

A.

PHA Information.

A.1

PHA Name: Roxboro Housing Authority PHA Code: NC060PHA Plan for Fiscal Year Beginning: (MM/YYYY): 01/01/2020PHA Plan Submission Type: 5-Year Plan Submission Revised 5-Year Plan Submission

Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.

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

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

B.	5-Year Plan. Required for <u>all</u> PHAs completing this form.
B.1	Mission. State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years. <u>Roxboro Housing Authority plans to serve the aforementioned target audience by continuing to provide high-quality, affordable housing, youth and adult programming, renovated common spaces, unit, building capital improvements that help sustain housing for years to come.</u>
B.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low- income, and extremely low- income families for the next five years. <u>Renovate and repair 100 percent of RHA's four sites, all of its units, buildings and common spaces; obtain Public Housing Assessment System (PHAS) high-performer status (90 or above); increase participation in the Resident Opportunities Self Sufficiency (ROSS) and Family Self Sufficiency (FSS) grant programs by 20 percent; procure and conduct a capital needs assessment to determine the cost to sustain public housing units for 20 years; obtain an occupancy rate of 98 percent; to facilitate the Roxboro Community Redevelopment Corporations' efforts to provide new and renovated affordable housing and enhanced educational and employment opportunities in Person Co.</u>
B.3	Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. <u>Vacant units modernized; carbon-monoxide detectors installed on all floors in all units, renovated one community center (Lee Gardens) with two more almost completed (Harris Gardens and Weatherly Heights), re-roofing of Administrative Building; re-roofing project started at Harris Gardens of all 20 residential buildings; HVAC units installed at Weatherly Heights and Green Gardens, new cabinets installed in all units and two community centers; sidewalk and erosion control work at all sites</u>
B.4	Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. <u>See attached.</u>
B.5	Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan. <u>The Executive Director shall notify and seek approval of the Board of Commissioners, stating a sound reason to modify or amend the 5-Year Plan; seek approval to add/change within HUD's EPIC system from the HUD Regional Office</u>
B.6	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) provide comments to the 5-Year PHA Plan? Y N (b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations. <u>See attached.</u>
B.7	Certification by State or Local Officials. <u>Form HUD 50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan, must be submitted by the PHA as an electronic attachment to the PHA Plan. See attached.</u>

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
07/31/2017

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

Work Statement for Year 1 2020				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SCATTERED SITES (NCC060000001)			\$518,130.00
ID0001	Management Improvement(Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Other)	Miscellaneous expenses		\$30,000.00
ID0002	General Capital Improvements(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Sliding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Commodies,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscaping,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Stripping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooding,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Common Area Washers,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Day Care Center,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Storage Area,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Re-roofing of Weatherly Heights buildings, Administrative Office renovation, Exterior Closet Doors Harris Gardens, Green Gardens, HVAC, Playground Upgrades, Sidewalk/Driveway Repairs, Exterior Lighting, Unit Modernization, Bed Bug Machine, Administrative/Community Service Vehicle, Appliances		\$488,130.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		1	2020	
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity
	Subtotal of Estimated Cost			\$518,130.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		2	2021		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
	SCATTERED SITES (NC060000001)				\$518,130.00
ID0003	Management Improvement(Management Improvement (1408)-Empowerment Activities, Management Improvement (1408)-Other)	Miscellaneous expenses			\$30,000.00
ID0004	General Capital Improvements(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Stripping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Common Area Painting,Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Non-Dwelling Interior (1480)-Common Area Washers,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Day Care Center,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Storage Area,Non-	Exterior Closet Doors at Weatherly Heights; Re-Roof Lee Gardens Buildings; HVAC Installation, Sidewalk/Driveway Repairs, Exterior Lighting, Unit Modernization, Water and Sewer Line Replacement; Mold Remediation; Appliances			\$488,130.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2	2021	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
	Subtotal of Estimated Cost			\$518,130.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		3	2022		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
	SCATTERED SITES (NC060000001)				\$518,130.00
ID0005	Management Improvement(Management Improvement (1408)-Empowerment Activities, Management Improvement (1408)-Other)	Miscellaneous expenses			\$30,000.00
ID0006	General Capital Improvements(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Common Area Washers,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Day Care Center,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Storage Area,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Screen Doors; HVAC Installation, Sidewalk/Driveway Repairs, Exterior Lighting, Unit Modernization, Water and Sewer Line Replacement; Mold Remediation; Appliances; Playground at Lee Gardens		\$488,130.00	

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		3	2022	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
	Subtotal of Estimated Cost			\$518,130.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		4	2023	
Identifier	Development Number/Name	General Description of Major Work Categories		
	SCATTERED SITES (NC6060000001)			
ID0007	Management Improvement(Management Improvement (1408)-Empowerment Activities, Management Improvement (1408)-Other)	Miscellaneous expenses		\$518,130.00
ID0008	General Capital Improvements(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Commodities,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Stripping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Exterior (1480)-Balconies and Railings,Non-Dwelling Exterior (1480)-Canopies,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Exterior (1480)-Soffits,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Common Area Washers,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Day Care Center,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Storage Area,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-	Siding, Shutters; Canopies; Screen Doors; Gutters and Downspouts; HVAC Installation; Exterior Doors; Sidewalk/Driveway Repairs, Exterior Lighting, Unit Modernization, Water and Sewer Line Replacement; Mold Remediation; Appliances; Playground Upgrades all sites; Community Building at Green Gardens; ADA-Compliant Ramps, handrails, access points		\$488,130.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		4	2023	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
	Subtotal of Estimated Cost			\$518,130.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
07/31/2017

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		5	2024	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SCATTERED SITES (NC0600000001)			\$518,130.00
ID0010	Management Improvement(Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Other)	Miscellaneous expenses		\$30,000.00
ID0011	General Capital Improvements(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other,Non-Dwelling Exterior (1480)-Balconies and Railings,Non-Dwelling Exterior (1480)-Canopies,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Exterior (1480)-Soffits,Non-Dwelling Exterior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Common Area Washers,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Day Care Center,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Storage Area,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-	Siding, Shutters; Canopies; Screen Doors; Gutters and Downspouts; HVAC Installation; Exterior Doors; Sidewalk/Driveway Repairs; Exterior Lighting; Unit Modernization, Water and Sewer Line Replacement; Mold Remediation; Appliances; Playground Upgrades all sites; ADA-Compliant Ramps, handrails, access points; Security Camera Equipment; Safety Lift for Maint. Trucks;		\$468,130.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		5	2024	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
Playground Areas - Equipment				
ID0012	Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	A/E Services for Various Projects		\$20,000.00
	Subtotal of Estimated Cost			\$518,130.00

Capital Fund Program - Five-Year Action Plan

Status: Draft

Approval Date:

Approved By:

Part I: Summary						
PHA Name: Roxboro Housing Authority		Locality (City/County & State)				
PHA Number: NC060		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revised 5-Year Plan (Revision No:)				
A.	Development Number and Name	Work Statement for Year 1 2020	Work Statement for Year 2 2021	Work Statement for Year 3 2022	Work Statement for Year 4 2023	Work Statement for Year 5 2024
	SCATTERED SITES (NC060000001)	\$518,130.00	\$518,130.00	\$518,130.00	\$518,130.00	\$518,130.00

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- ☒ PHA Goal: Ensure equal opportunity and affirmatively further fair housing Objectives:
 - ☒ Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
 - ☒ Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
 - ☒ Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - ☒ Other: (list below)

Other PHA Goals and Objectives: (list below)

The PHA also plans to continue with enforcing the lease, evicting tenants in non-compliance (i.e. drug activity, boarders, behavior that prevents peaceful enjoyment and safe living conditions on PHA property.) While this activity may impact the vacancy rate, the agency plans contract unit-turnaround efforts to provide a better quality product in a timely fashion (two-week turnaround) and network with other PHAs and local apartment communities to lease units within 14 days.

The PHA continues to partner with Safe Haven of Person County which is a Domestic Violence Agency to educate victims of domestic violence, stalking, how to protect themselves and family members from domestic violence. The PHA has a policy on procedures in handling domestic violence applicants and lease holders. The PHA invites Safe Haven representatives to present information at resident meetings and provides literature for residents and applicants concerning domestic violence issues via HUD Forms 5380 & 5382 and implemented the VAWA Emergency Transfer Policy via HUD Form 5381 & 5383.

Roxboro Housing Authority aims to repair and paint (as necessary) 100 percent of its 210 units, common areas, buildings and sites by the end of 2020. For accuracy, repair severity levels and efficiency purposes, the agency will use U.S. Inspection Group physical inspection report in which agency property (all four sites) was thoroughly inspected by according to Uniform Physical Condition Standards (UPCS.)

Employment, Entrepreneurship and Education: The three E's that will compliment RHA's core values of the three A's of Accountability, Awareness and Attitude. For example, RHA plans to continue its partnership with Fathers on the Move, Inc. FOTM is an organization that helps men transition from incarceration to society and, in general, to overcome various barriers to achieve self-sufficiency. Under the agency's Second Chance Initiative, FOTM will facilitate weekly support group sessions, job readiness training and mentorship. This initiative addresses the

agency's Section 3 requirement, providing economic opportunities to low- and very-low income individuals in Person Co. A women's group, similar to the aforementioned initiative, has been established and aims to have a similar impact.

Roxboro HA has designated 437 Mt. Bethel Church St. as a facility to house youth activities and/or a daycare facility. The building will first serve a new afterschool program at Harris Gardens, serving all school-aged youth with segregated STEM and other activities. A snack and/or meal will be provided before instructional time. Elementary and middle/high school students will be separated at all times.

A \$22,000 grant from the N.C. Dept. of Administration/N.C. Council for Women and Youth Involvement along with other grants and in-kind contributions shall cover after-school expenses (i.e. instructor, materials, food costs, etc.) Parental waiver forms shall be required; otherwise, no participation shall be granted.

A daycare provider may rent the building, addressing the expressed need of on-site daycare at Harris Gardens.

The agency shall continue its partnership with Piedmont Community College. The Adult Education Program shall continue at Lee Gardens Community Center two days a week. More orientation sessions shall take place on-site, on campus and at the Business Development and Entrepreneurship Center, providing residents and other local citizens with the vast educational (curriculum, continuing education and certificate) programs offered at PCC. Academic scholarships may be offered to qualifying RHA residents.

All of the above initiatives, programs and activities shall expand using Weatherly Heights and Harris Gardens, recently renovated community centers. Because of 2019 capital improvements, RHA also intends to rent said facilities to persons/groups in the community following the current rental policy. Non-federal funds generated from community center rentals along with 437 Mt. Bethel Church St. shall be used for a repayment agreement with HUD to comply with its 2017 Compliance Review findings. Repayment terms are pending. Remaining non-federal funds shall be used for residents' needs that HUD and other grant funds cannot be used (i.e. scholarships, rewards, door prizes, refreshments at general meetings, fitness equipment, field trips, etc.)

Telemon Corporation shall continue to play a role in provided needed human resources for RHA through its Project Pride Work Experience Program. The agency plans to allow additional Telemon employees to gain work at RHA in administrative/clerical, routine and non-routine maintenance and janitorial areas.

Roxboro Housing Authority will continue to explore affordable housing development opportunities in Roxboro. A pre-application has been sent to the N.C. Housing Finance Agency to evaluate a possible development at the end of Mt. Bethel Church St., Roxboro within the Harris Gardens site. This agency administers

funding for affordable housing projects statewide. RHA has support from the following: N.C. Indian Affairs Division, the Person Co. Housing Choice Voucher (Section 8) administrator, Safe Haven of Person Co., Fathers on the Move, Inc. and the City of Roxboro.

A non-profit called Roxboro Community Redevelopment Corporation has been established. RCRC is now waiting for it to receive documentation as a 501 c3 non-profit to receive tax-deductible donations and grant funding for affordable housing and economic development along with educational endeavors. RHA plans to sell land at Harris Gardens to the non-profit for development purposes as stated above. (see attached RCRC bylaws.)

The PHA continues to implement a strategy to eradicate crime on its properties through its partnership with the Roxboro Police Department for added coverage, installing security cameras and developing stronger lines of communication with residents to foster information sharing related to criminal activity. Green Gardens will be the fourth site with cameras, completing Phase 2 of this safety and security endeavor.

Roxboro Housing Authority DECONCENTRATION POLICY

The Policy of Roxboro Housing Authority shall be to facilitate mixed income communities and to decrease the concentration of poverty in public housing communities.

Activities to achieve an economic mix and deconcentration of poverty will be to:

- (1) Monitor monthly the income of the current tenant population to determine the average income of tenants in each housing complex;
- (2) As vacancies occur, and if an appropriate bedroom size dwelling unit is available, Applicants with higher incomes will be offered a dwelling unit on a site with lower income tenants;
- (3) As vacancies occur, and if an appropriate bedroom size dwelling unit is available, Applicants with lower income will be offered a dwelling unit on a site with higher income tenant;

No Applicant will be denied admission to housing based on his/her rejection of the dwelling unit offered to achieve deconcentration of poverty.

Certification of Compliance with PHA Plans and Related Regulations (Small PHAs)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 02/29/2016

PHA Certifications of Compliance with the PHA Plans and Related Regulations including Civil Rights and PHA Plan Elements that Have Changed

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the X 5-Year and/or x Annual PHA Plan for the PHA fiscal year beginning 1/1/2020, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA certifies that the following policies, programs, and plan components have been revised since submission of its last Annual PHA Plan (check all policies, programs, and components that have been changed):
 - ☐ 903.7a Housing Needs
 - ☒ 903.7b Deconcentration and Other Policies Governing Eligibility, Selection, Occupancy, and Admissions Policies
 - ☐ 903.7c Financial Resources
 - ☐ 903.7d Rent Determination Policies
 - ☐ 903.7h Demolition and Disposition
 - ☐ 903.7k Homeownership Programs
 - ☐ 903.7r Additional Information
 - ☐ A. Progress in meeting 5-year mission and goals
 - ☐ B. Criteria for substantial deviation and significant amendments
 - ☐ C. Other information requested by HUD
 - ☐ 1. Resident Advisory Board consultation process
 - ☐ 2. Membership of Resident Advisory Board
 - ☒ 3. Resident membership on PHA governing board

The PHA provides assurance as part of this certification that:

- (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
 6. The PHA certifies that it will carry out the 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.
 7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing 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 by maintaining records reflecting these analyses and actions.
 8. For a PHA Plan that includes a policy for site based waiting lists:

- The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2010-25);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting lists would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
 10. 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.
 11. 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.
 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 the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
 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, the Residential Lead-Based Paint Hazard Reduction Act of 1992, 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), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
 19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
 20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
 21. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Roxboro Housing Authority
PHA Name

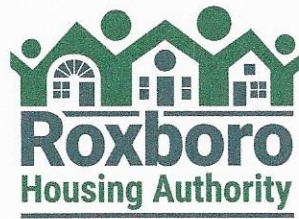
NC060
PHA Number/HA Code

☒ 5-Year PHA Plan for Fiscal Years 2020 - 2024

Annual PHA Plan for Fiscal Year 2020

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 Angela Bellamy	Title Chairwoman, Board of Commissioners
Signature	Date



Roxboro Housing Authority

Public Hearing on Annual & Five-Year Plan

October 24, 2019

Roxboro Housing Authority Resident Commissioner and Resident Advisory Board Chairwoman Charlene Wilson declared the public hearing open at 4:19 pm. Officers and residents from three of four RHA communities were in attendance as well as Felts Lewis, Executive Director; Froncello Bumpass, Housing Manager; Annie Graham and Lawrence Mayfield, ROSS and FSS Coordinators. There were 12 residents present (See attached).

Director Lewis explained that the purpose of the public hearing was to review and garner feedback from the residents on the proposed five-year plan. He explained that all comments and suggestions would be provided to the RHA Board of Directors at their meeting on Wed., Nov. 6, 2019, at the Lee Gardens Community Center, Roxboro. The final document shall be approved and submitted to HUD Regional Office in Greensboro.

He summarized year-by-year proposed projects and activities based on the amount of projected federal Capital Improvement Funds to be awarded to the agency. Projects and activities would be adjusted if all projected funds were not awarded. The focus of the plan are the three E's: ***Employment, Education and Entrepreneurship***.

Following the overview, the following questions were offered by residents:

1. RHA needs to continue to dispel the stigma associated with Harris Gardens.
2. The agency needs a plan to improve the interior lighting in units.
3. The agency needs to continue and improved its process of ridding units of bedbugs- the current machinery doesn't appear to work effectively.
4. With the installation of playground equipment for Lee Gardens, will equipment be installed in a safe area away from the creek that runs alongside of units?
5. New bathroom heaters need to be a part of upgrade plan.
6. What are the plans for overall modernization of interior of units?

Mr. Lewis also summarized partnerships and programming plans, including: Section 3 plans for employment of women, strengthening of Second Chance Initiative for the employment of men, after-school initiatives and affordable housing effort through the new Roxboro Community Redevelopment Corporation (501 (c)3 status is pending.)

Following the question and answer period, the public hearing was adjourned at 5:45pm.

Challenged Elements

The following comments were responses to challenged elements to the proposed plan:

RHA plans to continue to use its good relationship with the local media, its Carolinas Council award-winning website, social media and visits from outside guest speakers and non-profit organization representative along with improving customer service to gradually dispel the stigma associated with Harris Gardens (and other PHA sites.)

The agency shall incorporate the improvement of interior lighting as part of its efforts to conduct REAC inspection work explained below.

Bedbug eradication is to be addressed with the purchase of and the training for using a new, more powerful bedbug machine, which is in the proposed 5-Year plan.

The agency shall place playground equipment away from a creek that runs through the middle of the Lee Gardens site for safety reasons.

New bathroom heaters shall be a part of a REAC initiative explained below.

To address the concern about an overall plan to modernize interior of units, RHA will resume its strategy of going unit by unit, building by building completing REAC work. I explained to the residents that the three-days-a-week initiative had to stop due to staffing issues. This effort shall resume in Jan. 2020. Capital and operations funds shall be used on a case-by-case basis.



Roxboro Housing Authority
Executive Director

Roxboro Housing Authority/Resident Council Meeting
Annual Plan Public Hearing

4pm

October 24, 2019

Sign-In

Name (Please Print)

Address/Email Address/Phone

Terencia Dutrais	4129 Monroe Street
Conna Butler	450 mt Bethel ch st
Courtney McGillberry	204 Holly St / courtneyr63@hotmail.com/
Betty Pettiford	205 Holly st
Heather Fulliam	219 Sount St
Ann Sutherland	818 hylt St
Dorothy Moore	118 Cleveland dr
Mildred Jackson	109 Cleveland hn
Kucille Eshale Te-wa-Tkins	515 S main ST Roxboro NC
Deborah Carver	823 Lyle St,
Charlene Wilson	209-Holly Street

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

U. S Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 2/29/2016

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

I, Merilyn Newell, the Mayor
Official's Name *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

Roxboro Housing Authority
PHA Name

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of
Impediments (AI) to Fair Housing Choice of the

City of Roxboro
Local Jurisdiction Name

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State Consolidated Plan and the AI.

The PHA Plan is consistent with the Consolidated Plan in that the PHA will provide equal opportunity in housing for all citizens and will not discriminate against any applicant seeking housing and offer choice from within its available housing portfolio. The PHA's objective is to provide a safe, healthy place to live and opportunities to promote self sufficiency and economic independence.

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 Merilyn Newell	Title Mayor
Signature	Date