



## **SECTION I: B.1 Revision of PHA Plan Elements**

### **Deconcentration Policy**

#### ***10.4 DECONCENTRATION POLICY***

It is the WILMINGTON Housing Authority's policy to provide for deconcentration of poverty and encourage income mixing by bringing higher income families into lower income developments and lower income families into higher income developments. Toward this end, we may skip families on the waiting list to reach other families with a lower or higher income. We will accomplish this in a uniform and non-discriminating manner.

The WILMINGTON Housing Authority will affirmatively market our housing to all eligible income groups. Lower income residents will not be steered toward lower income developments and higher income people will not be steered toward higher income developments.

Prior to the beginning of each fiscal year, we will analyze the income levels of families residing in each of our developments and the income levels of the families on the waiting list. Based on this analysis, we will determine the level of marketing strategies and deconcentration incentives to implement.

#### ***10.5 DECONCENTRATION INCENTIVES***

The WILMINGTON Housing Authority may offer one or more incentives to encourage applicant families whose income classification would help to meet the deconcentration goals of a particular development.

Various incentives may be used at different times, or under different conditions, but will always be provided in a consistent and nondiscriminatory manner.

## Statement of Financial Resources

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2015 grants)</b>		
a) Public Housing Operating Fund	\$ 4,935,000	
b) Public Housing Capital Fund	\$ 1,636,022	
c)		
d)		
e) Annual Contributions for HCV: Tenant-Based Assistance Administrative Fees Earned	\$11,899,234 \$ 880,000	
f) Multi-Family Service Coordinator Grant	\$ 78,000	
g) Resident Opportunity and Self-Sufficiency Grants: FSS Coordinator Grant	\$115,537	
h) Community Development Block Grant	\$	
i) SNAPS	\$ 135,936	Housing Assistance for people with mental health and homelessness
Other Federal Grants (list below)		
j) HOPWA	\$ 99,000	Housing Assistance for people with HIV/Aids
k) Choice Neighborhoods	\$	
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
CFP - 2016	\$1,636,022	Public Housing Capital Improvements
CFP-2015	\$950,000	Public Housing Capital Improvements
CFP- RHF 20015 Nesbitt	\$ 287,183	Replacement Public Housing
CFP- RHF 20014 Taylor	\$ 281,954	Replacement Public Housing

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
CFP- RHF 20014 Nesbitt	\$ 297,324	Replacement Public Housing
CFP- RHF 20013Taylor	\$ 278,452	Replacement Public Housing
CFP- RHF 20013 Nesbitt	\$ 296,948	Replacement Public Housing
CFP- RHF 20012 Taylor	\$ 290,000	Replacement Public Housing
CFP- RHF 20012 Nesbitt	\$ 334,701	Replacement Public Housing
ROSS Service Coordinator Grant	\$ 156,000	2 Service Coordinators
HCV/PH FSS Coordinator Grant	\$ 115,537	2 FSS Counselors
Multi-Family Service Coordinator Grant	\$ 78,000	Multi-family Service Coordinator
<b>3. Public Housing Dwelling Rental Income</b>	\$1,880,970	PIH Operations
<b>4. Other income</b> (list below)		
Tenant Charges	\$ 55,000	PIH Operations
Excess Utility income	\$ 1114,000	PIH Operations
<b>4. Non-federal sources</b> (list below)		
Investment Income	\$ 1,400	PIH Operations
	\$	
<b>Total resources</b>	\$27,784,053	



## SECTION II: B.2 New Activities

- Mixed Finance Modernization or Development
  - ✓ WHA is always looking for ways to modernize our housing or develop additional affordable housing. WHA plans to submit a Tax Credit Application for either Modernization or Development which may include Mixed Finance. The Tax Credit application could affect 1 or more of our sites, listed below.
  
- Demolition and/or Disposition
  - ✓ Properties that may be considered for disposition or demolition include, but are not limited to:
    - Houston Moore (150 units)
    - Hillcrest (256 units)
    - Solomon Towers (151 units)
    - Creekwood South (60 units)
    - Creekwood South LLC (138 units)
    - Woodbridge (24 units)
    - Eastbrook (32 units)
    - Vesta Village (43 units)
    - New Brooklyn (40 units)
    - Scattered Sites (7 units)
    - SouthSide 1 (1 unit)
  
- Designated Housing for Elderly and/or Disabled Families
  - ✓ WHA is currently constructing an 8 unit property persons senior and disabilities.
  
- Conversion of Public Housing to Project-Based Assistance under RAD
  - ✓ WHA Plans on completing an analysis of its current portfolio to see which AMPs would be best suited for an RAD conversion.
  - ✓ *Please see Attachment B for properties being considered for RAD Conversions*
  
- Occupancy by Over-Income Families
  - ✓ WHA is planning to update our Admin & ACOP plans this year which may include an update or revision to Occupancy Policies for Over-Income Families which may affect 1 or more of our properties listed above.

- Occupancy by Police Officers
  - ✓ WHA is planning to update our Admin & ACOP plans this year which may include an update or revision to Occupancy Policies for Police Officers which may affect 1 or more of our properties listed above.
- Non-Smoking Policies
  - ✓ WHA already has a non-smoking policy in place. However, HUD is proposing changes to their suggested non-smoking policy that may affect our policy. As WHA is planning to update our Admin & ACOP plans this year, we may update our non-smoking policy accordingly which may affect 1 or more of our properties listed above.
- Project-Based Vouchers
  - ✓ If there was an opportunity to receive Project-Based Vouchers for an existing community or new construction, WHA may pursue receiving additional Project-Based Vouchers that may affect 1 or more of our properties listed above.
- Units with Approved Vacancies for Modernization
  - ✓ Utilizing our Capital Funds, WHA may have the opportunity to modernize some of our communities, which may include Approved Vacancies if needed and may affect 1 or more of our properties listed above.
- Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).
  - ✓ As one of our goals is to seek additional grant funding to fulfill our mission, WHA may pursue grants that would bring additional money to the agency to improve 1 or more of our properties listed above.



## **SECTION III B.5: Progress Report**

This updated progress report will be based on the items that were listed in our last submitted plan.

### **Improve REAC, PHAS and maintain high performer status for SEMAP scores**

- ✓ WHA improved our REAC scores for our sites over the last year

### **Increase occupancy rates at all Public Housing sites**

- ✓ Occupancy has increased at our all public housing communities

### **Decrease turn-around time on all Public Housing vacant units**

- ✓ Our turn-around time has decreased on average from 31 days to 17 days

### **Seek additional grant funding for residents services, FSS, security, new construction and rehabilitation of Public Housing units**

- ✓ WHA continues to actively look for funding for resident services, including partnerships with local organizations and non-profits

### **Maximize of public housing units up to Faircloth Limits**

- ✓ WHA continues to explore opportunities to purchase properties using RHF to increase our public housing inventory.

### **Explore Leverage opportunities for both Capital Fund, RHF, and for Project Based Vouchers for further development and rehabilitation of public housing**

- ✓ WHA continues to explore opportunities for funding to further develop and rehab our units. Currently, Capital funds are being used to install dumpster enclosures at Houston Moore to decrease our annual trash bills. Project-Based Vouchers are being utilized at our Rankin Terrace site along with RAD. The housing authority is looking to spend RHF funds for the potential purchase of additional units to convert to public housing.

### **Modernize Public Housing Units**

- ✓ WHA continues to look for funding along with our Capital Funds to modernize our units beyond what we have accomplished at our public housing sites in the past.

### **Streamline and Enhance Effectiveness of Operations**

- ✓ A strong effort by WHA has been made to streamline and enhance the effectiveness of operations, including better turn-around time for units as well as Procurement and

Payments. WHA will be pursuing the purchase of new Housing Authority software to further enhance operations.

**Maximize full Utilization of Housing Choice Vouchers**

- ✓ WHA has increased our utilization of HCV, adding nearly 100 vouchers over the last year.

**Strengthening relationships with Community Partners for Resident services.**

- ✓ Our FSS and ROSS Coordinators continue to strengthen and build relationships with community partners for resident services. Our biggest success has been the afterschool programming at our Houston Moore site for pre-teens and younger children.
- ✓ We have also been working with the Cub Scouts and have started a troop at our Creekwood site.

**Enhance quality of resident service programming and self-sufficiency opportunities**

- ✓ Our FSS and ROSS Coordinators continue to enhance the quality of our resident services programming and self-sufficiency opportunities by looking for greater participation and quarterly Programming Community Committee meetings.

**Plans for new construction will include green building strategies to the extent possible**

- ✓ For any new construction planned, WHA looks to include green building strategies and energy efficiency to the extent possible and also looks that the strategies make fiscal sense for the project in terms of both costs and reward

**Expand agency presence to include affordable housing throughout the jurisdiction of Wilmington and New Hanover County**

- ✓ WHA is in the process of constructing an 8 unit supportive housing property for individuals with disabilities. This project should be completed by the end of this year.
- ✓ WHA is currently looking to properties to purchase located within and just outside the City of Wilmington and into New Hanover County.



## **SECTION IV: B.6 RAB Comments**

***This section will be updated following the 45 day Public Comment period.***