This is a key part of the overall MTW plan for a number of reasons. It is important that CHA take an active role in ensuring that the MTW program is implemented smoothly without a major shock to the existing systems and with full consideration for the needs of resident families. So, this strengthening of the safety net is important to the overall goal of the MTW program to assist people to become economically self-sufficient.

This initiative will create and enhance relationships with local social service provider agencies—whose involvement will be extremely important to our MTW Self-Sufficiency programming. CHA is already exploring initiatives with the

YWCA's Families Together program; St. Peters Homes, Inc. (see below); Area Mental Health and Urban Ministries who are working on the development of new transitional housing for women. The creation of these links with social services providers in the community is key to the long-term success of the MTW program.

The initiative also meets the goal of achieving greater cost efficiency in Federal expenditures. The Section 9 subsidies available in Charlotte (historically around \$250/unit/month) have traditionally not been adequate to cover the operating expenses of larger units. While the new PEL program is designed to address that problem, we still are experiencing operating shortfalls at our larger bedroom developments because in the past few years, subsidies have been funded at levels that are 85% or less of budget. Supportive housing units tend to be smaller and to have a lower per unit operating cost. In addition, they tend to benefit from community fund-raising and support for social services. A Section 9 subsidy that might not be sustainable in a larger family development is sufficient for a smaller supportive housing unit, especially given the additional community support. CHA is committed to returning to full utilization of Section 9 under the statutory cap. One of the most cost-effective ways to do that is through the expansion of efforts to develop smaller supportive housing units that have the additional benefit of community subsidy for social services.

In the first year of the MTW program, CHA proposes to focus its efforts on two primary areas:

(1) Expansion of Project-Based Section 8:

Continue the commitment to provide 300 project-based Section 8 subsidies for housing for persons with disabilities: In 2006, the CHA Board approved a commitment to assist in the construction of new units up to a goal of 300 units of housing for persons with disabilities by 2012. This effort dovetails with a commitment by NCHFA and the Department of Health and Human Services (DHHS) at the state level to provide additional leveraged funding for special needs housing through the state Housing 400 program. Further, CHA will continue to work with developers with experience in providing this specialized housing and may get involved in some joint venture efforts at co-development.

(2) Re-structure and expand McCreesh Place: St. Peter's Homes, Inc. ("St Peter's Homes"), a non-profit organization in Charlotte dedicated to building affordable housing to alleviate homelessness, owns and operates McCreesh Place. McCreesh Place opened in 2003 as a single room occupancy apartment community which provides full on-site supportive services for its residents. It provides housing to disabled men who were formerly homeless in a 21,000 square foot, 3-story building, with 64 apartment units on 1.15 acres located approximately two miles from center city Charlotte. CHA is working with St. Peter's to add 26 efficiency units to their operation through the tax credit

program and also to provide additional Section 8 and Section 9 rental subsidies. CHA will apply to the Mixed Finance Group for approval of this development in the first year of the MTW program.

Statutory Objective and Anticipated Impact-Working with service providers in this context strengthens relationships for their participation in other social service initiatives and provides more housing choices for low income families. It is anticipated that up to 300 project-based Section 8 vouchers would be made available for housing for persons with disabilities and special needs, which will create an additional 300 housing opportunities. In addition, assisting with financing and developing additional physical units increases the stability of the safety net for families.

Baselines and Benchmarks-The baseline will be set at zero and the staff will keep track of the number and type of projects financed, built or rehabilitated through the Housing for Persons with Disabilities and Special Needs Initiative. The goal is to create an additional 300 housing opportunities.

Data Collection and Metrics- The staff will track the number and type of projects finances, built or rehabilitated through this initiative.

Authorizations-Attachment C-D, #1-4-Operational Policies and Procedures *This authorization waives certain provisions of Section 8(o)(7) of the 1937 Act and 24 C.F.R. 982.162; certain provisions of Sections 8(o)(7)(a), 8(o)(13)(F) and 8(o)(13)(G) of the 1937 Act and 24 C.F.R. 982.303, 982.309 and 983 Subpart F; certain provisions of Section 8(o)(5) of the 1937 Act and 24 C.F.R. 982.516; certain provisions of Section 8(o)(9), of the 1937 Act and 24 C.F.R. 982; certain provisions of Section 8(o)(13) of the 1937 Act and 24 C.F.R. 983; certain provisions of Section 8(p) of the 1937 Act and 24 C.F.R. 983.53-54 and 982 Subparts H and M; and certain provisions of Section 8(r) of the 1937 Act and 24 C.F.R. 982 Subpart H; certain provisions of Sections 8(o)(1), 8(o)(2), 8(o)(3), 8(o)(10) and 8(o)(13)(H)-(I) of the 1937 Act and 24 C.F.R. 982.508, 982.503 and 982.51; certain provisions of Sections 8(o)(7) and 8(o)(13) of the 1937 Act and 24 C.F.R. 982.308, 982.451 and 983 Subpart E; certain provisions of Section 8(o)(10) of the 1937 Act and 24 C.F.R. 982.50; 7certain provisions of Sections 8(o)(7) and 8(o)(13)(F)-(G) of the 1937 Act and 24 C.F.R. 982 Subpart L and 983 Subpart E certain provisions of Sections 16(b) and 8(o)(4) of the 1937 Act and 24 C.F.R. 5.603, 5.609, 5.611, 5.628, and 982.21; and certain provisions of Sections 8(o)(6), 8(o)(13)(J) and 8(o)(16) of the 1937 Act and 24 C.F.R. 982 Subpart E, 982.305 and 983 Subpart Fall as necessary to implement the Agency's Annual MTW Plan.*

MAJOR INITIATIVES FOR THE 2008-2009 PLANNING PROCESS

Fiscal Year 2008-2009 will be used as a planning year to develop several major initiatives and the future of the MTW program for the agency. Due to the uncertainty of executing a full agreement, CHA had to halt efforts to explore activities that require extensive stakeholder involvement. The planning phase will involve numerous stakeholder meetings, resident involvement, policy development, baseline establishment, assessments, and long-term goal planning. Several major initiatives are outlined below:

Rent Simplification: CHA will research and develop an alternative rental subsidy formula to include provisions that let residents keep a larger share of any increases in employment income. The rental reform will incentivize employment and help in income growth for residents. Certain income may be waived i.e. child support for a period of time. The following will be considered in developing the rent reform. **1.** Establishing flat public housing rents and Section 8 subsidy contributions; **2.** Providing a flat subsidy intended to pay for housing and supportive services; **3.** Establishing “stepped rents or percentage based rents” whereby residents’ rent contributions are set at a flat amount in the first year and, then, increased at predetermined intervals; **4.** Limiting rent increases to one per year at the time of a household’s annual recertification; **5.** Substantially expanding exclusions and deductions from the income used to calculate a household’s rent contribution, but otherwise retaining the basic income-based approach; and **6.** Delaying rent changes that would normally be associated with income increases. There would also be a hardship provision developed as part of this initiative.

Work Requirement: The rent changes will be intended to encourage families to work by allowing residents to keep more of any earned income made, without abandoning the notion that a household’s rent contribution should be tied to its income. CHA will utilize its current FSS program provisions as a guideline to developing a work requirement for MTW participating families. Currently, CHA’s FSS programs allow a combination of educational assistance and part-time employment or full time employment to participate.

Section 8

Section 8 Homeownership: CHA plans to develop a Section 8 Homeownership Program to provide low-income families with access to below market rate interest rate loans, down payment assistance, closing cost assistance, financial counseling and homeownership counseling (pre and post) in order to assist them in purchasing homes in Mecklenburg County. Through its experience administering the Homeownership Institute and several FSS programs, CHA has developed working partnerships with homeownership counseling agencies, services providers, local community college and local lenders to provide first-time homebuyer counseling. The MTW program will provide the necessary regulatory flexibility to allow CHA to develop a program that will offer the opportunity to increase the pool of potential

home buyers in our area. If development of this program is a viable option, CHA will develop a Section 8 Homeownership policy and program incorporating the strength of its current FSS programs. Additionally, agreements with various service partners will be executed during the planning process.

Section 8 Property Rating System

As a way to increase the housing quality standards of property owners that participate in the Section 8 Rental Assistance Program (Housing Choice Voucher Program), CHA is working with a local engineering firm, Professional Service Industries (PSI), to develop a quantitative evaluation rating system for the exterior appearance of a property using City of Charlotte Code Enforcement Standards and U.S. Department of Housing and Urban Development Housing Quality Standards (HQS). The firm will perform exterior inspections of each CHA Section 8 property, which includes all four sides of the unit and landscape. Approximately ten percent (10%) of the Section 8 landlord's properties will be inspected on a quarterly basis.

This activity will result in a tool that CHA staff can use to evaluate properties to ensure that housing under the Section 8 program is maintained at a determined quality standard; thereby, increasing the number of quality housing choices for low-income families. CHA anticipates that this initiative will result in the establishment of a system that provides greater level of monitoring and enforcement for problem landlords. The rating system will assist CHA in determining pass or fail property ratings. CHA will address failing properties to encourage better property management by the owners.

Approximately 200 properties have been evaluated. CHA currently has approximately 1600 landlords. PSI is expected to evaluate approximately 200 properties per quarter. Inspections began in November 2007 and are expected to be completed in two and one half years. CHA expects to complete at least 800 inspections by March 31, 2009.

CHA will measure how this activity will achieve the related statutory objectives by reviewing the results of the reports that PSI provides to the agency. Each evaluation will produce a report of findings on a property and explain the rating that the property received along with reasonableness. Based on results of the reports, CHA will follow the appropriate steps to ensure that high standards are maintained and provide quality housing choices for families.

Section 8 Resident and Landlord Tracking Program

There is a prevalent concern that there is a concentration of Section 8 families in areas of Charlotte. To address this concern, CHA is working with the University of North Carolina at Charlotte (UNC Charlotte) to use Geographic Information Science (GIS) mapping 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.

CHA will work with UNC Charlotte to develop a database that can be used to track key Charlotte neighborhood variables and the Authority's housing clients, including residents and property owners. This database will be utilized by the CHA to measure and assess the effectiveness of the CHA's new residential training program, as well as, landlord assessments. The database development is expected to take three to six months to complete, with quarterly assessment reports utilizing the database starting in May 2008.

The resident and landlord assessment tracking program will involve the development of a database structured around data collected by CHA and augmented with additional government data files. The data collected from CHA will include, but not be limited to, information collected for the landlord assessment program and the residential training program. Local data sources maintained by city and county agencies, including, but not limited to the Charlotte-Mecklenburg Police Department, the City of Charlotte Neighborhood Development Key Business, and the Mecklenburg County Property Tax Office, will be collected and compiled for this program. This information will be geocoded to the individual property owner and residents information.

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 NSA's/census tracts will be comprehensively analyzed 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. CHA will identify non-concentrated census tracts with available housing. This will result in an increased number of housing opportunities for CHA families. Also, CHA strives to reduce the concentration of vouchers in certain census tracts in Charlotte. Thus, the impact of the study will assist in increasing housing choices for low-income families.

The original baseline for this initiative was to begin the voucher clustering process by December 2007. The contract for this service was executed in November 2007 and the database collection process began in December 2007. The data will be compiled on a quarterly basis, in order to assess the changing conditions around the CHA properties. Quarterly reports for two years will be compiled to provide the necessary information to assess the conditions and results of the landlord assessment program and residential training program.

Following the building of the database, the data files and associated documentation will be provided to the CHA for future use and maintenance. Quarterly report submission will begin in May 2008 and continue every three months thereafter until the project is completed in 2010. Annual assessments will be completed in March 2009 and March 2010 and an overall project assessment report will be completed and delivered in May 2010.

Affordable Housing Impact Studies

As a result of the heightened concern about the Section 8 program, CHA has asked UNC Charlotte to design a research program to address one of the most critical public policy challenges facing affordable housing advocates and providers: How does affordable housing impact the neighboring property owners and the surrounding community? The project will use local social and economic data and geographic information science (GIS) technology to examine this question. The research framework will examine the pattern and density of affordable housing and measure the association between this housing stock and crime rates, housing and property values, and school equity in surrounding residential communities. All but one area of the research studies are expected to be completed and submitted to the CHA by May 2008.

Three research reports will be completed. Each report will use the volume, density, and distribution of affordable housing as the basis for the analysis. A GIS platform will be constructed and statistical methods will be utilized to structure the data and carry out correlation analysis and measures of association. One report will examine *the relationship between the pattern of affordable housing and crime rates*. The research design for this document will replicate methods used in a previous report prepared by the UNC Charlotte project team for the Charlotte-Mecklenburg Police Department, *examining the relationship between crime and Section 8 households*. A second report will examine the relationship of affordable housing and school equity. Previous research completed by UNCC will be used as the basis for this analysis and will be augmented by updated educational performance data. A final research report will examine *the relationship between affordable housing and housing and property values and school achievement around these areas*. This report will utilize the most recent property values data, including sales information from the Mecklenburg County Property Tax Office.

The proposed research program will address one of the most critical public policy challenges facing affordable housing advocates and providers: How does affordable housing impact the neighboring property owners and the surrounding community? The proposed project will use local social and economic data and geographic information science (GIS) technology to examine this question. The research framework will examine the pattern and density of affordable housing and measure the association between this housing stock and crime rates, housing and property values, and school equity in surrounding residential communities. By analyzing

this data low-income families will be afforded the opportunity to have information that will aid in making decisions about desired areas that are impacted in the community. This should yield better housing choices by families and assist in increasing housing choices for low-income families.

The contract for this service was executed in November 2007 and the database collection process began in December 2007. A draft report was completed in January 2008. A final report is expected by April 2008.

UNC Charlotte will utilize the most recent property values data, including sales information from the Mecklenburg County Property Tax Office, crime stat's from the Charlotte-Mecklenburg Police Department, Charlotte Mecklenburg Schools achievement data. The study will be completed by March 2008.

Establish a Portability Policy: An eligible family that has been issued a housing choice voucher may use that voucher to lease a unit anywhere in the United States where there is a housing agency operating a housing choice voucher program. A participant family electing to move to another jurisdiction with its voucher is eligible to do so but only when the family is able to move out of its current program unit under the terms of the family's lease. A family is not eligible for portability if the family has moved out of its assisted unit in violation of the lease. CHA will develop a portability policy by November 2008 for all HCV porting in and out of its jurisdiction that includes the MTW program requirements for all HCV participants.

Real Estate

Workforce Initiative for Supportive Housing (WISH): The existing WISH (Workforce Initiative for Supportive Housing) program is a local Charlotte initiative to provide apartment subsidies and social services to working families earning less than 30% of the Area Median Income (AMI). The program targets families who are situationally or transitionally homeless. The participants come through participating area service agencies and shelters. Like Public Housing and Section 8 subsidies, the tenant spends 30% of income on rent/utilities. In the WISH program, the subsidy is the difference between that payment and the rent. CHA has worked with the founders of the WISH program from its inception as a possible Moving To Work Initiative. The detailed request for approval of the specific waivers needed for the WISH program has been completed and is being submitted under separate cover. Upon approval we will begin implementation of the program.

V. ONGOING MTW ACTIVITIES.....

During Fiscal Year 2007-2008, CHA implemented a number of initiatives based on an interim agreement that provided limited authority for the Section 8 program. Residents throughout Charlotte-Mecklenburg have a perception that residents of Section 8 housing are the cause of increased crime level in neighborhoods throughout the county. This perception led to an analysis to determine the correlation between crime rate and Section 8 housing at the neighborhood level and the change in crime rate and the change in Section 8 housing residents. According to the results of the analysis of the district with the highest population of Section 8 residents, there is a moderate correlation between the crime rate and the proportion of Section 8 households at the neighborhood level. The relationship can only be applied to neighborhood geography and not to each individual Section 8 household. The analysis revealed that there is no correlation between the change in Section 8 households and the change in crime at the neighborhood level. This study was commissioned by Charlotte Mecklenburg Police Department. The outlined initiatives were implemented as the result of the increasing negative press and negative perceptions about the Section 8 program

A. Section 8 Training

CHA is working with Central Piedmont Community College (CPCC) to offer a “Good Neighbors” type training program for all new Section 8 participants. The purpose of the training is to educate participants on how to be a “good neighbor”. Participants will learn the differences between living in a single-family dwelling versus an apartment community, conflict resolution, and codes and standards. CHA has the flexibility to make this training mandatory for all participants; however, decided provide this training to new participants as a way to evaluate the success of the training and modify accordingly. The inaugural 90-minutes training session was held on December 13, 2007. This training is a component of the briefing that all participants must attend prior to issuance of a housing choice voucher

Statutory Objective and Anticipated Impact-Combined with the provision of a voucher, this initiative is related to increasing housing choices for families. The issuance of a voucher will enable the participants to seek affordable housing and the training will provide the tools that the participants need to make a smoother transition into a chosen neighborhood. CHA hopes that by providing this training to all new participants, the community will curb their criticism of the program and realize that CHA is taking a progressive approach to assisting the families with their transition to various neighborhoods throughout Charlotte.

Baselines and Benchmarks-CHA expects to train at least 300 families by January 2009. Training sessions will be offered twice monthly.

Data Collection and Metrics-CHA will maintain a record of all participants that complete the training. Attendance will be taken at each session. Also, CHA is establishing a resident and landlord tracking database that will be used to measure the effectiveness of the training program.

Authorizations-The following authorizations gives CHA the flexibility to utilize excess HAP funding to fund mandatory training for all Section 8 participants: 42 U.S.C 1437f(o), 1437g(d)(1)(H) and 1437g(e)(1)(E) and corresponding regulations at 24 C.F.R. § 982.154 and § 982.157.

B. PHA Project-Based Assistance

The interim agreement gave CHA the authorization to establish the percentage of funding available for tenant-based assistance and the percentage of units in a building for project-based developments. This flexibility was not utilized during FY 2007-2008; however, CHA is moving towards increasing project-based assistance and creating site-based waiting lists for the Project-based Section 8 program.

C. Establishment of Payment Standard

CHA is authorized to establish payment standards between 90 percent and 120 percent of fair market rent by census tract. CHA is currently working with the University of North Carolina at Charlotte to use GIS mapping to identify voucher holders within Mecklenburg County to analyze non-concentrated areas that would be ideal location for affordable housing. The final study from UNC Charlotte has not been completed. The study will show the rental structure throughout the city, which will provide the basis for presenting a request to raise FMR to 120% to the Board of Commissioners in order to increase housing opportunities for low income residents.

D. Twenty Percent Set-Aside

CHA is authorized to set-aside more than 20% of the Section 8 total allocation for Project-based Section 8. CHA is also authorized to approve up to 50 units in areas with a poverty rate in excess of 20% subject to certain conditions. CHA did not exceed the 50 unit annual limit for this authorization during the year.

VI. SOURCES AND USES OF FUNDING.....

A. CONSOLIDATED BUDGET STATEMENT

See Appendix E

B. PLANNED SOURCES AND EXPENDITURES BY PROJECT/ASSET MANAGEMENT PROJECT (AMP)

See Appendix E

C. DESCRIPTION OF CHANGES IN SOURCES AND USES OF MTW FUNDING FROM PREVIOUSLY-APPROVED PLAN

In the budget for Fiscal Year 2007-2008, the MTW funds (specifically Section 8 HAP Funds) could only be used to fund the items authorized in the interim MTW agreement. For Fiscal Year 2008-2009, CHA will use its single fund budget authority of MTW funds to fund MTW initiatives stated in the Annual Plan based on local funding decisions.

D. FUNDING FUNGIBILITY

The Agency plans to combine its public housing operating subsidies, public housing capital funds and its Housing Choice Voucher Program assistance into a single, authority-wide funding source ("MTW Funds"). Knowing however, section 9 funds will still be subject to the obligation and expenditure deadlines and requirements provided in section 9(j) despite the fact that they are combined in a single fund. The funding amount for the MTW Funds will be increased additional Section 9 units and by additional allocations of housing choice vouchers to which the Agency is entitled over the term of the Agreement. Special purpose vouchers will not be included in the MTW Funds during their initial term, though they will be included in the MTW Funds upon renewal.

The Agency will then use this single funding source to fund, based upon local determinations, the separate public housing operations, public housing capital, Housing Choice Voucher and MTW grant specific programs to carry out the purposes of the MTW Demonstration Program through activities that would otherwise be eligible under sections 8 and 9 of the 1937 Act.

By making the local determination of funding to each program the Agency will be able to fund the Asset Management Projects at locally determined project expense levels, make housing assistance payments for housing choice vouchers at up to 120% of fair market rents for deconcentration purposes, fund administrative costs in the housing choice voucher program at a level to provide training and other supportive services to meet MTW objectives and capital program costs based on local needs and cost structures. This will allow the Agency to achieve local flexibility in the design and administration of housing assistance to eligible families, this will reduce cost and achieve greater cost effectiveness in Federal expenditures, thus allowing the Agency the ability to give incentives to families with children where the head of household is working, 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 to increase housing choices for low-income families.

RESOLUTION NO. 1557
**AUTHORIZE THE HOUSING AUTHORITY OF THE CITY OF CHARLOTTE
(CHA) TO SUBMIT THE MOVING TO WORK (MTW) ANNUAL PLAN FOR
FISCAL YEAR 2008-2009 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 February 1, 2008 the CHA Board of Commissioners conducted a public hearing on the FY 2008-2009 MTW Annual Plan plan; 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 2008-2009 MTW Annual Plan and authorize the submission of the FY 2008-2009 MTW Annual Plan to HUD.

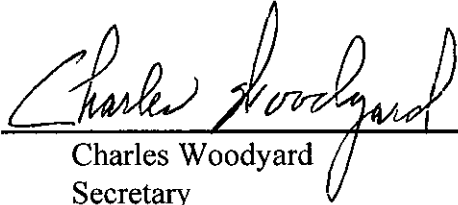
NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Housing Authority of the City of Charlotte that:

1. CHA's FY 2008-2009 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 2008-2009 MTW Annual Plan.
3. The Chief Executive Officer is authorized to submit CHA's FY 2008-2009 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 2008-2009 MTW Annual Plan and to carry out other actions relating to the 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. 1557 was properly adopted at a regular meeting held February 19, 2008.

(SEAL)

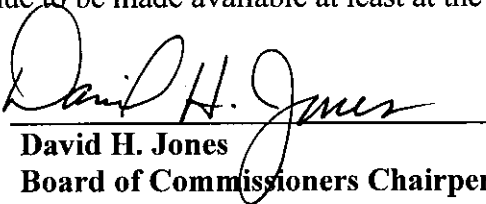
BY: 
Charles Woodyard
Secretary

Charlotte Housing Authority (the "PHA")
Moving To Work (MTW) Program
Certifications for FY 2008-2009 MTW Annual Plan

1. The PHA made the proposed Annual MTW Plan and all information relevant to the public hearing available for public inspection for 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.
2. The PHA held a public hearing regarding the Annual MTW Plan on February 1, 2008.
3. The PHA took no less than fifteen (15) days between the public hearing and the approval of the Plan by the Board of Commissioners in order to incorporate any public comments into the Annual MTW Plan.
4. The PHA Board of Commissioners approved a resolution adopting the Annual MTW Annual Plan
5. The PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
7. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
8. 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.
9. 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.
10. The PHA has submitted with the Plan a certification with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
11. The PHA has submitted with the Plan a certification with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.
12. 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.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).

14. The PHA will provide HUD or the responsible entity any documentation that the Department needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58.
15. 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.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments.).
19. The PHA agrees that at least seventy-five (75%) of the families assisted by the PHA under the MTW demonstration program will be very low-income families as defined in the 1937 Act.
20. The PHA agrees to continue to assist substantially the same total number of eligible low-income families under MTW, and to maintain a comparable mix of families by family size, as would have been served or assisted if HUD funding sources had not been used under the MTW demonstration.
21. The PHA agrees that housing assisted under MTW will meet housing quality standards established or approved by HUD.
22. 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 Moving to Work Agreement and Statement of Authorizations and included in its Plan.
23. All attachments to the Plan have been and will continue to be available at all times and all locations that the 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 Plan and will continue to be made available at least at the primary business office of the PHA.

Certified by:



David H. Jones
Board of Commissioners Chairperson


Date: 2/19/08

DISCLOSURE OF LOBBYING ACTIVITIES

Approved by OMB
0348-0046

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input checked="" type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	2. Status of Federal Action: <input checked="" type="checkbox"/> n/a a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input checked="" type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Congressional District, if known:	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: <p style="text-align: center;">n/a</p> Congressional District, if known:	
6. Federal Department/Agency: U.S. Department of Housing and Urban Development	7. Federal Program Name/Description: CFDA Number, if applicable: _____	
8. Federal Action Number, if known:	9. Award Amount, if known: \$ n/a	
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI):	b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI):	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be reported to the Congress semi-annually and will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature: <u></u> Print Name: <u>Charles Woodyard</u> Title: <u>Chief Executive Officer</u> Telephone No.: <u>704.336.5221</u> Date: <u>2/19/08</u>	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Housing Authority of the City of Charlotte

Program/Activity Receiving Federal Grant Funding

Moving to Work Program

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

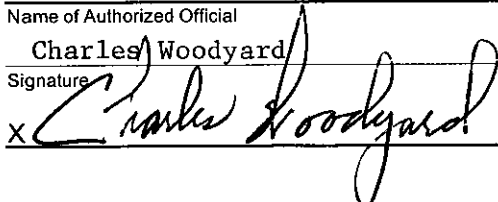
g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

Check here if there are workplaces on file that are not identified on the attached sheets.

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	Title
Charles Woodyard	Chief Executive Officer
Signature	Date
X 	2/19/08

APPENDIX C

Charlotte Housing Authority
 Fiscal Year 2008-2009 Moving to Work Annual Plan
 Initiatives Summary

	ONGOING INITIATIVES	DESCRIPTION
1	Develop and implement the Section 8 Property Rating System	In 2007, CHA began developing a quantitative evaluation rating system for the exterior appearance of a Section 8 property using the City of Charlotte Code Enforcement Standards and the Housing Quality Standards (HQS). This system is designed with the intent to increase the housing quality standards of property owners that participate in the program.
2	Provide training to Section 8 participants	CHA, in partnership with Central Piedmont Community College, is now providing “Good Neighbors” type training to all new Section 8 participants. This training is now a component of the voucher briefing process.
3	Develop a resident and landlord tracking program	CHA is working with the University of North Carolina at Charlotte (UNCC) to use Geographic Information Science (GIS) mapping to identify vouchers holders within Mecklenburg County. CHA will use the system to analyze non-concentrated areas to determine the need to increase the fair market rents in specific census tracts.
4	Conduct Affordable Housing Impact Studies	CHA has partnered with UNCC to design research framework to examine the pattern and density of affordable housing and evaluate the association between the housing stock and crime rate, housing and property values, and school equity in surrounding residential communities.
	NEW INITIATIVES	DESCRIPTION
1	Create a single fund budget with full flexibility	CHA has combined its public housing operating subsidies, public housing capital funds and its Housing Choice Voucher Program assistance into a single, authority-wide funding source.
2	Adopt investment policies consistent with state law	CHA will adopt investment policies that are consistent with state law to achieve a portfolio which is safer, more liquid and obtains competitive yield.
3	Survey all Section 8 program participants	CHA will survey all Section 8 program participants and develop service plans to address self sufficiency needs.
4	Modify Section 8 inspection procedures	CHA will waive the requirement for an initial Housing Quality Standards (HQS) inspection on newly constructed Section 8 units and utilize local building standards inspection and subsequent issuance of a Certificate of Occupancy (CO) as a substitution of the initial or move-in inspection

APPENDIX C

5	Amend Section 8 Housing Assistance Payment (HAP) Agreement	CHA will amend the HAP Agreement to make changes such as inclusion of revised inspection procedures, penalties for landlord non-compliance with neighborhood rating system, and require families to update needs assessment as part of recertification.
6	Establish site-based waiting lists Public Housing and Section 8/Establish occupancy requirements by site or program	CHA will abandon master waiting lists and all public housing waiting lists will be managed at the site level. Project-based Section 8 properties will maintain separate waiting lists.
7	Establish alternate, initial, annual, and interim income review process	CHA will develop alternate sources and time frames to validate recertification information and conduct criminal background checks at recertification.
8	Reinstate the Gateway to Self-Sufficiency Program	CHA will reinstate the Gateway to Self-Sufficiency program to assist more families by providing job readiness and GED classes, life skills workshops, budgeting courses and other skill trainings.
9	Establish partnerships to develop youth programs and address prevalent issues	CHA will partner with community organizations and the local school system to pool resources to provide services to young residents in CHA communities and address school truancy.
10	Develop a production program in partnership with CMS	CHA will explore developing a partnership with Charlotte Mecklenburg Schools to produce mixed-income affordable housing units.
11	Streamline Project-Based Section 8 Process	CHA will simplify the selection process in order to maximize the number of quality Section 8 assisted units throughout Charlotte.
12	Increase the acquisition and rehabilitation of existing multifamily properties	CHA will establish a process to increase the acquisition and rehabilitation of existing multifamily properties.
13	Streamline the demolition/disposition process	CHA will use a streamlined process to better facilitate efficient, cost-effective deal making.
14	Land acquisition for future affordable housing development use	CHA will design local standards to guide land purchases in desirable, rapidly growing areas to provide more housing choices.
15	Streamlined development approval process	CHA plans to streamline the development approval process to eliminate multiple layered reviews.
16	Develop local design standards	CHA will adopt local design standards that will correlate with other funding sources available in Charlotte and the State of North Carolina.
17	Establish local total development cost (TDC) limits	CHA will adopt local TDC standards that reflect local marketplace conditions for quality construction in Charlotte.
18	Revise the subsidy structure for developments in which CHA is the Direct Developer	CHA will explore options to design an alternate rent structure for new and rehabilitated ACC units, for working families, for projects in which CHA would

APPENDIX C

		act as a direct developer.
19	Provide housing for persons with disabilities and special needs	CHA will continue to explore opportunities to provide housing for persons with disabilities and special needs.

APPENDIX D

PUBLIC HEARING/RESIDENT COMMENTS

The MTW Annual Plan initiatives were discussed at the Client Relations Committee meeting held on January 9, 2008. CHA staff held several meetings with residents and the resident leadership to discuss the initiatives described in the plan and provided an overview of planning process for the upcoming fiscal year.

Below is a summary of comments about information included in the plan:

- Site-based waiting lists-Residents asked if applicants would be allowed to be on more than one list. It was explained that applicants can choose to apply at any site and will be offered the first unit that becomes available.
- Availability of job training/job placement-CHA will work with local services providers and area Colleges and Universities to provide requested training. CHA plans to provide training for careers in high demand industries.
- Youth involvement-CHA will seek input from the young residents to help design beneficial programs
- Gateway to Self-Sufficiency-Residents inquired about the start date of the program and the services that will be offered. It was explained that the program would not be reinstated before April 1st. CHA will begin providing services following annual plan approval by HUD. Training and classes will consist of GED classes, life skills workshop, job readiness, etc.
- Family Assessments-Residents commented about the family assessments and asked about the purpose for the assessments. CHA staff explained that the results of the survey will be used to design programs and offer services that the residents need to assist with moving towards self-sufficiency.
- Work Requirements and Rent Changes-There was concern about the institution of a work requirement and the impact on rent. CHA staff explained that instituting a work requirement is not a FY 2008-2009 initiative, but explained that a work requirement will be explored during the planning process. Also, CHA will be looking at developing an alternative rent structure to allow residents to keep a larger share of any employment income increases.
- Term Limits-Residents voiced concern about CHA making a move to push people out of public housing. CHA staff explained that the goal is to provide necessary services and support to help families move up and out. The intent is not to arbitrarily kick people out. Instituting a term limit is not a FY 2008-2009 initiative.

APPENDIX D

The draft Fiscal Year 2008-2009 Annual Plan was made available for public review for 45 days prior to the public hearing. The public hearing was held at 10:00 a.m. on Friday, February 1, 2008 at the CHA Central Office located at 1301 South Boulevard. A copy of the minutes from the public hearing is attached.

CONSOLIDATED BUDGET SOURCES & USES

The Operating Budgets for the fiscal year 2008-2009 for the Charlotte Housing Authority are based on 1) the priorities set by the Board, 2) the Mission of the Housing Authority 3) our strategic goals 4) HUD's directive for project based management, accounting and budgeting and 5) the MTW Agreement.

MISSION

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.

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's 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.

In the following section, the consolidated budget for the Charlotte Housing Authority is presented. This consolidated budget is broken down into its major funds. Then finally the presentation is of each asset management project.

APPENDIX E

SOURCES OF FUNDS

The full Moving To Work (MTW) agreement was approved and signed by HUD in December 2007. Under the single fund budget with full flexibility all funds from HUD, Public Housing- Section 9, Section 8 and the Capital Fund are combined as MTW funding. Money is then transferred from the MTW fund to cover all eligible cost under Section 8, Section 9 and the Capital fund. In some funds other income may be shown such as late fees, non dwelling rental income, or fraud recovery.

USES OF FUNDS

The uses of funds in many aspects are the same for the funds. The uses are broken down by major categories- administrative, tenant and social services, utilities, maintenance and general. There are 195 budgeted positions for the 2008-2009 fiscal year which is an increase of 8 positions from the last fiscal year. Four of these positions are MTW case managers for our Section 9 participants and four positions in Section 8.

Administrative represents those expenses for salaries/benefits for central office, site managers and Section 8 staff and other sundry expenses - telephones, office supplies and training.

Tenant and Social Services represents those cost associated with staff that provides case management to our residents. Those costs also include salary/benefits, sundry expenses relocation cost as well as tenant education.

Utilities represents the cost of all utilities including water/sewer, electricity and gas.

Maintenance represents all cost associated with maintenance of the properties. Staff salaries, materials and outside contract services such a pest control and lawn care.

Other General represents those costs for insurance- auto and property, PILOT and bad debt.

APPENDIX E

CONSOLIDATED BUDGET

EXHIBIT A

SOURCES OF FUNDS	April 2008 - March 2009
Public Housing Operating Subsidy	13,496,225
Section 8 HAP Subsidy	39,540,611
Section 8 Administrative Fees	2,310,909
Capital Fund	4,915,755
Tenant Rental Revenue	6,385,421
Total Other Resident Income - Late Fees, Excess Utilities	326,415
Other Revenue -Cable, Antenna, Vending	742,916
Public Housing Revenues - COCC	1,952,426
Section 8 Fees - COCC	1,001,754
Asset Management Revenue - COCC	50,040
Hoefener Fees - COCC	38,397
Relocation Fees - COCC	801,472
Maintenance Operations Revenue -COCC	518,478
Investment Income - COCC	150,085
Bond Issuance Fees - COCC	90,000
Administrative Fees - Portables	200,000
Interest Income - Section 8	100,000
Fraud Recovery - Section 8	193,065
Miscellaneous Other Revenue	1,290,330
Non Dwelling Rent	199,500
Horizon Fees	251,082
Developer Fees Earned	170,461
Fund Balance Appropriated	571,931
TOTAL SOURCES OF FUNDS:	75,297,273
USES OF FUNDS	
Administrative:	12,631,284
Implementation of MTW Initiatives:	12,403,681
Tenant and Social Services:	3,223,882
Utilities:	4,281,078
Ordinary Maintenance and Operation:	6,770,572
Housing Assistance Payments	29,244,521
Protective Services	114,170
General Expenses:	3,802,483
Total Expenses Before Other Items	72,471,675
<i>Other Items:</i>	
Transfer Out Private Managers	2,729,098
Other Expenses - Non dwelling Equip	96,500
Total Other Items	2,825,598
TOTAL USES OF FUNDS	75,297,273

NOTE

The sum of the individual funds for sources (Exhibits B–H) will not tie directly to the consolidated report (Exhibit A) due to inter fund items such as capital fund management fees, MTW transfers and bond issuance fees.

APPENDIX E

MOVING TO WORK

All funds are consolidated within the MTW fund and transferred to each of the major funds. The expenses in this fund represent those for the MTW Coordinator and those associated with implementing other MTW initiatives.

EXHIBIT B

MTW FUNDS

SOURCES OF FUNDS	April 2008- March 2009
Public Housing Operating Subsidy	13,496,225
Section 8 HAP Subsidy	39,540,611
Section 8 Administrative Fees	2,310,909
Capital Fund	4,915,755
TOTAL SOURCES OF FUNDS	60,263,500
USES OF FUNDS	
Administrative:	154,292
Implementation of MTW Initiatives:	12,403,681
Total Expenses Before Other Items	12,557,973
Other Items:	
Operating Transfers Out - Public Housing	14,622,223
Operating Transfers Out - Section 8	33,083,304
Total Other Items	47,705,527
TOTAL USES OF FUNDS	60,263,500

APPENDIX E

CENTRAL OFFICE COST CENTER (COCC)

The Central Office Cost Center (COCC) is composed of those departments that provide overall leadership and administrative support for the organization as a whole, as well as asset management oversight for the organization.

Revenues for the COCC are derived from fees charged to other areas such as Public Housing, Section 8 and the Capital Fund as dictated by the asset management rules and regulations. Fees were also charged to the Real Estate Development department, the Carol Hoefener Center and those properties owned by the CHA's nonprofit affiliate, Horizon Development Properties, Inc. As part of the COCC, the CHA has incorporated a City Relocation Program which provides permanent housing solutions for families displaced due to their home being condemned by the City of Charlotte Code Enforcement Department and Fire Department. Total Other Sources is funds transferred from the public housing program for capital fund fees. Total revenue for the COCC is \$5.8 million.

Specific areas within the COCC are the chief executive office, chief operations office, asset management, regional property management, fleet management, finance and accounting, procurement, human resources, information technology and Capital Fund administration. Approximately 25.7% of CHA employees work within the COCC. The Other Uses represents bond issuance fees to be transferred to Horizon Development Properties, Inc. The maintenance expense category represents centralized maintenance services such as bulk trash, plumbing and locksmith services.

EXHIBIT C

CENTRAL OFFICE COST CENTER

SOURCES OF FUNDS	April 2008- March 2009
Public Housing Fees	1,952,426
Section 8 Fees	1,001,754
Horizon Fees	251,082
Asset Management Revenue	50,040
Hoefener Fees	38,397
Relocation Income	801,472
Maintenance Operations	518,478
Bond Issuance Fees	90,000
Investment Income	150,085
Other Income	64,350
Total Operating Revenue	4,918,083
<i>Other Sources:</i>	
Operating Transfer In- AMPS	925,813
Total Other Sources	925,813
TOTAL SOURCES OF FUNDS	5,843,896
USES OF FUNDS	
Administrative	4,205,149
Tenant and Social Services	694,055
Utilities	56,300
Maintenance	494,931
Other General and Administrative	242,959
Total Expenses Before Other Items	5,693,396
<i>Other Items:</i>	
Operating Transfer Out -Horizon Development	90,000
Other Expenses - Non Dwelling Equipment	60,500
Total Other Items	150,500
TOTAL USES OF FUNDS	5,843,896

APPENDIX E

ASSET MANAGEMENT PROJECTS

The CHA has 23 properties that are self managed and 29 asset management projects (AMPs). Budgets are prepared by site managers, as they are responsible for the financial viability of each of their properties. Each property within the AMP is funded at 100% of subsidy. Net tenant rental income is projected to be \$4.67 million. Other revenue consisting of late fees, excess utilities etc. is projected to be \$271,000. A smaller source of revenue is from vending machine, cable and antenna revenue. Total revenue is \$20.7 million for 3,092 units.

Beginning with the 2008-2009 fiscal year, we will have site based waiting list and re-exams. Of CHA's 195 budgeted employees for 2008-2009, 45.3% work in the public housing sector. This includes those who work directly at the site and those who provide supportive services to our clients.

EXHIBIT D

ASSET MANAGEMENT PROJECTS

SOURCES OF FUNDS	April 2008- March 2009
Tenant Rental Revenue	4,670,642
Other Resident Income i.e. Late Fees, Excess Utilities	271,586
Other Revenue - Cable, Antenna, Vending	742,916
Miscellaneous Other Revenue	273,500
Total Operating Revenues	5,958,644
<i>Other Sources:</i>	
Operating Transfer In - MTW	14,622,223
Appropriated Fund Balance	215,054
Total Other Sources	14,837,277
TOTAL SOURCES OF FUNDS	20,795,921
USES OF FUNDS	
Administrative:	3,428,805
Tenant and Social Services:	1,475,401
Utilities:	3,882,968
Ordinary Maintenance and Operation:	5,320,704
General Expenses:	3,033,131
Total Expenses Before Other Items	17,141,010
<i>Other Items:</i>	
Operating Transfers Out - COCC	925,813
Transfer Out Private Managers	2,729,098
Total Other Items	3,654,911
TOTAL USES OF FUNDS	20,795,921

APPENDIX E

SECTION 8

Revenues for the Section 8 program are primarily a transfer of funds from the MTW fund to fully fund the Section 8 program. Of this amount, \$29.2 million of the revenue is dedicated to housing assistance subsidy for 4,281 Housing Choice Vouchers. The Section 8 program has revenue of a lesser extent from portable administrative fees, interest income and fraud recovery.

Approximately 87% of the expense for the Section 8 program is in housing assistance payments. Approximately 22% of the employees of the CHA work in this program. The non dwelling equipment represents the purchase of new vehicles. Protective Services includes staff that investigates fraud and we have increased protective services by one employee.

EXHIBIT E

SECTION 8	
SOURCES OF FUNDS	April 2008- March 2009
Administrative Fees - Portables	200,000
Interest Income	100,000
Fraud Recovery	193,065
Other	57,038
Total Operating Revenue	550,103
<i>Other Sources:</i>	
Operating Transfer In - MTW	33,083,304
Total Other Sources	33,083,304
TOTAL SOURCES OF FUNDS	33,633,406
USES OF FUNDS	
Administrative:	3,326,552
Tenant and Social Services:	854,337
Ordinary Maintenance and Operation:	28,912
Housing Assistance Payments	29,244,521
Protective Services	114,170
General Expense	28,914
Total Operating Expenses	33,597,406
Other Expenses - Non Dwelling Equipment	36,000
TOTAL USES OF FUNDS	33,633,406

APPENDIX E

HORIZON DEVELOPMENT PROPERTIES, INC.

Horizon Development Properties, Inc. (Horizon) is comprised of properties not financed by HUD funds and the operations of the Real Estate Development area. The 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. In addition, this group repositions existing assets and seeks other development opportunities that are economically self-supporting.

Revenues for this group are mainly from tenant rental revenue for 6 properties in the amount of \$1.7 million. Due to rehabilitation taking place at two of the sites, tenant rental revenue is under last fiscal year by \$200,000. One of the properties in this group has project-based Section 8 and receives subsidies of \$240,000. Other miscellaneous revenue includes disposition fees for the Real Estate group of \$500,000 and other revenue such as late fees and court fees.

The expenses for Horizon are derived from properties managed by CHA staff, property managed by private managers and from staff of the Real Estate Development Department. The Administrative expenses are mainly attributable to the Real Estate Development Department.

EXHIBIT F

HORIZON DEVELOPMENT PROPERTIES, INC.

SOURCES OF FUNDS	April 2008- March 2009
Tenant Rental Revenue	1,714,779
Other Governmental Grant	240,696
Miscellaneous Other Revenue	648,739
Total Operating Revenue	2,604,214
<i>Other Sources:</i>	
Operating Transfer In - COCC	90,000
Fund Balance Appropriated	320,331
Total Other Sources	410,331
TOTAL SOURCES OF FUNDS	3,014,545
USES OF FUNDS	
Administrative:	1,271,957
Tenant and Social Services:	161,693
Utilities:	278,606
Ordinary Maintenance and Operation:	822,031
General Expense	480,259
Total Operating Expenses	3,014,545
TOTAL USES OF FUNDS	3,014,545

APPENDIX E

CAROL HOEFENER CENTER

The Carol Hoefener Center is a stand alone community services center funded originally through HOPE VI funds. Revenues for this center are derived from rental of space for offices, special events and programs. Total Other Sources is fund balance appropriated. Total revenue for the center is \$260,000.

The Carol Hoefener Center represents less than 1% of CHA total expenses. The community services center has two employees which are primarily responsible for the management of the facility.

EXHIBIT G

CAROL HOEFENER CENTER

SOURCES OF FUNDS	April 2008- March 2009
Miscellaneous Other Revenue	260,336
Total Operating Revenue	260,336
<i>Other Sources:</i>	
Fund Balance Appropriated	36,546
Total Other Sources	36,546
TOTAL SOURCES OF FUNDS	296,882
USES OF FUNDS	
Administrative:	74,067
Tenant and Social Services:	38,397
Utilities:	63,204
Ordinary Maintenance and Operation:	103,995
General Expense	17,220
Total Operating Expenses	296,882
TOTAL USES OF FUNDS	296,882

APPENDIX E

HORIZON ACQUISITION CORPORATION

Horizon Acquisition Corporation is composed of transactions that must go through a taxable corporation for CHA's new projects to be adequately funded. This entity is typically handling a pass through process and is budgeted as such.

EXHIBIT H

HORIZON ACQUISITION CORPORATION

SOURCES OF FUNDS	April 2008- March 2009
Developer Fees Earned	170,461
TOTAL SOURCES OF FUNDS	170,461
USES OF FUNDS	
Administrative:	170,461
TOTAL USES OF FUNDS	170,461

APPENDIX E

ASSET MANAGEMENT PROJECTS

EXHIBIT I

ASSET MANAGEMENT PROJECTS
BOULEVARD HOMES

SOURCES OF FUNDS	April 2008- March 2009
Tenant Rental Revenue	510,936
Other Resident Income i.e. Late Fees, Excess Utilities	78,785
Other Revenue - Cable, Antenna, Vending	76,907
Total Operating Revenues	666,628
<i>Other Sources:</i>	
Operating Transfer In - MTW	1,685,977
Total Other Sources:	1,685,977
TOTAL SOURCES OF FUNDS:	2,352,605
USES OF FUNDS	
Administrative:	424,114
Tenant and Social Services:	120,786
Utilities:	679,925
Ordinary Maintenance and Operation:	742,896
General Expenses:	299,253
Total Expenses Before Other Items	2,266,973
<i>Other Items:</i>	
Operating Transfers Out - COCC	85,632
Total Other Items	85,632
TOTAL USES OF FUNDS	2,352,605

EXHIBIT J

ASSET MANAGEMENT PROJECTS**DILLEHAY COURTS**

SOURCES OF FUNDS	April 2008- March 2009
Tenant Rental Revenue	225,804
Other Resident Income i.e. Late Fees, Excess Utilities	30,828
Other Revenue - Cable, Antenna, Vending	7,792
Total Operating Revenues	264,424
<i>Other Sources:</i>	
Operating Transfer In - MTW	872,668
Total Other Sources:	872,668
TOTAL SOURCES OF FUNDS	1,137,091
USES OF FUNDS	
Administrative:	209,731
Tenant and Social Services:	54,776
Utilities:	320,785
Ordinary Maintenance and Operation:	500,651
General Expenses:	23,607
Total Expenses Before Other Items	1,109,552
<i>Other Items:</i>	
Operating Transfers Out - COCC	27,540
Total Other Items	27,540
TOTAL USES OF FUNDS	1,137,091

EXHIBIT K

ASSET MANAGEMENT PROJECTS CHARLOTTETOWN TERRACE
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SOURCES OF FUNDS	April 2008- March 2009
Tenant Rental Revenue	383,160
Other Resident Income i.e. Late Fees, Excess Utilities	10,164
Other Revenue - Cable, Antenna, Vending	120,827
Total Operating Revenues	514,151
<i>Other Sources:</i>	
Operating Transfer In - MTW	633,066
Total Other Sources:	633,066
TOTAL SOURCES OF FUNDS	1,147,217
USES OF FUNDS	
Administrative:	240,233
Tenant and Social Services:	94,685
Utilities:	157,044
Ordinary Maintenance and Operation:	356,665
General Expenses:	240,346
Total Expenses Before Other Items	1,088,973
<i>Other Items:</i>	
Operating Transfers Out - COCC	58,244
Total Other Items	58,244
TOTAL USES OF FUNDS	1,147,217

EXHIBIT L

ASSET MANAGEMENT PROJECTS**EDWIN TOWERS**

SOURCES OF FUNDS	April 2008- March 2009
Tenant Rental Revenue	413,784
Other Resident Income i.e. Late Fees, Excess Utilities	3,816
Other Revenue - Cable, Antenna, Vending	70,179
Total Operating Revenues	487,779
<i>Other Sources:</i>	
Operating Transfer In - MTW	617,777
Total Other Sources:	617,777
TOTAL SOURCES OF FUNDS	1,105,556
USES OF FUNDS	
Administrative:	229,220
Tenant and Social Services:	77,328
Utilities:	211,108
Ordinary Maintenance and Operation:	321,483
General Expenses:	219,635
Total Expenses Before Other Items	1,058,775
<i>Other Items:</i>	
Operating Transfers Out - COCC	46,781
Total Other Items	46,781
TOTAL USES OF FUNDS	1,105,556

EXHIBIT M

ASSET MANAGEMENT PROJECTS
SOUTHSIDE HOMES

SOURCES OF FUNDS	April 2008- March 2009
Tenant Rental Revenue	616,584
Other Resident Income i.e. Late Fees, Excess Utilities	65,388
Other Revenue - Cable, Antenna, Vending	135,250
Total Operating Revenues	817,222
<i>Other Sources:</i>	
Operating Transfer In - MTW	2,061,354
Total Other Sources:	2,061,354
TOTAL SOURCES OF FUNDS	2,878,576
USES OF FUNDS	
Administrative:	505,659
Tenant and Social Services:	149,384
Utilities:	616,653
Ordinary Maintenance and Operation:	600,492
General Expenses:	878,197
Total Expenses Before Other Items	2,750,386
<i>Other Items:</i>	
Operating Transfers Out - COCC	128,190
Total Other Items	128,190
TOTAL USES OF FUNDS	2,878,576

EXHIBIT N

ASSET MANAGEMENT PROJECTS
STRAWN APARTMENTS

SOURCES OF FUNDS	April 2008- March 2009
Tenant Rental Revenue	669,504
Other Resident Income i.e. Late Fees, Excess Utilities	6,624
Other Revenue - Cable, Antenna, Vending	71,172
Total Operating Revenues	747,300
<i>Other Sources:</i>	
Operating Transfer In - MTW	1,179,605
Total Other Sources:	1,179,605
TOTAL SOURCES OF FUNDS	1,926,905
USES OF FUNDS	
Administrative:	424,186
Tenant and Social Services:	145,628
Utilities:	281,308
Ordinary Maintenance and Operation:	518,178
General Expenses:	473,728
Total Expenses Before Other Items	1,843,028
<i>Other Items:</i>	
Operating Transfers Out - COCC	83,877
Total Other Items	83,877
TOTAL USES OF FUNDS	1,926,905

EXHIBIT O

ASSET MANAGEMENT PROJECTS**PARKTOWNE TERRACE**

SOURCES OF FUNDS	April 2008- March 2009
Tenant Rental Revenue	363,697
Other Resident Income i.e. Late Fees, Excess Utilities	3,550
Other Revenue - Cable, Antenna, Vending	68,043
Total Operating Revenues	435,290
<i>Other Sources:</i>	
Operating Transfer In - MTW	498,323
Total Other Sources:	498,323
TOTAL SOURCES OF FUNDS	933,613
USES OF FUNDS	
Administrative:	199,670
Tenant and Social Services:	69,813
Utilities:	120,932
Ordinary Maintenance and Operation:	345,831
General Expenses:	141,950
Total Expenses Before Other Items	878,195
<i>Other Items:</i>	
Operating Transfers Out - COCC	55,418
Total Other Items	55,418
TOTAL USES OF FUNDS	933,613

EXHIBIT P

ASSET MANAGEMENT PROJECTS
CEDAR KNOLL, LEAFCREST, MALLARD RIDGE

SOURCES OF FUNDS	April 2008- March 2009
Tenant Rental Revenue	219,684
Other Resident Income i.e. Late Fees, Excess Utilities	24,083
Other Revenue - Cable, Antenna, Vending	34,919
Total Operating Revenues	278,686
<i>Other Sources:</i>	
Operating Transfer In - MTW	618,711
Total Other Sources:	618,711
TOTAL SOURCES OF FUNDS	897,397
USES OF FUNDS	
Administrative:	201,815
Tenant and Social Services:	49,913
Utilities:	241,781
Ordinary Maintenance and Operation:	326,951
General Expenses:	39,818
Total Expenses Before Other Items	860,278
<i>Other Items:</i>	
Operating Transfers Out - COCC	37,119
Total Other Items	37,119
TOTAL USES OF FUNDS	897,397

EXHIBIT Q

ASSET MANAGEMENT PROJECTS
HALL HOUSE, AUTUMN PLACE

SOURCES OF FUNDS	April 2008- March 2009
Tenant Rental Revenue	456,384
Other Resident Income i.e. Late Fees, Excess Utilities	6,984
Other Revenue - Cable, Antenna, Vending	68,987
Total Operating Revenues	532,355
<i>Other Sources:</i>	
Operating Transfer In - MTW	937,308
Appropriated Fund Balance	215,054
Total Other Sources:	1,152,362
TOTAL SOURCES OF FUNDS	1,684,717
USES OF FUNDS	
Administrative:	311,692
Tenant and Social Services:	99,299
Utilities:	309,360
Ordinary Maintenance and Operation:	407,032
General Expenses:	267,713
Total Expenses Before Other Items	1,395,096
<i>Other Items:</i>	
Operating Transfers Out - COCC	289,621
Total Other Items	289,621
TOTAL USES OF FUNDS	1,684,717

EXHIBIT R

ASSET MANAGEMENT PROJECTS
GLADEDALE, WALLACE WOODS, MEADOW OAKS

SOURCES OF FUNDS	April 2008- March 2009
Tenant Rental Revenue	204,900
Other Resident Income i.e. Late Fees, Excess Utilities	32,956
Other Revenue - Cable, Antenna, Vending	28,099
Total Operating Revenues	265,955
<i>Other Sources:</i>	
Operating Transfer In - MTW	755,981
Total Other Sources:	755,981
TOTAL SOURCES OF FUNDS	1,021,937
USES OF FUNDS	
Administrative:	219,250
Tenant and Social Services:	50,351
Utilities:	282,458
Ordinary Maintenance and Operation:	398,218
General Expenses:	38,070
Total Expenses Before Other Items	988,347
<i>Other Items:</i>	
Operating Transfers Out - COCC	33,590
Total Other Items	33,590
TOTAL USES OF FUNDS	1,021,937

EXHIBIT S

ASSET MANAGEMENT PROJECTS
ROBINSDALE, SUNRIDGE, CLAREMONT, VICTORIA SQUARE

SOURCES OF FUNDS	April 2008- March 2009
Tenant Rental Revenue	323,256
Other Resident Income i.e. Late Fees, Excess Utilities	(30,109)
Other Revenue - Cable, Antenna, Vending	19,748
Total Operating Revenues	312,895
<i>Other Sources:</i>	
Operating Transfer In - MTW	1,008,783
Total Other Sources:	1,008,783
TOTAL SOURCES OF FUNDS	1,321,678
USES OF FUNDS	
Administrative:	233,014
Tenant and Social Services:	245,246
Utilities:	322,614
Ordinary Maintenance and Operation:	430,020
General Expenses:	57,152
Total Expenses Before Other Items	1,288,046
<i>Other Items:</i>	
Operating Transfers Out - COCC	33,632
Total Other Items	33,632
TOTAL USES OF FUNDS	1,321,678

EXHIBIT T

ASSET MANAGEMENT PROJECTS
TALL OAKS, TARLTON HILLS, SAVANNA WOODS

SOURCES OF FUNDS	April 2008- March 2009
Tenant Rental Revenue	282,948
Other Resident Income i.e. Late Fees, Excess Utilities	38,517
Other Revenue - Cable, Antenna, Vending	40,993
Total Operating Revenues	362,458
<i>Other Sources:</i>	
Operating Transfer In - MTW	758,150
Total Other Sources:	758,150
TOTAL SOURCES OF FUNDS	1,120,608
USES OF FUNDS	
Administrative:	219,641
Tenant and Social Services:	57,924
Utilities:	339,001
Ordinary Maintenance and Operation:	366,731
General Expenses:	93,817
Total Expenses Before Other Items	1,077,113
<i>Other Items:</i>	
Operating Transfers Out - COCC	43,495
Total Other Items	43,495
TOTAL USES OF FUNDS	1,120,608

EXHIBIT U

ASSET MANAGEMENT PROJECTS FIRST WARD

SOURCES OF FUNDS	April 2008- March 2009
Miscellaneous Other Revenue	267,022
Total Operating Revenues	267,022
<i>Other Sources:</i>	
Operating Transfer In - MTW	671,757
Total Other Sources:	671,757
TOTAL SOURCES OF FUNDS	938,779
USES OF FUNDS	
Tenant and Social Services:	260,266
Ordinary Maintenance and Operation:	5,556
General Expenses:	1,200
Total Expenses Before Other Items	267,022
<i>Other Items:</i>	
Transfer Out Private Managers	671,757
Total Other Items	671,757
TOTAL USES OF FUNDS	938,779

EXHIBIT V

**ASSET MANAGEMENT PROJECTS
ARBOR GLEN 50**

SOURCES OF FUNDS	April 2008- March 2009
<i>Other Sources:</i>	
Operating Transfer In - MTW	138,919
Total Other Sources:	138,919
TOTAL SOURCES OF FUNDS	138,919
USES OF FUNDS	
<i>Other Items:</i>	
Transfer Out Private Managers	138,919
Total Other Items	138,919
TOTAL USES OF FUNDS	138,919

EXHIBIT W

**ASSET MANAGEMENT PROJECTS
ARBOR GLEN I**

SOURCES OF FUNDS	April 2008- March 2009
<i>Other Sources:</i>	
Operating Transfer In - MTW	288,229
Total Other Sources:	288,229
TOTAL SOURCES OF FUNDS	288,229
USES OF FUNDS	
<i>Other Items:</i>	
Transfer Out Private Managers	288,229
Total Other Items	288,229
TOTAL USES OF FUNDS	288,229

EXHIBIT X

<p>ASSET MANAGEMENT PROJECTS</p> <p>THE PARK AT OAKLAWN</p>

SOURCES OF FUNDS	April 2008- March 2009
<i>Other Sources:</i>	
Operating Transfer In - MTW	487,831
Total Other Sources:	487,831
TOTAL SOURCES OF FUNDS	487,831
USES OF FUNDS	
<i>Other Items:</i>	
Transfer Out Private Managers	487,831
Total Other Items	487,831
TOTAL USES OF FUNDS	487,831

EXHIBIT Y

<p>ASSET MANAGEMENT PROJECTS</p> <p>ROCKY BRANCH II</p>

SOURCES OF FUNDS	April 2008- March 2009
<i>Other Sources:</i>	
Operating Transfer In - MTW	99,907
Total Other Sources:	99,907
TOTAL SOURCES OF FUNDS	99,907
USES OF FUNDS	
<i>Other Items:</i>	
Transfer Out Private Managers	99,907
Total Other Items	99,907
TOTAL USES OF FUNDS	99,907

EXHIBIT Z

ASSET MANAGEMENT PROJECTS
ARBOR GLEN II

SOURCES OF FUNDS	April 2008- March 2009
<i>Other Sources:</i>	
Operating Transfer In - MTW	209,337
Total Other Sources:	209,337
TOTAL SOURCES OF FUNDS	209,337
USES OF FUNDS	
<i>Other Items:</i>	
Transfer Out Private Managers	209,337
Total Other Items	209,337
TOTAL USES OF FUNDS	209,337

EXHIBIT AA

ASSET MANAGEMENT PROJECTS
NIA POINT

SOURCES OF FUNDS	April 2008- March 2009
<i>Other Sources:</i>	
Operating Transfer In - MTW	108,019
Total Other Sources:	108,019
TOTAL SOURCES OF FUNDS	108,019
USES OF FUNDS	
<i>Other Items:</i>	
Transfer Out Private Managers	108,019
Total Other Items	108,019
TOTAL USES OF FUNDS	108,019

EXHIBIT AB

**ASSET MANAGEMENT PROJECTS
ARBOR GLEN III**

SOURCES OF FUNDS	April 2008- March 2009
<i>Other Sources:</i>	
Operating Transfer In - MTW	63,094
Total Other Sources:	63,094
TOTAL SOURCES OF FUNDS	63,094
USES OF FUNDS	
<i>Other Items:</i>	
Transfer Out Private Managers	63,094
Total Other Items	63,094
TOTAL USES OF FUNDS	63,094

EXHIBIT AC

**ASSET MANAGEMENT PROJECTS
MCADEN PARK**

SOURCES OF FUNDS	April 2008- March 2009
<i>Other Sources:</i>	
Operating Transfer In - MTW	150,150
Total Other Sources:	150,150
TOTAL SOURCES OF FUNDS	150,150
USES OF FUNDS	
<i>Other Items:</i>	
Transfer Out Private Managers	150,150
Total Other Items	150,150
TOTAL USES OF FUNDS	150,150

EXHIBIT AD

ASSET MANAGEMENT PROJECTS STONEHAVEN

SOURCES OF FUNDS	April 2008- March 2009
<i>Other Sources:</i>	
Operating Transfer In - MTW	83,307
Total Other Sources:	83,307
TOTAL SOURCES OF FUNDS	83,307
USES OF FUNDS	
<i>Other Items:</i>	
Transfer Out Private Managers	83,307
Total Other Items	83,307
TOTAL USES OF FUNDS	83,307

EXHIBIT AE

ASSET MANAGEMENT PROJECTS MONTGOMERY GARDENS

SOURCES OF FUNDS	April 2008- March 2009
<i>Other Sources:</i>	
Operating Transfer In - MTW	96,093
Total Other Sources:	96,093
TOTAL SOURCES OF FUNDS	96,093
USES OF FUNDS	
<i>Other Items:</i>	
Transfer Out Private Managers	96,093
Total Other Items	96,093
TOTAL USES OF FUNDS	96,093

EXHIBIT AF

**ASSET MANAGEMENT PROJECTS
PROSPERITY CREEK**

SOURCES OF FUNDS	April 2008- March 2009
<i>Other Sources:</i>	
Operating Transfer In - MTW	238,196
Total Other Sources:	238,196
TOTAL SOURCES OF FUNDS	238,196
USES OF FUNDS	
<i>Other Items:</i>	
Transfer Out Private Managers	238,196
Total Other Items	238,196
TOTAL USES OF FUNDS	238,196

EXHIBIT AG

**ASSET MANAGEMENT PROJECTS
SPRINGFIELD GARDENS**

SOURCES OF FUNDS	April 2008- March 2009
<i>Other Sources:</i>	
Operating Transfer In - MTW	94,259
Total Other Sources:	94,259
TOTAL SOURCES OF FUNDS	94,259
USES OF FUNDS	
<i>Other Items:</i>	
Transfer Out Private Managers	94,259
Total Other Items	94,259
TOTAL USES OF FUNDS	94,259

EXHIBIT AH

ASSET MANAGEMENT PROJECTS LIVE OAK

SOURCES OF FUNDS	April 2008- March 2009
Miscellaneous Other Revenue	6,478
Total Operating Revenues	6,478
<i>Other Sources:</i>	
Operating Transfer In - MTW	88,438
Total Other Sources:	88,438
TOTAL SOURCES OF FUNDS	94,916
USES OF FUNDS	
Administrative:	10,581
General Expenses:	81,661
Total Expenses Before Other Items	92,242
<i>Other Items:</i>	
Operating Transfers Out - COCC	2,674
Total Other Items	2,674
TOTAL USES OF FUNDS	94,916

EXHIBIT AI

ASSET MANAGEMENT PROJECTS PIEDMONT/BELVEDERE

SOURCES OF FUNDS	April 2008- March 2009
<i>Other Sources:</i>	
Operating Transfer In - MTW	176,984
Total Other Sources:	176,984
TOTAL SOURCES OF FUNDS	176,984
USES OF FUNDS	
General Expenses:	176,984
Total Expenses Before Other Items	176,984
TOTAL USES OF FUNDS	176,984

APPENDIX F

Submissions Required for the Receipt of Funds

Operating Fund: Calculation of Subsidy (HUD FORM 52723)

Calculation of Allowance: Utilities Expense Level (HUD FORM 52722A)

Housing Choice Voucher VMS Data

Annual Statement/Performance & Evaluation Reports: Capital Fund Program
& Replacement Housing Factor

**Housing Authority of the City of Charlotte
CY 2008 AMP Operating Subsidy**

AMP #3 Southside	AMP #5 First Ward
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Section 2

ACC Units 7/1/2006			394			132
Additions						
Deletions						
ACC Units 6/30/2007			394			132
Occupied Unit Months						
01 Occupied Units	3,379	3,379	3,379	1,561	1,561	1,561
02 Occupied Units by police			-	-		-
03 New units in funding period		-	-	-	-	-
04 New units - Oct-Dec		-	-	-	-	-
Vacant Unit Months						
05 Mod units	1,193	1,193		-	-	
06 Special Use Units	156	156		-	-	
07 Litigation		-		-	-	
08 Disasters	-	-		-	-	
09 Casualty Loss	-	-		-	-	
10 Changing Market Condition	-	-		-	-	
11 Vacant, not categorized	23			23		
Other ACC						
12 Eligible for Asset Repo Fee	-					
13 All Other						
Calculations						
14 Limited Vacancies		23		23		
15 Total Unit Months	4,751	4,751	3,379	1,584	1,584	1,561
16 Resident Participation Units			282			130
Special Provision for Utilities						
17 Unit Months		-			-	

Section 3

Project Expense Level						
01 PEL			\$ 361.32			\$ 392.51
02 Inflation Factor			1.02400			1.02400
03 Inflated PEL			\$ 369.99			\$ 401.93
04 PEL			\$ 1,757,822			\$ 636,657
Utilities Expense Level						
05 PUM Utilities Expense			\$ 69.82			\$ 38.02
06 UEL			\$ 331,715			\$ 60,224
Add-ons						
07 Self-Sufficiency			\$ -			\$ -
08 Energy Loan Amortization			\$ -			\$ -
09 PILOT			\$ 3,769			\$ 73,026
10 Cost of Audit			\$ 5,104			\$ 6,084
11 Resident Participation			\$ 7,050			\$ 3,250
12 Asset Management Fee			\$ 19,004			\$ 6,336
13 Information Technology Fee			\$ 9,502			\$ 3,168
14 Asset Repositioning Fee						
15 Changes in law, etc.			\$ -			\$ -
16 Total Add-ons			\$ 44,429			\$ 91,864
17 Total Formula Expenses			\$ 2,133,966			\$ 788,745
Formula Income						
01 PUM Formula Income			\$ 115.44			\$ 238.01
02 PUM Change in Utility Allow			-			-
03 PUM Adj Formula Income			\$ 115.44			\$ 238.01
04 Total Formula Income			\$ 548,455			\$ 377,008
Other Formula Provisions						
01 Moving to work			-			-
02 Transition Funding						
03 Other						
04 Total Other Formula Provisions			\$ -			\$ -
Calculation of Formula Amount						
01 Formula Calculation			\$ 1,585,511			\$ 411,737
02 Cost of Audit			\$ 5,104			\$ 6,084
03 Formula Amount			\$ 1,585,511			\$ 411,737

**Housing Authority of the City of Charlotte
CY 2008 AMP Operating Subsidy**

AMP #6 Edwin Towers	AMP #7 Strawn
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Section 2

ACC Units 7/1/2006				175				318
Additions								
Deletions								
ACC Units 6/30/2007				175				318
Occupied Unit Months								
01 Occupied Units	2,076	2,076		2,076	3,788	3,788		3,788
02 Occupied Units by police	12			12	12			12
03 New units in funding period	-	-		-	-	-		-
04 New units - Oct-Dec	-	-		-	-	-		-
Vacant Unit Months								
05 Mod units	-	-		-	-	-		-
06 Special Use Units	-	-		-	-	-		-
07 Litigation	-	-		-	-	-		-
08 Disasters	-	-		-	-	-		-
09 Casualty Loss	-	-		-	-	-		-
10 Changing Market Condition	-	-		-	-	-		-
11 Vacant, not categorized	12			16				16
Other ACC								
12 Eligible for Asset Repo Fee								
13 All Other								
Calculations								
14 Limited Vacancies		12			16			
15 Total Unit Months	2,100	2,088		2,088	3,816	3,804		3,800
16 Resident Participation Units				174				317
Special Provision for Utilities								
17 Unit Months		-				-		

Section 3

Project Expense Level								
01 PEL				\$ 271.42				\$ 279.49
02 Inflation Factor				1.02400				1.02400
03 Inflated PEL				\$ 277.93				\$ 286.20
04 PEL				\$ 580,318				\$ 1,088,705
Utilities Expense Level								
05 PUM Utilities Expense				\$ 54.51				\$ 41.81
06 UEL				\$ 113,817				\$ 159,045
Add-ons								
07 Self-Sufficiency				\$ -				\$ -
08 Energy Loan Amortization				\$ 29,911				\$ 21,840
09 PILOT				\$ 22,864				\$ 44,827
10 Cost of Audit				\$ 2,256				\$ 4,163
11 Resident Participation				\$ 4,350				\$ 7,925
12 Asset Management Fee				\$ 8,400				\$ 15,264
13 Information Technology Fee				\$ 4,200				\$ 7,632
14 Asset Repositioning Fee								
15 Changes in law, etc.				\$ -				\$ -
16 Total Add-ons				\$ 71,981				\$ 101,651
17 Total Formula Expenses				\$ 766,116				\$ 1,349,401
Formula Income								
01 PUM Formula Income				\$ 188.72				\$ 174.97
02 PUM Change in Utility Allow				-				-
03 PUM Adj Formula Income				\$ 188.72				\$ 174.97
04 Total Formula Income				\$ 394,047				\$ 665,586
Other Formula Provisions								
01 Moving to work				-				-
02 Transition Funding								
03 Other								
04 Total Other Formula Provis				\$ -				\$ -
Calculation of Formula Amount								
01 Formula Calculation				\$ 372,069				\$ 683,815
02 Cost of Audit				\$ 2,256				\$ 4,163
03 Formula Amount				\$ 372,069				\$ 683,815

**Housing Authority of the City of Charlotte
CY 2008 AMP Operating Subsidy**

AMP #9 Arbor Glen 50	AMP #10 Arbor Glen #1
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Section 2

ACC Units 7/1/2006			29			60
Additions						
Deletions						
ACC Units 6/30/2007			29			60
Occupied Unit Months						
01 Occupied Units	296	296	296	715	715	715
02 Occupied Units by police	-		-	-		-
03 New units in funding period	-	-	-	-	-	-
04 New units - Oct-Dec	-	-	-	-	-	-
Vacant Unit Months						
05 Mod units	-	-		-	-	
06 Special Use Units	48	48		-	-	
07 Litigation	-	-		-	-	
08 Disasters	-	-		-	-	
09 Casualty Loss	-	-		-	-	
10 Changing Market Condition	-	-		-	-	
11 Vacant, not categorized	4			5		
Other ACC						
12 Eligible for Asset Repo Fee						
13 All Other						
Calculations						
14 Limited Vacancies		4		5		
15 Total Unit Months	348	348	296	720	720	715
16 Resident Participation Units			25			60
Special Provision for Utilities						
17 Unit Months		-			-	

Section 3

Project Expense Level						
01 PEL			\$ 393.75			\$ 310.33
02 Inflation Factor			1.02400			1.02400
03 Inflated PEL			\$ 403.20			\$ 317.78
04 PEL			\$ 140,314			\$ 228,802
Utilities Expense Level						
05 PUM Utilities Expense			\$ 24.99			\$ 83.48
06 UEL			\$ 8,697			\$ 60,106
Add-ons						
07 Self-Sufficiency			\$ -			\$ -
08 Energy Loan Amortization			\$ -			\$ -
09 PILOT			\$ -			\$ 23,722
10 Cost of Audit			\$ -			\$ 1,596
11 Resident Participation			\$ 625			\$ 1,500
12 Asset Management Fee			\$ 1,392			\$ 2,880
13 Information Technology Fee			\$ 696			\$ 1,440
14 Asset Repositioning Fee						
15 Changes in law, etc.			\$ -			\$ -
16 Total Add-ons			\$ 2,713			\$ 31,138
17 Total Formula Expenses			\$ 151,724			\$ 320,046
Formula Income						
01 PUM Formula Income			\$ 165.67			\$ 160.56
02 PUM Change in Utility Allow			-			-
03 PUM Adj Formula Income			\$ 165.67			\$ 160.56
04 Total Formula Income			\$ 57,653			\$ 115,603
Other Formula Provisions						
01 Moving to work			-			-
02 Transition Funding						
03 Other						
04 Total Other Formula Provis			\$ -			\$ -
Calculation of Formula Amount						
01 Formula Calculation			\$ 94,071			\$ 204,443
02 Cost of Audit			\$ -			\$ 1,596
03 Formula Amount			\$ 94,071			\$ 204,443

**Housing Authority of the City of Charlotte
CY 2008 AMP Operating Subsidy**

AMP #11 Boulevard	AMP #12 Dillehay
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Section 2

ACC Units 7/1/2006			300			136
Additions						-
Deletions						-
ACC Units 6/30/2007			300			136
Occupied Unit Months						
01 Occupied Units	3,533	3,533	3,533	1,604	1,604	1,604
02 Occupied Units by police	-		-	-		-
03 New units in funding period	-	-	-	-	-	-
04 New units - Oct-Dec	-	-	-	-	-	-
Vacant Unit Months						
05 Mod units	-	-		-	-	
06 Special Use Units	24	24		12	12	
07 Litigation	-	-		-	-	
08 Disasters	-	-		-	-	
09 Casualty Loss	-	-		-	-	
10 Changing Market Condition	-	-		-	-	
11 Vacant, not categorized	43			16		
Other ACC						
12 Eligible for Asset Repo Fee						
13 All Other						
Calculations						
14 Limited Vacancies		43		16		
15 Total Unit Months	3,600	3,600	3,533	1,632	1,632	1,604
16 Resident Participation Units			294			134
Special Provision for Utilities						
17 Unit Months		-			-	

Section 3

Project Expense Level						
01 PEL			\$ 396.43			\$ 427.50
02 Inflation Factor			1.02400			1.02400
03 Inflated PEL			\$ 405.94			\$ 437.76
04 PEL			\$ 1,461,384			\$ 714,424
Utilities Expense Level						
05 PUM Utilities Expense			\$ 109.16			\$ 103.98
06 UEL			\$ 392,976			\$ 169,695
Add-ons						
07 Self-Sufficiency			\$ -			\$ -
08 Energy Loan Amortization			\$ 71,374			\$ 28,969
09 PILOT			\$ -			\$ -
10 Cost of Audit			\$ 3,880			\$ 1,766
11 Resident Participation			\$ 7,350			\$ 3,350
12 Asset Management Fee			\$ 14,400			\$ 6,528
13 Information Technology Fee			\$ 7,200			\$ 3,264
14 Asset Repositioning Fee						
15 Changes in law, etc.			\$ -			\$ -
16 Total Add-ons			\$ 104,204			\$ 43,877
17 Total Formula Expenses			\$ 1,958,564			\$ 927,996
Formula Income						
01 PUM Formula Income			\$ 140.13			\$ 158.55
02 PUM Change in Utility Allow			-			-
03 PUM Adj Formula Income			\$ 140.13			\$ 158.55
04 Total Formula Income			\$ 504,468			\$ 258,754
Other Formula Provisions						
01 Moving to work			-			-
02 Transition Funding						
03 Other						
04 Total Other Formula Provis			\$ -			\$ -
Calculation of Formula Amount						
01 Formula Calculation			\$ 1,454,096			\$ 669,242
02 Cost of Audit			\$ 3,880			\$ 1,766
03 Formula Amount			\$ 1,454,096			\$ 669,242

**Housing Authority of the City of Charlotte
CY 2008 AMP Operating Subsidy**

AMP #16 Leafcrest / Cedar Knoll / Mallard Ridge	AMP #18 Charlottetowne
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Section 2

ACC Units 7/1/2006			132			180
Additions			-			-
Deletions			-			-
ACC Units 6/30/2007			132			180
Occupied Unit Months						
01 Occupied Units	822	822	822	2,124	2,124	2,124
02 Occupied Units by police	-	-	-	12	12	12
03 New units in funding period	-	-	-	-	-	-
04 New units - Oct-Dec	-	-	-	-	-	-
Vacant Unit Months						
05 Mod units	742	742		-	-	
06 Special Use Units	-	-		12	12	
07 Litigation	-	-		-	-	
08 Disasters	-	-		-	-	
09 Casualty Loss	-	-		-	-	
10 Changing Market Condition	-	-		-	-	
11 Vacant, not categorized	20			12		
Other ACC						
12 Eligible for Asset Repo Fee	-					
13 All Other						
Calculations						
14 Limited Vacancies		20			12	
15 Total Unit Months	1,584	1,584	822	2,160	2,148	2,136
16 Resident Participation Units			69			178
Special Provision for Utilities						
17 Unit Months		-			-	

Section 3

Project Expense Level						
01 PEL			\$ 353.58			\$ 266.69
02 Inflation Factor			1.02400			1.02400
03 Inflated PEL			\$ 362.07			\$ 273.09
04 PEL			\$ 573,519			\$ 586,597
Utilities Expense Level						
05 PUM Utilities Expense			\$ 97.73			\$ 38.65
06 UEL			\$ 154,804			\$ 83,020
Add-ons						
07 Self-Sufficiency			\$ -			\$ -
08 Energy Loan Amortization			\$ 27,475			\$ 16,347
09 PILOT			\$ -			\$ 23,379
10 Cost of Audit			\$ 1,728			\$ 2,320
11 Resident Participation			\$ 1,725			\$ 4,450
12 Asset Management Fee			\$ 6,336			\$ 8,640
13 Information Technology Fee			\$ 3,168			\$ 4,320
14 Asset Repositioning Fee			\$ -			\$ -
15 Changes in law, etc.			\$ -			\$ -
16 Total Add-ons			\$ 40,432			\$ 59,456
17 Total Formula Expenses			\$ 768,755			\$ 729,073
Formula Income						
01 PUM Formula Income			\$ 235.33			\$ 178.23
02 PUM Change in Utility Allow			-			-
03 PUM Adj Formula Income			\$ 235.33			\$ 178.23
04 Total Formula Income			\$ 372,763			\$ 382,838
Other Formula Provisions						
01 Moving to work			-			-
02 Transition Funding						
03 Other						
04 Total Other Formula Provis			\$ -			\$ -
Calculation of Formula Amount						
01 Formula Calculation			\$ 395,992			\$ 346,235
02 Cost of Audit			\$ 1,728			\$ 2,320
03 Formula Amount			\$ 395,992			\$ 346,235

**Housing Authority of the City of Charlotte
CY 2008 AMP Operating Subsidy**

AMP #19 Parketowne / Live Oak	AMP #20 Tarlton Hills / Tall Oaks / Savanna Woods
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Section 2

ACC Units 7/1/2006			196			149
Additions			-			-
Deletions			32			-
ACC Units 6/30/2007			164			149
Occupied Unit Months						
01 Occupied Units	1,951	1,951	1,951	1,751	1,751	1,751
02 Occupied Units by police	12		12	-		-
03 New units in funding period	-	-	-	-	-	-
04 New units - Oct-Dec	-	-	-	-	-	-
Vacant Unit Months						
05 Mod units	-	-		-	-	
06 Special Use Units	-	-		12	12	
07 Litigation				-	-	
08 Disasters	-	-		-	-	
09 Casualty Loss	-	-		-	-	
10 Changing Market Condition	-	-		-	-	
11 Vacant, not categorized	5			25		
Other ACC						
12 Eligible for Asset Repo Fee	384			-		
13 All Other						
Calculations						
14 Limited Vacancies		5			25	
15 Total Unit Months	2,352	1,956	1,963	1,788	1,788	1,751
16 Resident Participation Units			164			146
Special Provision for Utilities						
17 Unit Months		-			-	

Section 3

Project Expense Level						
01 PEL			\$ 264.55			\$ 351.02
02 Inflation Factor			1.02400			1.02400
03 Inflated PEL			\$ 270.90			\$ 359.44
04 PEL			\$ 529,880			\$ 642,679
Utilities Expense Level						
05 PUM Utilities Expense			\$ 27.77			\$ 155.66
06 UEL			\$ 54,318			\$ 278,320
Add-ons						
07 Self-Sufficiency			\$ -			\$ -
08 Energy Loan Amortization			\$ 26,504			\$ 28,174
09 PILOT			\$ 25,252			\$ 1,359
10 Cost of Audit			\$ 2,539			\$ 1,946
11 Resident Participation			\$ 4,100			\$ 3,650
12 Asset Management Fee			\$ 9,408			\$ 7,152
13 Information Technology Fee			\$ 4,704			\$ 3,576
14 Asset Repositioning Fee			\$ 57,153			\$ -
15 Changes in law, etc.			\$ -			\$ -
16 Total Add-ons			\$ 129,660			\$ 45,857
17 Total Formula Expenses			\$ 713,858			\$ 966,856
Formula Income						
01 PUM Formula Income			\$ 190.23			\$ 148.82
02 PUM Change in Utility Allow			-			-
03 PUM Adj Formula Income			\$ 190.23			\$ 148.82
04 Total Formula Income			\$ 372,090			\$ 266,090
Other Formula Provisions						
01 Moving to work			-			-
02 Transition Funding						
03 Other						
04 Total Other Formula Provis			\$ -			\$ -
Calculation of Formula Amount						
01 Formula Calculation			\$ 341,768			\$ 700,766
02 Cost of Audit			\$ 2,539			\$ 1,946
03 Formula Amount			\$ 341,768			\$ 700,766

**Housing Authority of the City of Charlotte
CY 2008 AMP Operating Subsidy**

AMP #22 Autumn Place / Hall House	AMP #25 Meadow Oaks / Gladedale / Wallace
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Section 2

ACC Units 7/1/2006			259			129
Additions			-			-
Deletions			-			-
ACC Units 6/30/2007			259			129
Occupied Unit Months						
01 Occupied Units	3,044	3,044	3,044	1,526	1,526	1,526
02 Occupied Units by police	12		12	-		-
03 New units in funding period	-	-	-	-	-	-
04 New units - Oct-Dec	-	-	-	-	-	-
Vacant Unit Months						
05 Mod units	-	-		-	-	
06 Special Use Units	-	-		12	12	
07 Litigation		41				
08 Disasters	-	-		-	-	
09 Casualty Loss	-	-		-	-	
10 Changing Market Condition	-	-		-	-	
11 Vacant, not categorized	11			10		
Other ACC						
12 Eligible for Asset Repo Fee	-			-		
13 All Other						
Calculations						
14 Limited Vacancies		11			10	
15 Total Unit Months	3,067	3,096	3,056	1,548	1,548	1,526
16 Resident Participation Units			255			127
Special Provision for Utilities						
17 Unit Months		-			-	

Section 3

Project Expense Level						
01 PEL			\$ 261.48			\$ 348.58
02 Inflation Factor			1.02400			1.02400
03 Inflated PEL			\$ 267.76			\$ 356.95
04 PEL			\$ 828,985			\$ 552,559
Utilities Expense Level						
05 PUM Utilities Expense			\$ 68.48			\$ 102.39
06 UEL			\$ 212,014			\$ 158,500
Add-ons						
07 Self-Sufficiency			\$ -			\$ -
08 Energy Loan Amortization			\$ 32,701			\$ 19,208
09 PILOT			\$ 31,963			\$ 12
10 Cost of Audit			\$ 3,364			\$ 1,689
11 Resident Participation			\$ 6,375			\$ 3,175
12 Asset Management Fee			\$ 12,268			\$ 6,192
13 Information Technology Fee			\$ 6,134			\$ 3,096
14 Asset Repositioning Fee						\$ -
15 Changes in law, etc.			\$ -			\$ -
16 Total Add-ons			\$ 92,805			\$ 33,372
17 Total Formula Expenses			\$ 1,133,804			\$ 744,431
Formula Income						
01 PUM Formula Income			\$ 186.46			\$ 111.29
02 PUM Change in Utility Allow			-			-
03 PUM Adj Formula Income			\$ 186.46			\$ 111.29
04 Total Formula Income			\$ 577,280			\$ 172,277
Other Formula Provisions						
01 Moving to work			-			-
02 Transition Funding						
03 Other						
04 Total Other Formula Provis			\$ -			\$ -
Calculation of Formula Amount						
01 Formula Calculation			\$ 556,524			\$ 572,154
02 Cost of Audit			\$ 3,364			\$ 1,689
03 Formula Amount			\$ 556,524			\$ 572,154

**Housing Authority of the City of Charlotte
CY 2008 AMP Operating Subsidy**

AMP #28 Sunridge/Robinsdale/Claremont/Vic Sq	AMP #30 The Park at Oaklawn
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Section 2

ACC Units 7/1/2006			156			89
Additions			-			
Deletions			-			
ACC Units 6/30/2007			156			89
Occupied Unit Months						
01 Occupied Units	1,815	1,815	1,815	1,059	1,059	1,059
02 Occupied Units by police	-		-	-		-
03 New units in funding period	-	-	-	-	-	-
04 New units - Oct-Dec	-	-	-	-	-	-
Vacant Unit Months						
05 Mod units	-	-		-	-	
06 Special Use Units	36	36		-	-	
07 Litigation				-	-	
08 Disasters	-	-		-	-	
09 Casualty Loss	-	-		-	-	
10 Changing Market Condition	-	-		-	-	
11 Vacant, not categorized	21			9		
Other ACC						
12 Eligible for Asset Repo Fee	-					
13 All Other						
Calculations						
14 Limited Vacancies		21			9	
15 Total Unit Months	1,872	1,872	1,815	1,068	1,068	1,059
16 Resident Participation Units			151			88
Special Provision for Utilities						
17 Unit Months		-			-	

Section 3

Project Expense Level						
01 PEL			\$ 331.58			\$ 361.01
02 Inflation Factor			1.02400			1.02400
03 Inflated PEL			\$ 339.54			\$ 369.67
04 PEL			\$ 635,619			\$ 394,808
Utilities Expense Level						
05 PUM Utilities Expense			\$ 126.65			\$ 72.53
06 UEL			\$ 237,089			\$ 77,462
Add-ons						
07 Self-Sufficiency			\$ -			\$ -
08 Energy Loan Amortization			\$ 4,966			\$ -
09 PILOT			\$ 1,379			\$ 33,749
10 Cost of Audit			\$ 2,023			\$ 6,700
11 Resident Participation			\$ 3,775			\$ 2,200
12 Asset Management Fee			\$ 7,488			\$ 4,272
13 Information Technology Fee			\$ 3,744			\$ 2,136
14 Asset Repositioning Fee			\$ -			\$ -
15 Changes in law, etc.			\$ -			\$ -
16 Total Add-ons			\$ 23,375			\$ 49,057
17 Total Formula Expenses			\$ 896,083			\$ 521,327
Formula Income						
01 PUM Formula Income			\$ 126.30			\$ 139.85
02 PUM Change in Utility Allow			-			-
03 PUM Adj Formula Income			\$ 126.30			\$ 139.85
04 Total Formula Income			\$ 236,434			\$ 149,360
Other Formula Provisions						
01 Moving to work			-			-
02 Transition Funding						
03 Other						
04 Total Other Formula Provis			\$ -			\$ -
Calculation of Formula Amount						
01 Formula Calculation			\$ 659,649			\$ 371,967
02 Cost of Audit			\$ 2,023			\$ 6,700
03 Formula Amount			\$ 659,649			\$ 371,967

**Housing Authority of the City of Charlotte
CY 2008 AMP Operating Subsidy**

AMP #31 Rocky Branch II	AMP #32 Arbor Glen II
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Section 2

ACC Units 7/1/2006			20			40
Additions						
Deletions						
ACC Units 6/30/2007			20			40
Occupied Unit Months						
01 Occupied Units	234	234	234	478	478	478
02 Occupied Units by police	-	-	-	-	-	-
03 New units in funding period	-	-	-	-	-	-
04 New units - Oct-Dec	-	-	-	-	-	-
Vacant Unit Months						
05 Mod units	-	-		-	-	
06 Special Use Units	-	-		-	-	
07 Litigation	-	-		-	-	
08 Disasters	-	-		-	-	
09 Casualty Loss	-	-		-	-	
10 Changing Market Condition	-	-		-	-	
11 Vacant, not categorized	6			2		
Other ACC						
12 Eligible for Asset Repo Fee						
13 All Other						
Calculations						
14 Limited Vacancies		6		2		
15 Total Unit Months	240	240	234	480	480	478
16 Resident Participation Units			20			40
Special Provision for Utilities						
17 Unit Months		-			-	

Section 3

Project Expense Level						
01 PEL			\$ 330.61			\$ 346.22
02 Inflation Factor			1.02400			1.02400
03 Inflated PEL			\$ 338.54			\$ 354.53
04 PEL			\$ 81,250			\$ 170,174
Utilities Expense Level						
05 PUM Utilities Expense			\$ 36.84			\$ 55.55
06 UEL			\$ 8,842			\$ 26,664
Add-ons						
07 Self-Sufficiency			\$ -			\$ -
08 Energy Loan Amortization			\$ -			\$ -
09 PILOT			\$ -			\$ 17,189
10 Cost of Audit			\$ -			\$ 1,782
11 Resident Participation			\$ 500			\$ 1,000
12 Asset Management Fee			\$ 960			\$ 1,920
13 Information Technology Fee			\$ 480			\$ 960
14 Asset Repositioning Fee						
15 Changes in law, etc.			\$ -			\$ -
16 Total Add-ons			\$ 1,940			\$ 22,851
17 Total Formula Expenses			\$ 92,032			\$ 219,689
Formula Income						
01 PUM Formula Income			\$ 83.92			\$ 165.05
02 PUM Change in Utility Allow			-			-
03 PUM Adj Formula Income			\$ 83.92			\$ 165.05
04 Total Formula Income			\$ 20,141			\$ 79,224
Other Formula Provisions						
01 Moving to work			-			-
02 Transition Funding						
03 Other						
04 Total Other Formula Provis			\$ -			\$ -
Calculation of Formula Amount						
01 Formula Calculation			\$ 71,891			\$ 140,465
02 Cost of Audit			\$ -			\$ 1,782
03 Formula Amount			\$ 71,891			\$ 140,465

**Housing Authority of the City of Charlotte
CY 2008 AMP Operating Subsidy**

AMP #33 Mayfield Terrace (Nia Point)	AMP #35 Arbor Glen III
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Section 2

ACC Units 7/1/2006			-			12
Additions			29			
Deletions						
ACC Units 6/30/2007			29			12
Occupied Unit Months						
01 Occupied Units	272	272	272	144	144	144
02 Occupied Units by police	-		-	-		-
03 New units in funding period	76	76	76	-	-	-
04 New units - Oct-Dec	-	-	-	-	-	-
Vacant Unit Months						
05 Mod units	-	-		-	-	
06 Special Use Units	-	-		-	-	
07 Litigation	-	-		-	-	
08 Disasters	-	-		-	-	
09 Casualty Loss	-	-		-	-	
10 Changing Market Condition	-	-		-	-	
11 Vacant, not categorized	-			-		
Other ACC						
12 Eligible for Asset Repo Fee						
13 All Other						
Calculations						
14 Limited Vacancies		-		-		
15 Total Unit Months	348	348	348	144	144	144
16 Resident Participation Units			29			12
Special Provision for Utilities						
17 Unit Months		-			-	

Section 3

Project Expense Level						
01 PEL			\$ 341.05			\$ 348.68
02 Inflation Factor			1.02400			1.02400
03 Inflated PEL			\$ 349.24			\$ 357.05
04 PEL			\$ 121,536			\$ 51,415
Utilities Expense Level						
05 PUM Utilities Expense			\$ 40.84			\$ 22.72
06 UEL			\$ 14,212			\$ 3,272
Add-ons						
07 Self-Sufficiency			\$ -			\$ -
08 Energy Loan Amortization			\$ -			\$ -
09 PILOT			\$ 2,448			\$ 5,180
10 Cost of Audit			\$ -			\$ 3,684
11 Resident Participation			\$ 725			\$ 300
12 Asset Management Fee			\$ 1,392			\$ 576
13 Information Technology Fee			\$ 696			\$ 288
14 Asset Repositioning Fee						
15 Changes in law, etc.			\$ -			\$ -
16 Total Add-ons			\$ 5,261			\$ 10,028
17 Total Formula Expenses			\$ 141,009			\$ 64,715
Formula Income						
01 PUM Formula Income			\$ 138.91			\$ 162.33
02 PUM Change in Utility Allow			-			-
03 PUM Adj Formula Income			\$ 138.91			\$ 162.33
04 Total Formula Income			\$ 48,341			\$ 23,376
Other Formula Provisions						
01 Moving to work			-			-
02 Transition Funding						
03 Other						
04 Total Other Formula Provis			\$ -			\$ -
Calculation of Formula Amount						
01 Formula Calculation			\$ 92,668			\$ 41,339
02 Cost of Audit			\$ -			\$ 3,684
03 Formula Amount			\$ 92,668			\$ 41,339

**Housing Authority of the City of Charlotte
CY 2008 AMP Operating Subsidy**

AMP #37 Seigle 60 (McAden Park)	AMP #38 Stonehaven
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Section 2

ACC Units 7/1/2006			-			24
Additions			30			
Deletions						
ACC Units 6/30/2007			30			24
Occupied Unit Months						
01 Occupied Units	90	90	90	287	287	287
02 Occupied Units by police	-		-	-		-
03 New units in funding period	268	268	268	-	-	-
04 New units - Oct-Dec	-	-	-	-	-	-
Vacant Unit Months						
05 Mod units	-	-		-	-	
06 Special Use Units	-	-		-	-	
07 Litigation	-	-		-	-	
08 Disasters	-	-		-	-	
09 Casualty Loss	-	-		-	-	
10 Changing Market Condition	-	-		-	-	
11 Vacant, not categorized	2			1		
Other ACC						
12 Eligible for Asset Repo Fee						
13 All Other						
Calculations						
14 Limited Vacancies		2			1	
15 Total Unit Months	360	360	358	288	288	287
16 Resident Participation Units			30			24
Special Provision for Utilities						
17 Unit Months		-			-	

Section 3

Project Expense Level						
01 PEL			\$ 387.62			\$ 302.48
02 Inflation Factor			1.02400			1.02400
03 Inflated PEL			\$ 396.92			\$ 309.74
04 PEL			\$ 142,891			\$ 89,205
Utilities Expense Level						
05 PUM Utilities Expense			\$ 16.53			\$ 47.90
06 UEL			\$ 5,951			\$ 13,795
Add-ons						
07 Self-Sufficiency			\$ -			\$ -
08 Energy Loan Amortization			\$ -			\$ -
09 PILOT			\$ -			\$ -
10 Cost of Audit			\$ -			\$ -
11 Resident Participation			\$ 750			\$ 600
12 Asset Management Fee			\$ 1,440			\$ 1,152
13 Information Technology Fee			\$ 720			\$ 576
14 Asset Repositioning Fee						
15 Changes in law, etc.			\$ -			\$ -
16 Total Add-ons			\$ 2,910			\$ 2,328
17 Total Formula Expenses			\$ 151,752			\$ 105,328
Formula Income						
01 PUM Formula Income			\$ 163.26			\$ 182.14
02 PUM Change in Utility Allow			-			-
03 PUM Adj Formula Income			\$ 163.26			\$ 182.14
04 Total Formula Income			\$ 58,774			\$ 52,456
Other Formula Provisions						
01 Moving to work			-			-
02 Transition Funding						
03 Other						
04 Total Other Formula Provis			\$ -			\$ -
Calculation of Formula Amount						
01 Formula Calculation			\$ 92,978			\$ 52,872
02 Cost of Audit			\$ -			\$ -
03 Formula Amount			\$ 92,978			\$ 52,872

**Housing Authority of the City of Charlotte
CY 2008 AMP Operating Subsidy**

AMP #39 Montgomery Gardens	AMP #40 Prosperity Creek
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Section 2

ACC Units 7/1/2006			-			-
Additions			20			72
Deletions						
ACC Units 6/30/2007			20			72
Occupied Unit Months						
01 Occupied Units	224	224	224	44	44	44
02 Occupied Units by police	-		-	-		-
03 New units in funding period	14	14	14	820	820	820
04 New units - Oct-Dec	-	-	-	21	21	21
Vacant Unit Months						
05 Mod units	-	-		-	-	
06 Special Use Units	-	-		-	-	
07 Litigation	-	-		-	-	
08 Disasters	-	-		-	-	
09 Casualty Loss	-	-		-	-	
10 Changing Market Condition	-	-		-	-	
11 Vacant, not categorized	2			-		
Other ACC						
12 Eligible for Asset Repo Fee						
13 All Other						
Calculations						
14 Limited Vacancies		2		-		
15 Total Unit Months	240	240	238	885	885	885
16 Resident Participation Units			20			74
Special Provision for Utilities						
17 Unit Months		-			-	

Section 3

Project Expense Level						
01 PEL			\$ 345.42			\$ 240.63
02 Inflation Factor			1.02400			1.02400
03 Inflated PEL			\$ 353.71			\$ 246.41
04 PEL			\$ 84,890			\$ 218,073
Utilities Expense Level						
05 PUM Utilities Expense			\$ 45.03			\$ 48.91
06 UEL			\$ 10,807			\$ 43,285
Add-ons						
07 Self-Sufficiency			\$ -			\$ -
08 Energy Loan Amortization			\$ -			\$ -
09 PILOT			\$ 3,187			\$ -
10 Cost of Audit			\$ -			\$ -
11 Resident Participation			\$ 500			\$ 1,850
12 Asset Management Fee			\$ 960			\$ 3,540
13 Information Technology Fee			\$ 480			\$ 1,770
14 Asset Repositioning Fee						
15 Changes in law, etc.			\$ -			\$ -
16 Total Add-ons			\$ 5,127			\$ 7,160
17 Total Formula Expenses			\$ 100,824			\$ 268,518
Formula Income						
01 PUM Formula Income			\$ 143.80			\$ 138.62
02 PUM Change in Utility Allow			-			-
03 PUM Adj Formula Income			\$ 143.80			\$ 138.62
04 Total Formula Income			\$ 34,512			\$ 122,679
Other Formula Provisions						
01 Moving to work			-			-
02 Transition Funding						
03 Other						
04 Total Other Formula Provis			\$ -			\$ -
Calculation of Formula Amount						
01 Formula Calculation			\$ 66,312			\$ 145,839
02 Cost of Audit			\$ -			\$ -
03 Formula Amount			\$ 66,312			\$ 145,839

**Housing Authority of the City of Charlotte
CY 2008 AMP Operating Subsidy**

AMP #42 Springfield Gardens	AMP # Piedmont / Belvedere
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Section 2

ACC Units 7/1/2006						
Additions			-			
Deletions			22			
ACC Units 6/30/2007			22			
Occupied Unit Months						
01 Occupied Units	13	13	13	-	-	-
02 Occupied Units by police			-			-
03 New units in funding period	251	251	251	-	-	-
04 New units - Oct-Dec	21	21	21	-	-	-
Vacant Unit Months						
05 Mod units		-		-		
06 Special Use Units		-		-		
07 Litigation		-		-		
08 Disasters	-	-		-		
09 Casualty Loss	-	-		-		
10 Changing Market Condition	-	-		-		
11 Vacant, not categorized						
Other ACC						
12 Eligible for Asset Repo Fee						
13 All Other						
Calculations						
14 Limited Vacancies		-		-		
15 Total Unit Months	285	285	285	-	-	-
16 Resident Participation Units			24			-
Special Provision for Utilities						
17 Unit Months		-			-	

Section 3

Project Expense Level					
01 PEL		\$ 331.23			
02 Inflation Factor		1.02400			
03 Inflated PEL		\$ 339.18			
04 PEL		\$ 96,666			
Utilities Expense Level					
05 PUM Utilities Expense		\$ -			
06 UEL		\$ -			
Add-ons					
07 Self-Sufficiency		\$ -		\$ -	
08 Energy Loan Amortization		-		-	
09 PILOT		-		-	
10 Cost of Audit		-		-	
11 Resident Participation		\$ 600		\$ -	
12 Asset Management Fee		\$ 1,140		\$ -	
13 Information Technology Fee		\$ 570		\$ -	
14 Asset Repositioning Fee		-		\$ 176,984	
15 Changes in law, etc.		-		-	
16 Total Add-ons		\$ 2,310		\$ 176,984	
17 Total Formula Expenses		\$ 98,976		\$ 176,984	
Formula Income					
01 PUM Formula Income		\$ 165.36		-	
02 PUM Change in Utility Allow		-		-	
03 PUM Adj Formula Income		\$ 165.36		\$ -	
04 Total Formula Income		\$ 47,128		\$ -	
Other Formula Provisions					
01 Moving to work		-		-	
02 Transition Funding					
03 Other					
04 Total Other Formula Provis		\$ -		\$ -	
Calculation of Formula Amount					
01 Formula Calculation		\$ 51,848		\$ 176,984	
02 Cost of Audit		-		-	
03 Formula Amount		\$ 51,848		\$ 176,984	

**Housing Authority of the City of Charlotte
CY 2008 AMP Operating Subsidy**

Total AMPS

Section 2

ACC Units 7/1/2006			2,930
Additions			173
Deletions			32
ACC Units 6/30/2007			3,071
Occupied Unit Months			
01 Occupied Units	32,830	32,830	32,830
02 Occupied Units by police	60		60
03 New units in funding period	1,429	1,429	1,429
04 New units - Oct-Dec	42	42	42
Vacant Unit Months			
05 Mod units	1,935	1,935	
06 Special Use Units	312	312	
07 Litigation		41	
08 Disasters	-	-	
09 Casualty Loss	-	-	
10 Changing Market Condition	-	-	
11 Vacant, not categorized	268		
Other ACC			
12 Eligible for Asset Repo Fee	384		
13 All Other			
Calculations			
14 Limited Vacancies		268	
15 Total Unit Months	37,260	36,857	34,361
16 Resident Participation Units			2,867
Special Provision for Utilities			
17 Unit Months		-	

Section 3

Project Expense Level			
01 PEL			
02 Inflation Factor			
03 Inflated PEL			
04 PEL			\$ 12,409,172
Utilities Expense Level			
05 PUM Utilities Expense			
06 UEL			\$ 2,678,630
Add-ons			
07 Self-Sufficiency			\$ -
08 Energy Loan Amortization			\$ 307,469
09 PILOT			\$ 313,305
10 Cost of Audit			\$ 52,624
11 Resident Participation			\$ 71,675
12 Asset Management Fee			\$ 149,040
13 Information Technology Fee			\$ 74,520
14 Asset Repositioning Fee			\$ 234,137
15 Changes in law, etc.			\$ -
16 Total Add-ons			\$ 1,202,770
17 Total Formula Expenses			\$ 16,290,572
Formula Income			
01 PUM Formula Income			
02 PUM Change in Utility Allow			
03 PUM Adj Formula Income			
04 Total Formula Income			\$ 5,937,337
Other Formula Provisions			
01 Moving to work			-
02 Transition Funding			
03 Other			
04 Total Other Formula Provis			\$ -
Calculation of Formula Amount			
01 Formula Calculation			\$ 10,353,235
02 Cost of Audit			\$ 52,624
03 Formula Amount			\$ 10,353,235

**Housing Authority of the City of Charlotte
CY 2008 AMP Utilities Expense Level**

AMP #3 Southside			AMP #5 First Ward			AMP #6 Edwin Towers		
Sewer / Water	Electricity	Gas	Sewer / Water	Electricity	Gas	Sewer / Water	Electricity	Gas

Section 2

Current Consumption Level									
01 Actual Consumption	28,044	1,684,202	147,431	10,734	40,001	41	8,434	2,561,848	-

Section 3

Rolling Base Consumption Level									
02 Rolling Base Year 1	39,823	1,614,710	190,185	9,940	38,733	48	12,565	2,609,848	-
03 Rolling Base Year 2	45,980	1,540,013	158,386	9,769	43,321	43	10,994	2,975,848	-
04 Rolling Base Year 3	44,279	1,480,368	152,088	9,768	45,716	42	12,355	2,416,601	-
05 Total Consumption-Rolling Base	130,082	4,635,091	500,659	29,477	127,770	133	35,914	8,002,297	-
06 Average Rolling Base Consumption	43,361	1,545,030	166,886	9,826	42,590	44	11,971	2,667,432	-
07 Actual Consumption - New Units	-	-	-	-	-	-	-	-	-
08 Rolling Base Consumption	43,361	1,545,030	166,886	9,826	42,590	44	11,971	2,667,432	-

Section 4

09 Base Consumption	28,044	1,545,030	147,431	9,826	40,001	41	8,434	2,561,848	-
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Section 5

Utility Consumption Incentive									
10 Actual > Rolling Base	-	139,172	-	908	-	-	-	-	-
11 Actual < Rolling Base	15,317	-	19,455	-	2,589	3	3,537	105,584	-
12 75%/25% split	-	34,793	-	227	-	-	-	-	-
13 75%/25% split	11,488	-	14,591	-	1,942	2	2,653	79,188	-

Section 6

Payable Consumption									
14 Annualization of Consumption-New Units	-	-	-	-	-	-	-	-	-
15 Payable Consumption	39,532	1,579,823	162,022	10,053	41,943	43	11,087	2,641,036	-

Section 7

Actual Utility Cost and Average Rate									
16 Actual Utility Costs	\$ 138,007	\$ 205,656	\$ 231,613	\$ 48,525	\$ 7,787	\$ 176	\$ 38,143	\$ 148,618	\$ -
17 Actual Average Utility Rate	\$ 4.9211	\$ 0.1221	\$ 1.5710	\$ 4.5207	\$ 0.1947	\$ 4.2920	\$ 4.5225	\$ 0.0580	-

Section 8

Base Utilities									
18 Base Utilities Expense Level	\$ 194,541	\$ 192,896	\$ 254,537	\$ 45,447	\$ 8,166	\$ 185	\$ 50,141	\$ 153,180	\$ -
19 Charge for Excess Utilities			\$ 49,346			\$ -			\$ -
20 Base Utilities Exp Level less Charges			\$ 592,628			\$ 53,798			\$ 203,321
21 Utilities inflation / deflation factor			1.1195			1.1195			1.1195

Section 9

Calculation of Utilities Expense Level									
22 UEL adjusted for inflation/deflation			\$ 663,447			\$ 60,227			\$ 227,618
23 Energy Rate Incentive			\$ -			\$ -			\$ -
24 Utilities Expense Level			\$ 663,447			\$ 60,227			\$ 227,618
25 Eligible Unit Months			9,502			1,584			4,176
26 Utilities Expense Level - PUM			\$ 69.82			\$ 38.02			\$ 54.51

**Housing Authority of the City of Charlotte
CY 2008 AMP Utilities Expose Level**

AMP #7 Strawn			AMP #9 Arbor Glen 50			AMP #10 Arbor Glen #1		
Sewer / Water	Electricity	Gas	Sewer / Water	Electricity	Gas	Sewer / Water	Electricity	Gas

Section 2

Current Consumption Level									
01 Actual Consumption	14,709	3,628,420	-	366	14,527	97	5,070	49,979	345

Section 3

Rolling Base Consumption Level									
02 Rolling Base Year 1	16,345	3,706,393	-	479	15,972	101	4,604	56,075	607
03 Rolling Base Year 2	15,640	3,611,850	-	552	16,441	97	5,003	45,900	903
04 Rolling Base Year 3	15,233	4,036,202	-	502	17,845	98	6,519	48,864	1,317
05 Total Consumption-Rolling Base	47,218	11,354,445	-	1,533	50,258	296	16,126	150,839	2,827
06 Average Rolling Base Consumption	15,739	3,784,815	-	511	16,753	99	5,375	50,280	942
07 Actual Consumption - New Units	-	-	-	-	-	-	-	-	-
08 Rolling Base Consumption	15,739	3,784,815	-	511	16,753	99	5,375	50,280	942

Section 4

09 Base Consumption	14,709	3,628,420	-	366	14,527	97	5,070	49,979	345
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Section 5

Utility Consumption Incentive									
10 Actual > Rolling Base	-	-	-	-	-	-	-	-	-
11 Actual < Rolling Base	1,030	156,395	-	145	2,226	2	305	301	597
12 75%/25% split	-	-	-	-	-	-	-	-	-
13 75%/25% split	773	117,296	-	109	1,670	2	229	226	448

Section 6

Payable Consumption									
14 Annualization of Consumption-New Units	-	-	-	-	-	-	-	-	-
15 Payable Consumption	15,482	3,745,716	-	475	16,197	99	5,299	50,205	793

Section 7

Actual Utility Cost and Average Rate									
16 Actual Utility Costs	\$ 68,499	\$ 205,269	\$ -	\$ 4,314	\$ 1,726	\$ 239	\$ 33,529	\$ 16,718	\$ 805
17 Actual Average Utility Rate	\$ 4.6569	\$ 0.0566		\$ 11.7869	\$ 0.1188	\$ 2.4608	\$ 6.6132	\$ 0.3345	\$ 2.3333

Section 8

Base Utilities									
18 Base Utilities Expense Level	\$ 72,098	\$ 212,008	\$ -	\$ 5,599	\$ 1,924	\$ 244	\$ 35,043	\$ 16,794	\$ 1,850
19 Charge for Excess Utilities			\$ -			\$ -			\$ -
20 Base Utilities Exp Level less Charges			\$ 284,106			\$ 7,767			\$ 53,687
21 Utilities inflation / deflation factor			1.1195			1.1195			1.1195

Section 9

Calculation of Utilities Expense Level									
22 UEL adjusted for inflation/deflation			\$ 318,057			\$ 8,695			\$ 60,103
23 Energy Rate Incentive			\$ -			\$ -			\$ -
24 Utilities Expense Level			\$ 318,057			\$ 8,695			\$ 60,103
25 Eligible Unit Months			7,608			348			720
26 Utilities Expense Level - PUM			\$ 41.81			\$ 24.99			\$ 83.48

**Housing Authority of the City of Charlotte
CY 2008 AMP Utilities Expense Level**

AMP #11 Boulevard			AMP #12 Dillehay			AMP #16 Leafcrest / Cedar Knoll / Mallard Ridge		
Sewer / Water	Electricity	Gas	Sewer / Water	Electricity	Gas	Sewer / Water	Electricity	Gas

Section 2

Current Consumption Level									
01 Actual Consumption	27,597	2,183,420	184,920	19,453	1,040,097	91,633	4,929	1,028,032	16,154

Section 3

Rolling Base Consumption Level									
02 Rolling Base Year 1	46,116	2,268,107	208,007	20,202	1,024,337	96,609	15,776	1,634,037	23,119
03 Rolling Base Year 2	72,507	2,123,628	181,762	24,628	877,187	94,249	20,604	1,747,284	27,234
04 Rolling Base Year 3	60,331	2,128,663	193,815	22,783	915,952	85,157	17,617	1,804,455	24,785
05 Total Consumption-Rolling Base	178,954	6,520,398	583,584	67,613	2,817,476	276,015	53,997	5,185,776	75,138
06 Average Rolling Base Consumption	59,651	2,173,466	194,528	22,538	939,159	92,005	17,999	1,728,592	25,046
07 Actual Consumption - New Units	-	-	-	-	-	-	-	-	-
08 Rolling Base Consumption	59,651	2,173,466	194,528	22,538	939,159	92,005	17,999	1,728,592	25,046

Section 4

09 Base Consumption	27,597	2,173,466	184,920	19,453	939,159	91,633	4,929	1,028,032	16,154
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Section 5

Utility Consumption Incentive									
10 Actual > Rolling Base	-	9,954	-	-	100,938	-	-	-	-
11 Actual < Rolling Base	32,054	-	9,608	3,085	-	372	13,070	700,560	8,892
12 75%/25% split	-	2,489	-	-	25,235	-	-	-	-
13 75%/25% split	24,041	-	7,206	2,314	-	279	9,803	525,420	6,669

Section 6

Payable Consumption									
14 Annualization of Consumption-New Units	-	-	-	-	-	-	-	-	-
15 Payable Consumption	51,638	2,175,955	192,126	21,767	964,394	91,912	14,732	1,553,452	22,823

Section 7

Actual Utility Cost and Average Rate									
16 Actual Utility Costs	\$ 130,959	\$ 217,486	\$ 283,150	\$ 85,593	\$ 108,422	\$ 137,492	\$ 30,969	\$ 105,715	\$ 26,062
17 Actual Average Utility Rate	\$ 4.7454	\$ 0.0996	\$ 1.5312	\$ 4.4000	\$ 0.1042	\$ 1.5005	\$ 6.2830	\$ 0.1028	\$ 1.6133

Section 8

Base Utilities									
18 Base Utilities Expense Level	\$ 245,043	\$ 216,725	\$ 294,183	\$ 95,775	\$ 100,490	\$ 137,914	\$ 92,561	\$ 159,695	\$ 36,820
19 Charge for Excess Utilities			\$ 53,917			\$ 31,022			\$ 12,509
20 Base Utilities Exp Level less Charges			\$ 702,034			\$ 303,157			\$ 276,567
21 Utilities inflation / deflation factor			1.1195			1.1195			1.1195

Section 9

Calculation of Utilities Expense Level									
22 UEL adjusted for inflation/deflation			\$ 785,927			\$ 339,384			\$ 309,617
23 Energy Rate Incentive			\$ -			\$ -			\$ -
24 Utilities Expense Level			\$ 785,927			\$ 339,384			\$ 309,617
25 Eligible Unit Months			7,200			3,264			3,168
26 Utilities Expense Level - PUM			\$ 109.16			\$ 103.98			\$ 97.73

**Housing Authority of the City of Charlotte
CY 2008 AMP Utilities Expose Level**

AMP #18 Charlottetowne			AMP #19 Parketowne / Live Oak			AMP #20 Tarlton Hills / Tall Oaks / Savanna Woods		
Sewer / Water	Electricity	Gas	Sewer / Water	Electricity	Gas	Sewer / Water	Electricity	Gas

Section 2

Current Consumption Level									
01 Actual Consumption	6,904	2,063,336	-	5,365	1,648,800	-	12,082	1,068,228	94,948

Section 3

Rolling Base Consumption Level									
02 Rolling Base Year 1	8,106	1,968,336	-	8,378	1,610,100	-	15,319	1,105,803	100,017
03 Rolling Base Year 2	7,414	1,935,336	-	8,378	1,527,353	-	28,644	1,014,663	99,584
04 Rolling Base Year 3	8,154	2,043,323	-	8,378	1,687,178	-	19,625	1,026,678	90,486
05 Total Consumption-Rolling Base	23,674	5,946,995	-	25,134	4,824,631	-	63,588	3,147,144	290,087
06 Average Rolling Base Consumption	7,891	1,982,332	-	8,378	1,608,210	-	21,196	1,049,048	96,696
07 Actual Consumption - New Units	-	-	-	-	-	-	-	-	-
08 Rolling Base Consumption	7,891	1,982,332	-	8,378	1,608,210	-	21,196	1,049,048	96,696

Section 4

09 Base Consumption	6,904	1,982,332	-	5,365	1,608,210	-	12,082	1,049,048	94,948
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Section 5

Utility Consumption Incentive									
10 Actual > Rolling Base	-	81,004	-	-	40,590	-	-	19,180	-
11 Actual < Rolling Base	987	-	-	3,013	-	-	9,114	-	1,748
12 75%/25% split	-	20,251	-	-	10,148	-	-	4,795	-
13 75%/25% split	740	-	-	2,260	-	-	6,836	-	1,311

Section 6

Payable Consumption									
14 Annualization of Consumption-New Units	-	-	-	-	-	-	-	-	-
15 Payable Consumption	7,644	2,002,583	-	7,625	1,618,358	-	18,918	1,053,843	96,259

Section 7

Actual Utility Cost and Average Rate									
16 Actual Utility Costs	\$ 33,925	\$ 114,106	\$ -	\$ 6,436	\$ 89,448	\$ -	\$ 46,090	\$ 107,584	\$ 145,035
17 Actual Average Utility Rate	\$ 4.9138	\$ 0.0553	\$ -	\$ 1.1996	\$ 0.0543	\$ -	\$ 3.8148	\$ 0.1007	\$ 1.5275

Section 8

Base Utilities									
18 Base Utilities Expense Level	\$ 37,561	\$ 110,743	\$ -	\$ 9,147	\$ 87,877	\$ -	\$ 72,168	\$ 106,122	\$ 147,036
19 Charge for Excess Utilities			\$ -			\$ -			\$ 38,712
20 Base Utilities Exp Level less Charges			\$ 148,304			\$ 97,024			\$ 286,614
21 Utilities inflation / deflation factor			1.1195			1.1195			1.1195

Section 9

Calculation of Utilities Expense Level									
22 UEL adjusted for inflation/deflation			\$ 166,026			\$ 108,618			\$ 320,864
23 Energy Rate Incentive			\$ -			\$ -			\$ -
24 Utilities Expense Level			\$ 166,026			\$ 108,618			\$ 320,864
25 Eligible Unit Months			4,296			3,912			3,576
26 Utilities Expense Level - PUM			\$ 38.65			\$ 27.77			\$ 89.73

**Housing Authority of the City of Charlotte
CY 2008 AMP Utilities Expose Level**

AMP #22 Autumn Place / Hall House			AMP #25 Meadow Oaks / Gladedale / Wallace			AMP #28 Sunridge/Robinsdale/Claremont/Vic Sq		
Sewer / Water	Electricity	Gas	Sewer / Water	Electricity	Gas	Sewer / Water	Electricity	Gas

Section 2

Current Consumption Level									
01 Actual Consumption	10,913	2,815,026	14,824	9,306	1,134,900	52,824	17,708	1,373,971	56,582

Section 3

Rolling Base Consumption Level									
02 Rolling Base Year 1	13,155	2,742,936	66,543	13,227	1,165,329	63,744	18,622	1,433,756	57,934
03 Rolling Base Year 2	17,609	2,852,736	64,063	18,136	1,333,386	54,606	16,139	1,375,840	56,881
04 Rolling Base Year 3	16,840	3,303,687	69,717	22,254	1,156,973	48,327	15,603	1,433,949	55,833
05 Total Consumption-Rolling Base	47,604	8,899,359	200,323	53,617	3,655,688	166,677	50,364	4,243,545	170,648
06 Average Rolling Base Consumption	15,868	2,966,453	66,774	17,872	1,218,563	55,559	16,788	1,414,515	56,883
07 Actual Consumption - New Units	-	-	-	-	-	-	-	-	-
08 Rolling Base Consumption	15,868	2,966,453	66,774	17,872	1,218,563	55,559	16,788	1,414,515	56,883

Section 4

09 Base Consumption	10,913	2,815,026	14,824	9,306	1,134,900	52,824	16,788	1,373,971	56,582
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Section 5

Utility Consumption Incentive									
10 Actual > Rolling Base	-	-	-	-	-	-	920	-	-
11 Actual < Rolling Base	4,955	151,427	51,950	8,566	83,663	2,735	-	40,544	301
12 75%/25% split	-	-	-	-	-	-	230	-	-
13 75%/25% split	3,716	113,570	38,963	6,425	62,747	2,051	-	30,408	226

Section 6

Payable Consumption									
14 Annualization of Consumption-New Units	-	-	-	-	-	-	-	-	-
15 Payable Consumption	14,629	2,928,596	53,787	15,731	1,197,647	54,875	17,018	1,404,379	56,808

Section 7

Actual Utility Cost and Average Rate									
16 Actual Utility Costs	\$ 53,494	\$ 177,708	\$ 18,560	\$ 48,379	\$ 110,167	\$ 81,897	\$ 86,079	\$ 137,674	\$ 88,440
17 Actual Average Utility Rate	\$ 4.9019	\$ 0.0631	\$ 1.2520	\$ 5.1987	\$ 0.0971	\$ 1.5504	\$ 4.8610	\$ 0.1002	\$ 1.5630

Section 8

Base Utilities									
18 Base Utilities Expense Level	\$ 71,710	\$ 184,794	\$ 67,341	\$ 81,781	\$ 116,292	\$ 85,078	\$ 82,724	\$ 140,719	\$ 88,791
19 Charge for Excess Utilities			\$ -			\$ 19,074			\$ 29,140
20 Base Utilities Exp Level less Charges			\$ 323,845			\$ 264,077			\$ 283,094
21 Utilities inflation / deflation factor			1.1195			1.1195			1.1195

Section 9

Calculation of Utilities Expense Level									
22 UEL adjusted for inflation/deflation			\$ 362,544			\$ 295,634			\$ 316,924
23 Energy Rate Incentive			\$ -			\$ -			\$ -
24 Utilities Expense Level			\$ 362,544			\$ 295,634			\$ 316,924
25 Eligible Unit Months			5,294			3,096			2,760
26 Utilities Expense Level - PUM			\$ 68.48			\$ 95.49			\$ 114.83

**Housing Authority of the City of Charlotte
CY 2008 AMP Utilities Expose Level**

AMP #30 The Park at Oaklawn			AMP #31 Rocky Branch II			AMP #32 Arbor Glen II		
Sewer / Water	Electricity	Gas	Sewer / Water	Electricity	Gas	Sewer / Water	Electricity	Gas

Section 2

Current Consumption Level									
01 Actual Consumption	10,691	120,355	245	1,195	20,498	251	3,117	34,864	278

Section 3

Rolling Base Consumption Level									
02 Rolling Base Year 1	12,858	121,306	301	-	-	-	4,726	28,558	620
03 Rolling Base Year 2	11,001	119,548	251	-	-	-	4,726	28,558	620
04 Rolling Base Year 3	13,531	121,062	389	-	-	-	4,726	28,558	620
05 Total Consumption-Rolling Base	37,390	361,916	941	-	-	-	14,178	85,674	1,860
06 Average Rolling Base Consumption	12,463	120,639	314	-	-	-	4,726	28,558	620
07 Actual Consumption - New Units	-	-	-	1,195	20,498	251	-	-	-
08 Rolling Base Consumption	12,463	120,639	314	1,195	20,498	251	4,726	28,558	620

Section 4

09 Base Consumption	10,691	120,355	245	1,195	20,498	251	3,117	28,558	278
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Section 5

Utility Consumption Incentive									
10 Actual > Rolling Base	-	-	-	-	-	-	-	6,306	-
11 Actual < Rolling Base	1,772	284	69	-	-	-	1,609	-	342
12 75%/25% split	-	-	-	-	-	-	-	1,577	-
13 75%/25% split	1,329	213	52	-	-	-	1,207	-	257

Section 6

Payable Consumption									
14 Annualization of Consumption-New Units	-	-	-	-	-	-	-	-	-
15 Payable Consumption	12,020	120,568	297	1,195	20,498	251	4,324	30,135	535

Section 7

Actual Utility Cost and Average Rate									
16 Actual Utility Costs	\$ 43,916	\$ 19,093	\$ 573	\$ 5,057	\$ 2,341	\$ 500	\$ 12,965	\$ 5,940	\$ 363
17 Actual Average Utility Rate	\$ 4.1078	\$ 0.1586	\$ 2.3396	\$ 4.2318	\$ 0.1142	\$ 1.9938	\$ 4.1594	\$ 0.1704	\$ 1.3054

Section 8

Base Utilities									
18 Base Utilities Expense Level	\$ 49,376	\$ 19,122	\$ 695	\$ 5,057	\$ 2,341	\$ 500	\$ 17,985	\$ 5,135	\$ 698
19 Charge for Excess Utilities			\$ -			\$ -			\$ -
20 Base Utilities Exp Level less Charges			\$ 69,193			\$ 7,898			\$ 23,818
21 Utilities inflation / deflation factor			1.1195			1.1195			1.1195

Section 9

Calculation of Utilities Expense Level									
22 UEL adjusted for inflation/deflation			\$ 77,462			\$ 8,842			\$ 26,664
23 Energy Rate Incentive			\$ -			\$ -			\$ -
24 Utilities Expense Level			\$ 77,462			\$ 8,842			\$ 26,664
25 Eligible Unit Months			1,068			240			480
26 Utilities Expense Level - PUM			\$ 72.53			\$ 36.84			\$ 55.55

**Housing Authority of the City of Charlotte
CY 2008 AMP Utilities Expose Level**

AMP # Mayfield Terrace (Nia Point)			AMP #35 Arbor Glen III			AMP # Seigle 60 (McAden Park)		
Sewer / Water	Electricity	Gas	Sewer / Water	Electricity	Gas	Sewer / Water	Electricity	Gas

Section 2

Current Consumption Level									
01 Actual Consumption	1,501	390	95	399	10,633	22	336	511	-

Section 3

Rolling Base Consumption Level									
02 Rolling Base Year 1	-	-	-	-	-	-	-	-	-
03 Rolling Base Year 2	-	-	-	-	-	-	-	-	-
04 Rolling Base Year 3	-	-	-	-	-	-	-	-	-
05 Total Consumption-Rolling Base	-	-	-	-	-	-	-	-	-
06 Average Rolling Base Consumption	-	-	-	-	-	-	-	-	-
07 Actual Consumption - New Units	1,501	390	95	399	10,633	22	336	511	-
08 Rolling Base Consumption	1,501	390	95	399	10,633	22	336	511	-

Section 4

09 Base Consumption	1,501	390	95	399	10,633	22	336	511	-
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Section 5

Utility Consumption Incentive									
10 Actual > Rolling Base	-	-	-	-	-	-	-	-	-
11 Actual < Rolling Base	-	-	-	-	-	-	-	-	-
12 75%/25% split	-	-	-	-	-	-	-	-	-
13 75%/25% split	-	-	-	-	-	-	-	-	-

Section 6

Payable Consumption									
14 Annualization of Consumption-New Units	530	390	27	-	-	-	1,071	2,007	-
15 Payable Consumption	2,031	780	122	399	10,633	22	1,407	2,518	-

Section 7

Actual Utility Cost and Average Rate									
16 Actual Utility Costs	\$ 7,484	\$ 1,162	\$ 191	\$ -	\$ 2,877	\$ 47	\$ 1,185	\$ 72	\$ -
17 Actual Average Utility Rate	\$ 4.9860	\$ 2.9789	\$ 2.0108	\$ -	\$ 0.2705	\$ 2.1268	\$ 3.5268	\$ 0.1408	\$ -

Section 8

Base Utilities									
18 Base Utilities Expense Level	\$ 10,127	\$ 2,324	\$ 245	\$ -	\$ 2,876	\$ 47	\$ 4,962	\$ 355	\$ -
19 Charge for Excess Utilities			\$ -			\$ -			\$ -
20 Base Utilities Exp Level less Charges			\$ 12,696			\$ 2,923			\$ 5,317
21 Utilities inflation / deflation factor			1.1195			1.1195			1.1195

Section 9

Calculation of Utilities Expense Level									
22 UEL adjusted for inflation/deflation			\$ 14,213			\$ 3,272			\$ 5,952
23 Energy Rate Incentive			\$ -			\$ -			\$ -
24 Utilities Expense Level			\$ 14,213			\$ 3,272			\$ 5,952
25 Eligible Unit Months			348			144			360
26 Utilities Expense Level - PUM			\$ 40.84			\$ 22.72			\$ 16.53

**Housing Authority of the City of Charlotte
CY 2008 AMP Utilities Expose Level**

AMP #38 Stonehaven			AMP # Montgomery Gardens			AMP # Prosperity Creek		
Sewer / Water	Electricity	Gas	Sewer / Water	Electricity	Gas	Sewer / Water	Electricity	Gas

Section 2

Current Consumption Level									
01 Actual Consumption	1,946	19,084	245	1,036	22,065	17	2,184	26,085	-

Section 3

Rolling Base Consumption Level									
02 Rolling Base Year 1	-	-	-	-	-	-	-	-	-
03 Rolling Base Year 2	-	-	-	-	-	-	-	-	-
04 Rolling Base Year 3	-	-	-	-	-	-	-	-	-
05 Total Consumption-Rolling Base	-	-	-	-	-	-	-	-	-
06 Average Rolling Base Consumption	-	-	-	-	-	-	-	-	-
07 Actual Consumption - New Units	1,946	19,084	245	1,036	22,065	17	2,184	26,085	-
08 Rolling Base Consumption	1,946	19,084	245	1,036	22,065	17	2,184	26,085	-

Section 4

09 Base Consumption	1,946	19,084	245	1,036	22,065	17	2,184	26,085	-
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Section 5

Utility Consumption Incentive									
10 Actual > Rolling Base	-	-	-	-	-	-	-	-	-
11 Actual < Rolling Base	-	-	-	-	-	-	-	-	-
12 75%/25% split	-	-	-	-	-	-	-	-	-
13 75%/25% split	-	-	-	-	-	-	-	-	-

Section 6

Payable Consumption									
14 Annualization of Consumption-New Units	-	-	-	301	6,614	6	16,610	192,751	-
15 Payable Consumption	1,946	19,084	245	1,337	28,679	23	18,794	218,836	-

Section 7

Actual Utility Cost and Average Rate									
16 Actual Utility Costs	\$ 9,409	\$ 2,470	\$ 445	\$ 4,495	\$ 2,886	\$ 75	\$ 2,380	\$ 2,059	\$ -
17 Actual Average Utility Rate	\$ 4.8350	\$ 0.1294	\$ 1.8176	\$ 4.3388	\$ 0.1308	\$ 4.4129	\$ 1.0897	\$ 0.0789	-

Section 8

Base Utilities									
18 Base Utilities Expense Level	\$ 9,409	\$ 2,469	\$ 445	\$ 5,801	\$ 3,751	\$ 101	\$ 20,480	\$ 17,266	\$ -
19 Charge for Excess Utilities			\$ -			\$ -			\$ -
20 Base Utilities Exp Level less Charges			\$ 12,323			\$ 9,653			\$ 37,746
21 Utilities inflation / deflation factor			1.1195			1.1195			1.1195

Section 9

Calculation of Utilities Expense Level									
22 UEL adjusted for inflation/deflation			\$ 13,796		\$ 10,807			\$ 42,257	
23 Energy Rate Incentive			\$ -		\$ -			\$ -	
24 Utilities Expense Level			\$ 13,796		\$ 10,807			\$ 42,257	
25 Eligible Unit Months			288		240			864	
26 Utilities Expense Level - PUM			\$ 47.90		\$ 45.03			\$ 48.91	

**Housing Authority of the City of Charlotte
CY 2008 AMP Utilities Expense Level**

AMP # Springfield Gardens		
Sewer / Water	Electricity	Gas

Section 2

Current Consumption Level			
01 Actual Consumption	-	-	-

Section 3

Rolling Base Consumption Level			
02 Rolling Base Year 1	-	-	-
03 Rolling Base Year 2	-	-	-
04 Rolling Base Year 3	-	-	-
05 Total Consumption-Rolling Base	-	-	-
06 Average Rolling Base Consumption	-	-	-
07 Actual Consumption - New Units	-	-	-
08 Rolling Base Consumption	-	-	-

Section 4

09 Base Consumption	-	-	-
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Section 5

Utility Consumption Incentive			
10 Actual > Rolling Base	-	-	-
11 Actual < Rolling Base	-	-	-
12 75%/25% split	-	-	-
13 75%/25% split	-	-	-

Section 6

Payable Consumption			
14 Annualization of Consumption-New Units	1,337	-	-
15 Payable Consumption	1,337	-	-

Section 7

Actual Utility Cost and Average Rate			
16 Actual Utility Costs	\$ -	\$ -	\$ -
17 Actual Average Utility Rate			

Section 8

Base Utilities			
18 Base Utilities Expense Level	\$ -	\$ -	\$ -
19 Charge for Excess Utilities			\$ -
20 Base Utilities Exp Level less Charges			\$ -
21 Utilities inflation / deflation factor			1.1195

Section 9

Calculation of Utilities Expense Level			
22 UEL adjusted for inflation/deflation			\$ -
23 Energy Rate Incentive			\$ -
24 Utilities Expense Level			\$ -
25 Eligible Unit Months			264
26 Utilities Expense Level - PUM			\$ -

HA Number	NC003	First of Month Expenses?	
HA Name	HA OF THE CITY OF CHARLOTTE		

VMS Data to Verify

	Oct-06	Nov-06	Dec-06	Jan-07	Feb-07	Mar-07	Apr-07	May-07	Jun-07	Jul-07	Aug-07	Sep-07
Unit Months Leased	0	0	0	0	0	0	0	0	0	0	0	0
1 Year Mainstream	73	76	74	72	71	70	70	69	69	66	65	64
Homeownership	0	0	0	0	0	0	0	0	0	0	0	0
Moving to Work	0	0	0	0	0	0	0	0	0	0	0	0
HOPE VI	0	0	0	4172	4163	4110	4075	4069	4035	4003	4031	4007
Tenant Protection	22	22	24	21	31	31	31	31	31	31	31	30
All Other Vouchers	4,062	4,054	4,048	4,107	4,092	4,041	4,007	4,002	3,968	3,997	3,986	4,004
Total Unit Months Leased	4,157	4,152	4,146	4,200	4,194	4,142	4,108	4,102	4,068	4,094	4,082	4,098
HAP Expenses												
Litigation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
1 Year Mainstream	\$32,056	\$31,137	\$30,476	\$31,647	\$30,829	\$30,444	\$32,158	\$31,530	\$28,759	\$29,816	\$30,485	\$29,048
Homeownership	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Moving to Work	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
HOPE VI	\$0	\$0	\$0	2243719	2222191	2204713	2181255	2183588	2135463	2223443	2245241	2244212
Tenant Protection	\$0	\$523	\$3,152	\$10,427	\$10,703	\$10,574	\$9,929	\$10,490	\$10,449	\$7,731	\$10,500	\$10,240
All Other Vouchers	\$2,309,747	\$2,248,779	\$2,225,339	152653	16314	16265	16030	16055	16320	16484	16426	16418
Total HAP Expenses	\$2,341,803	\$2,280,439	\$2,258,967	\$2,272,922	\$2,241,289	\$2,210,411	\$2,192,877	\$2,180,300	\$2,094,955	\$2,231,439	\$2,240,433	\$2,158,712

* NC003 went to a MTD agency for 2007. except for 33 vouchers that were transferred to us on Nov 1, 2006.

HA Name:
HA Number:

HA OF THE CITY OF CHARLOTTE
NC003

Enclosure A
(continued)

PHA Certification: I hereby certify that all 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. Convictions may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012, U.S.C. 3729, 3802)

CHARLES WOODWARD
Executive Director Name
Robert A. Healey
Executive Director Signature
for Charles Woodward
Date 1-15-07

PAT GUPTA
PHA Contact
704-336-5831
Phone Number

Transfer and Project-Based Commitment Data - Federal Fiscal Year 2007

Enclosure B

HA Number	NCC03
HA Name	Housing Authority of the City of Charlotte

DIVESTING PHA - TRANSFERS

Effective Date of Transfer:		Effective Date of Transfer:	
Number of Vouchers Transferred:		Number of Vouchers Transferred:	
Name of Receiving PHA:		Name of Receiving PHA:	
Effective Date of Transfer:		Effective Date of Transfer:	
Number of Vouchers Transferred:		Number of Vouchers Transferred:	
Name of Receiving PHA:		Name of Receiving PHA:	

Of the vouchers transferred in FFY 2007, the Divesting PHA must report for each month prior to the transfer, the number of those voucher under contract and the HAP expenses for those vouchers

UNITS LEASED	Oct 2006	Nov 2006	Dec 2006	Jan 2007	Feb 2007	Mar 2007	Apr 2007	May 2007	June 2007	July 2007	Aug 2007	Sep 2007
HAP EXPENSES	0	0	0	0	0	0	114	114	114	114	114	114

PROJECT-BASED COMMITMENTS

If the PHA had project-based (PB) commitments during FFY 2007 for which vouchers were withheld from leasing, the PHA must report for each month the number of vouchers withheld from leasing. The PHA should complete a separate Enclosure A for each PB commitment.

VOUCHERS WITHHELD	Oct 2006	Nov 2006	Dec 2006	Jan 2007	Feb 2007	Mar 2007	Apr 2007	May 2007	June 2007	July 2007	Aug 2007	Sep 2007
	0	0	0	0	0	0	114	114	114	114	114	114

PHA Certification: I hereby certify that all 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. Convictions may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012, U.S.C. 3729, 3802)

ANNALS WILCOX
 Executive Director Name
Pat Gupton
 PHA Contact
Pat Gupton
 Executive Director Signature
 Date *1/15/08*
 Phone Number *704 336-5231*

7. 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: NC19P00350108		2008	
X Original Annual Statement Performance and Evaluation Report for Period Ending:		Replacement Housing Factor Grant No:			
		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	\$0			
3	1408 MANAGEMENT IMPROVEMENTS	\$75,000			
4	1410 ADMINISTRATION	\$499,076			
5	1411 AUDIT	\$1,000			
6	1415 LIQUIDATED DAMAGES	\$0			
7	1430 FEES AND COSTS	\$344,594			
8	1440 SITE ACQUISITION	\$0			
9	1450 SITE IMPROVEMENTS	\$20,000			
10	1460 DWELLING STRUCTURES	\$3,664,240			
11	1465.1 DWELLING EQUIPMENT-NONEXPENDABLE	\$38,750			
12	1470 NONDWELLING STRUCTURES	\$65,000			
13	1475 NONDWELLING EQUIPMENT	\$40,000			
14	1485 DEMOLITION	\$0			
15	1490 REPLACEMENT FOR RESERVE	\$0			
16	1492 MOVING TO WORK DEMOSTRATION	\$0			
17	1495.1 RELOCATION COSTS	\$72,000			
18	1499 DEVELOPMENT ACTIVITIES	\$0			
19	1501 COLLATERIZATION OF DEBT SERVICE	\$0			
20	1502 CONTINGENCY	\$96,095			
21	AMOUNT OF ANNUAL GRANT (SUM OF LINES 2-19)	\$4,915,755			
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

nc003b01

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Table

Capital Fund Grant Number: **NC19P00350108**

FFY of Grant Approval: **10/2008**

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		Total Estimated Cost	Total Actual Cost		Status of Work
		Account Number	Quantity		Funds Obligated	Funds Expended	
3-6 Edwin Towers	Replace HVAC Thru-Wall Units (30)	1460	30	\$42,000			
	Replace Roof Covering	1460	110	\$71,500			
	Convert 64 OBR into 32 HC Units, new kitchen/bath/carpet/paint	1460	32	\$1,120,000			
	TOTAL			\$1,233,500			
3-7 Strawn	Replace HVAC Thru-Wall Units (40)	1460	40	\$56,000			
	TOTAL			\$56,000			
3-18 Charlottetowne	Replace HVAC Thru-Wall Units (30)	1460	30	\$42,000			
	TOTAL			\$42,000			
3-6 Parktowne	Replace HVAC Thru-Wall Units (25)	1460	25	\$40,000			
	Replace Roof Covering	1460	195	\$126,750			
	TOTAL			\$40,000			
3-5 Autumn Place	Replace Roof Covering	1460	277	\$60,940			
	TOTAL			\$60,940			
3-11 Boulevard Homes	Kitchen/Bath Reno (55 units)	1460	55	\$500,000			
	TOTAL			\$500,000			
3-17 Meadow Oaks	Remove Baseboard Heat and Install New Central HVAC (requires installation of duct in drop ceilings)	1460	32	\$224,000			
	Relocation	1495	32	\$28,800			
	Paint Interior of Units	1460	32	\$36,800			
	Install New HVAC in Community Building (requires new duct)	1470	1	\$65,000			
	TOTAL			\$289,600			
3-20 Tall Oaks	Site Work	1450	LS	\$5,000			
	TOTAL			\$5,000			
3-23 Tarlton Hills	Site Work	1450	LS	\$10,000			
	Purchase Replacement Maintenance Truck	1475	1	\$20,000			
	TOTAL			\$30,000			
3-24 Robinsdale	Purchase Replacement Maintenance Truck	1475	1	\$20,000			
	TOTAL			\$20,000			
3-25 Gladedale	Site Work	1450	LS	\$5,000			
	Replace Ranges/Refrigerators	1465	50	\$38,750			
	TOTAL			\$43,750			
3-26 Wallace Woods	Interior Renovation (including addition of A/C @ \$33,000/unit)	1460	48	\$1,536,000			
	Relocation (48 residents @ \$900)	1495	48	\$43,200			
	TOTAL			\$1,579,200			

Annual Statement/Performance and Evaluation Report

nc003b01

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Table

Capital Fund Grant Number: **NC19P00350108**

FFY of Grant Approval: **10/2008**

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	Quantity	Total Estimated Cost	Total Actual Cost		Status of Work
					Funds Obligated	Funds Expended	
MANAGEMENT IMPROVEMENTS:	RESIDENT ORGANIZATION FACILITIES	1408	LS	\$5,000			
	RESIDENT ORGANIZATION TRAINING	1408	LS	\$10,000			
	SECTION 3 RESIDENT EMPLOYMENT INITIATIVE TRAINING	1408	LS	\$15,000			
	PHA STAFF TRAINING	1408	LS	\$45,000			
	TOTAL			\$75,000			
ADMINISTRATION	10% Contribution to Central Office Cost Center	1410	LS	\$491,576			
	CF LEGAL, TRAVEL, PRINTING, PHONE	1410	LS	\$7,500			
	TOTAL			\$499,076			
AUDIT	CGP Audit Fee	1411	LS	\$1,000			
	TOTAL			\$1,000			
FEES:	A/E FEES - Meadow Oaks	1430	LS	\$34,680			
	A/E FEES - Wallace Woods	1430	LS	\$61,440			
	A/E FEES - Parktowne Roofing	1430	LS	\$19,013			
	A/E FEES - Autumn Place Roofing	1430	LS	\$9,141			
	A/E FEES - Edwin Towers Roofing & Conversion	1430	LS	\$95,320			
	ENVIRONMENTAL CONSULTING	1430	LS	\$50,000			
	PHA PROFESSIONAL FEES (property appraisals, marketing, etc.)	1430	LS	\$75,000			
	TOTAL			\$344,594			
CONTINGENCY	EMERGENCY REQUESTS & CONSTRUCTION CONTG.	1502	LS	\$96,095			
	TOTAL			\$96,095			
GRANT TOTAL				\$4,915,755			
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 III: Implementation Schedule

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

PHA NAME: Housing Authority of the City of Charlotte				Grant Type & Number Capital Fund Program #NC19P00350108			Federal FY of Grant: 2008
DEVELOPMENT #/NAME HA WIDE ACTIVITIES	Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
NC3-5 AUTUMN PLACE	03/09			6/10			
NC3-6 EDWIN TOWERS	3/09			12/09			
NC3-7 STRAWN	9/08			12/08			
NC3-11 BOULEVARD	6/09			12/11			
NC3-17 MEADOW OAKS	6/09			3/11			
NC3-20 TALL OAKS	9/08			3/09			
NC3-18 CHARLOTTETOWN	9/08			3/09			
NC3-19 PARKTOWNE	6/09			6/10			
NC3-24 ROBINSDALE	9/08			3/09			
NC3-25 GLADEDALE	12/08			12/09			
NC3-26 WALLACE WOODS	6/09			3/11			
RESIDENT ORGANIZATION TRAINING	6/09			12/10			
IMPROVE RESIDENT ORGAN. FACILITIES	6/09			12/10			
RESIDENT EMPLOYEMENT INITIATIVES (SEC 3)	6/07			12/10			

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Signature of President/CEO and Date

Signature of Public Housing Director/Office of Native American Programs
 Administrator and Date

Annual Statement/Performance and Evaluation Report

**Capital Fund Program and Capital Fund Program
Part I: Summary**

Replacement Housing Factor (CFP/CFPRHF)

PHA Name: Housing Authority of the City of Charlotte	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: NC19R0035020E	FFY of Grant: 2008
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X	Original Annual Statement Performance and Evaluation Report for Period Ending:	Revised Annual Statement (revision no:) Final Performance and Evaluation Report
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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	\$22,277			
11	1465.1 DWELLING EQUIPMENT-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	1501 COLLATERIZATION OF DEBT SERVICE				
20	1502 CONTINGENCY				
21	AMOUNT OF ANNUAL GRANT (SUM OF LINES 2-19)	\$233,062			
22	Amount of line 21 Related to LBP Activities	0	0		
23	Amount of line 21 Related to Section 504 Compliance	0	0		
24	Amount of line 21 Related to Security - Soft Costs	0	0		
25	Amount of line 21 Related to Security - Hard Costs	0	0		
26	Amount of line 21 Related to Energy Conservation Measures	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: NC19R00350208

FFY of Grant Approval: 10/2008

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	Quantity	Total Estimated Cost	Total Actual Cost Funds Expended	Funds Obligated	Status of Work
RHF (Replacement Housing Factor)	2008 Replacement Housing Factor Funds	1440		\$149,311.00			
		1430		\$61,474.00			
		1460		\$22,277.00			
	Total			\$233,062.00			
Signature of President/CEO and Date							

Annual Statement/Performance and Evaluation Report

**Capital Fund Program and Capital Fund Program
Part I: Summary**

Replacement Housing Factor (CFP/CFPRHF)

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: 2008
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X Original Annual Statement Performance and Evaluation Report for Period Ending:	Revised Annual Statement (revision no:) Final Performance and Evaluation Report
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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	\$276,376			
11	1465.1 DWELLING EQUIPMENT-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	1501 COLLATERIZATION OF DEBT SERVICE				
20	1502 CONTINGENCY				
21	AMOUNT OF ANNUAL GRANT (SUM OF LINES 2-19)	\$511,410			
22	Amount of line 21 Related to LBP Activities	0	0		
23	Amount of line 21 Related to Section 504 Compliance	0	0		
24	Amount of line 21 Related to Security - Soft Costs	0	0		
25	Amount of line 21 Related to Security - Hard Costs	0	0		
26	Amount of line 21 Related to Energy Conservation Measures	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: NC19R00350108

FFY of Grant Approval: 10/2008

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	Quantity	Total Estimated Cost	Total Actual Cost		Status of Work
		Account Number			Funds Obligated	Funds Expended	
RHF (Replacement Housing Factor)	Site Acquisition	1440		\$174,421.00			
	Consultant Fees, Appraisals, Phase I	1430		\$60,613.00			
	Dwelling Structures	1460		\$276,376.00			
	Total			\$511,410.00			

Signature of President/CEO and Date

Capital Fund Program Five-Year Action Plan

Capital Fund Program Five Year Action Plan					
Part I: Summary					
PHA Name: Housing Authority of the City of Charlotte				Original 5- Year Plan	
				Revision No:	
Development Number/Name/ HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2009 PHA FY: 2009	Work Statement for Year 3 FFY Grant: 2010 PHA FY: 2010	Work Statement for Year 4 FFY Grant: 2011 PHA FY: 2011	Work Statement for Year 5 FFY Grant: 2012 PHA FY: 2012
	Annual Statement				
NC3-11 Boulevard Homes		\$ 1,080,000	\$ 900,000	\$ 810,000	\$ 1,800,000
NC3-6 Edwin		\$ 34,000	\$ 68,000	\$ 17,000	\$ 615,080
NC3-19 Parktowne Terrace		\$ 38,000	\$ 57,000	\$ 19,000	\$ 851,320
NC3-7 Strawn HR		\$ 2,047,880	\$ -	\$ -	\$ -
3-17 Meadow Oaks		\$ -	\$ 1,269,800	\$ -	\$ -
NC3-18 Charlottetown		\$ -	\$ 933,640	\$ 810,000	
NC3-93 Claremont		\$ -	\$ -	\$ 1,750,000	\$ 85,000
Management Improvements		\$ 67,500	\$ 70,000	\$ 67,500	\$ 30,000
Administration		\$ 983,866	\$ 987,575	\$ 983,291	\$ 983,291
Audit		\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000
Non-Dwelling Equipment		\$ 60,000	\$ 40,000	\$ 25,000	\$ 55,000
Fees		\$ 450,230	\$ 443,740	\$ 352,964	\$ 343,064
Security/Section 504		\$ 35,000	\$ 25,000	\$ 10,000	\$ 32,000
Contingency		\$ 118,279	\$ 120,000	\$ 70,000	\$ 120,000
CFP Funds Listed for 5-Year Planning		\$4,915,755	\$4,915,755	\$4,915,755	\$4,915,755
Replacement Housing Factor	1st Increment	\$511,410	\$511,410	\$511,410	\$511,410
Replacement Housing Factor	2nd Increment	\$233,062	\$233,062	\$233,062	\$233,062

CAPITAL FUND PROGRAM FIVE YEAR ACTION PLAN

CAPITAL FUND PROGRAM FIVE YEAR ACTION PLAN

Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY 2008	Activities for Year: 2009				Activities for Year: 2010			
	FFY Grant: 2009				FFY Grant: 2010			
	PHA FY: 2009				PHA FY: 2010			
Development Name/Number	Major Work Category	Quantity	Estimated Costs	Development Name/Number	Major Work Category	Quantity	Estimated Costs	
NC3-11 Boulevard Homes	Kitchen/Bath Reno (60 units)	60	1,080,000	NC3-11 Boulevard Homes	Kitchen/Bath Reno (55 units)	50	900,000	
NC3-6 EDWIN	REPLACE HVAC UNIT\$	20	34,000	3-17 Meadow Oaks	COMPREHENSIVE RENO (including adding A/C) @ \$	1460	\$1,120,000	
NC3-19 PARKTOWNE TERRACE	REPLACE HVAC UNITS	20	38,000		ACM Mastic Removal @ \$2500/uni	1460	\$80,000	
NC3-7 STRAWN (HR)	REPLACE KITCHEN WALL CABINET	2700 LF	243,000		Site Work	1450	\$25,000	
	REPLACE BASE CABINETS & COUNTERTOP	2134 LF	192,060		Relocation (32 residents x 2 moves x \$700)	1495	\$44,800	
	REPLACE KITCHEN SINK	194	19,400	NC3-6 EDWIN	REPLACE HVAC UNIT\$	40	68,000	
	REPLACE WINDOW TREATMEN	256	5,120	NC3-19 PARKTOWNE TERRACE	REPLACE HVAC UNIT\$	30	57,000	
	REPLACE WATER HEATEI	194	58,200	NC3-18 CHARLOTTETOWN	REPLACE KITCHEN WALL CABINET	1696 LF	203,520	
	PAINT INTERIOR OF UNITS	194	135,800		REPLACE BASE CABINETS & COUNTERTO	1841 LF	220,920	
	REPLACE HVAC UNIT\$	39	58,500		REPLACE KITCHEN SINK	150	22,500	
	CAULK ALL WINDOWS (interior & exterior - 12 story)	284	56,800		PAINT INTERIOR OF UNITS	150	150,000	
	CONVERT 50 O-BRS TO 25 1BRS	25	625,000		CAULK ALL WINDOWS (interior & exterior - 12 story)	446	89,200	
	ABATEMENT	218	654,000		REPLACE HVAC UNIT\$	75	120,000	
					REPLACE APPLIANCES	180	127,500	
MANAGEMENT IMPROVEMENTS:	RESIDENT ORGANIZATION FACILITIES	LUMF	15,000	MANAGEMENT IMPROVEMENTS:	RESIDENT ORGANIZATION FACILITIES	LUMF	5,000	
	RESIDENT ORGANIZATION TRAININC	LUMF	7,500	RESIDENT INITIATIVE:	RESIDENT ORGANIZATION TRAININC	LUMF	10,000	
	SECTION 3 RESIDENT INITIATIVE TRAINING	LUMF	15,000		SECTION 3 RESIDENT INITIATIVE TRAINING	LUMF	15,000	
	PHA STAFF TRAINING	LUMF	30,000		PHA STAFF TRAINING	LUMF	40,000	
ADMINISTRATIVE	MODERNIZATION STAFF	7	466,000	ADMINISTRATIVE	MODERNIZATION STAFF	7	466,000	
	LEGAL, TRAVEL, PRINTING, PHONE, AD:	LUMF	26,291		LEGAL, TRAVEL, PRINTING, PHONE, AD:	LUMF	30,000	
	10% Contribution to Central Cost Center		491,575		10% Contribution to Central Cost Center		491,575	
	AUDIT	1	1,000		AUDIT		1,000	
NON-DWELLING EQUIPMENT	MAINTENANCE VEHICLES & EQUIPMEN	2	60,000	NON-DWELLING EQUIPMENT	MAINTENANCE VEHICLES & EQUIPMEN	2	40,000	
FEES:	ENVIRONMENTAL CONSULTINC	1	150,000	FEES:	ENVIRONMENTAL CONSULTINC		150,000	
	A/E FEES	1	250,230		A/E FEES		248,740	
	MANAGEMENT CONSULTING FEES/APPRaisal	1	50,000		MANAGEMENT CONSULTING FEES/APPRaisal		45,000	
PHA WIDE:	SECTION 504		10,000	PHA WIDE:	SECTION 504		5,000	
	SECURITY		25,000		SECURITY		20,000	
	CONTINGENCY		118,279		CONTINGENCY		120,000	
	TOTAL CFP ESTIMATED COST		4,915,755		TOTAL CFP ESTIMATED COST		4,915,755	

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

APPENDIX H

2008 - 2009 Capital Activities

Property	Description of Capital Improvements Planned	Quantity	Estimated Cost
3-6 Edwin Towers	Replace HVAC Thru-Wall Units (30)	30	\$42,000
3-6 Edwin Towers	Replace Roof Covering	110	\$71,500
3-7 Strawn	Replace HVAC Thru-Wall Units (40)	40	\$56,000
3-18 Charlottetowne	Replace HVAC Thru-Wall Units (30)	30	\$42,000
3-6 Parktowne	Replace HVAC Thru-Wall Units (25)	25	\$40,000
3-6 Parktowne	Replace Roof Covering	195	\$126,750
3-5 Autumn Place	Replace Roof Covering	277	\$60,940
3-17 Meadow Oaks	Remove Baseboard Heat and Install New Central HVAC (requires installation of duct in drop ceilings)	32	\$224,000
3-17 Meadow Oaks	Relocation	32	\$28,800
3-17 Meadow Oaks	Paint Interior of Units	32	\$36,800
3-17 Meadow Oaks	Install New HVAC in Community Building (requires new duct)	1	\$65,000
3-3 Southside Homes	Comprehensive Renovation of 70 units	70	\$4,471,474 *
3-24 Robinsdale	Comprehensive Renovation of 30 units	30	\$1,096,732 *
3-93 Claremont	Replace Appliances & Water Heaters	50	\$52,000
3-28 Sunridge	Remove Baseboard Heat and Install New Central HVAC (requires installation of duct in drop ceilings)	44	\$308,000
Total of Planned Improvements			\$6,721,996

*expect \$2,700,00 leveraged contribution from City HTF

APPENDIX I

**Charlotte Housing Authority
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: 2006-2008
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 2008

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 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 <input checked="" type="checkbox"/> 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 <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 <input checked="" type="checkbox"/> 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 <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 2008-2013

5. Number of units affected: 122
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>Central Office</u>
1b. Development (project) number: 3-07
2. Activity type: Demolition Disposition <input checked="" type="checkbox"/> or transfer to COCC
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: 2008-2011
5. Number of units affected: None
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: 2008-2011 b. Projected end date of activity: 2011

Demolition/Disposition Activity Description
1a. Development name: <u>Arbor Glen 50 Units and FIC Building</u>
1b. Development (project) number: 3-09
2. Activity type: Demolition Disposition <input checked="" type="checkbox"/>
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: 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 <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 11-15-03 b. Projected end date of activity: 12-31-08

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: 2008-2013 b. Projected end date of activity: 2013	

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: 2008-2013	
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: 2008-2013 b. Projected end date of activity: 2013	

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 Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2008-2013 b. Projected end date of activity: 2013

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 Approved Submitted, pending approval <input checked="" type="checkbox"/> Planned application
4. Date application approved, submitted, or planned for submission: 2008-2013
5. Number of units affected: 180 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: 2008-2013 b. Projected end date of activity: 2013

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: 2008-2013
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: 2008-2013 b. Projected end date of activity: 2013
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Demolition/Disposition Activity Description
1a. Development name: Tall Oaks 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: 2008-2013
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: 2008-2013 b. Projected end date of activity: 2013

Demolition/Disposition Activity Description
1a. Development name: Savanna Woods 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: 2008-2013
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: 2008-2013 b. Projected end date of activity: 2013

Demolition/Disposition Activity Description
1a. Development name: Live Oak 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 Projected end date of activity: 2008

Demolition/Disposition Activity Description
1a. Development name: Hall House 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: 2006-08
5. Number of units affected: 191
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: 2009

Demolition/Disposition Activity Description
1a. Development name: Tarlton Hills 1b. Development (project) number: 3-23
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: 2008-2013

5. Number of units affected: 21
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: 2008-2013 b. Projected end date of activity: 2013

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 2008-2013
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: 2008-2013 b. Projected end date of activity: 2013

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"/> or transfer to COCC
3. Application status Approved Submitted, pending approval <input checked="" type="checkbox"/> Planned application
4. Date application approved, submitted, or planned for submission: 2008-2011
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: 2008-2011 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: 2008-2013	
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: 2008-2013 b. Projected end date of activity: 2013	

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: 2008-2013	
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: 2008-2013 b. Projected end date of activity: 2013	

Demolition/Disposition Activity Description	
1a. Development name: <u>Turnkey III Program – Single Family Homes</u>	
1b. Development (project) number: NC003-14, NC003 - 15	
1. Activity type: <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> Disposition	
3. Application status	

<p>Approved</p> <p><input checked="" type="checkbox"/> Submitted, pending approval</p> <p>Planned application</p>
<p>4. Date application approved, submitted, or planned for submission: 2006</p>
<p>5. Number of units affected: 5</p> <p>6. Coverage of action</p> <p><input checked="" type="checkbox"/> Part of the development</p> <p>Total development</p>
<p>7. Timeline for activity:</p> <p>a. Actual or projected start date of activity: 2006</p> <p>b. Projected end date of activity: 2008</p>