



Housing Authority of the City of Wilmington, North Carolina

FY 2027 Annual Plan

Annual Plan- 50075-ST

Attachments

Attachment 1 – Statement of Financial Resources

Attachment 2 – New Activities (Section B.2)

Attachment 3 – Potential RAD Conversions

Attachment 4 – Public Notice

Attachment 5 – Capital Fund Program (CFP) Annual Statements

Attachment 6 – Relocation and Reoccupancy Plan 2024

Attachment 7 – Civil Rights Certification

Attachment 8 – Certification by City Official

Attachment 9 – RAB Meeting Comments

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

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

Definitions.

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

A.	PHA Information.
A.1	PHA Name: <u>Housing Authority of the City of Wilmington, NC</u> PHA Code: <u>NC001</u> PHA Type: ☒ Standard PHA ☐ Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>04/2027</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>1,390</u> Number of Housing Choice Vouchers (HCVs) <u>2,046</u> Total Combined Units/Vouchers <u>2,239</u> PHA Plan Submission Type: ☒ Annual Submission ☐ Revised Annual Submission Public Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans. The PHA Plan will be available for public review at the following locations and will also be published in the StarNews: • PHA Main Office 1524 S. 16th St. Wilmington, NC 28401 • NC001000015 Jervay Communities 1088 Thomas C. Jervay Loop, Wilmington, NC 28401 • NC001000005 Hillcrest 1402 Meares St., Wilmington, NC 28401 • NC001000007 Solomon Towers 15 Castle St., Wilmington, NC 28401 • NC001000080 Creekwood South 714 Emory St., Wilmington, NC 28401 • NC001000017 New Brooklyn Homes 1214 N. 4th St., Wilmington, NC 28401

☐ PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)					
Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
				PH	HCV
Lead PHA:					

B.	Plan Elements
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B.1	Revision of Existing PHA Plan Elements. (a) Have the following PHA Plan elements been revised by the PHA? Y N <table border="0"> <tr> <td>☐</td> <td>☒</td> <td>Statement of Housing Needs and Strategy for Addressing Housing Needs.</td> </tr> <tr> <td>☐</td> <td>☒</td> <td>Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</td> </tr> <tr> <td>☒</td> <td>☐</td> <td>Financial Resources.</td> </tr> <tr> <td>☐</td> <td>☒</td> <td>Rent Determination.</td> </tr> <tr> <td>☐</td> <td>☒</td> <td>Operation and Management.</td> </tr> <tr> <td>☐</td> <td>☒</td> <td>Grievance Procedures.</td> </tr> <tr> <td>☐</td> <td>☒</td> <td>Homeownership Programs.</td> </tr> <tr> <td>☐</td> <td>☒</td> <td>Community Service and Self-Sufficiency Programs.</td> </tr> <tr> <td>☐</td> <td>☒</td> <td>Safety and Crime Prevention.</td> </tr> <tr> <td>☐</td> <td>☒</td> <td>Pet Policy.</td> </tr> <tr> <td>☐</td> <td>☒</td> <td>Asset Management.</td> </tr> <tr> <td>☐</td> <td>☒</td> <td>Substantial Deviation.</td> </tr> <tr> <td>☐</td> <td>☒</td> <td>Significant Amendment/Modification.</td> </tr> </table> (b) If the PHA answered yes for any element, describe the revisions for each revised element(s): - Revised WHA's financial resources for the most recent fiscal year; see Attachment #1. - We may pursue Restore-Rebuild (f/k/a Faircloth-to-RAD) projects throughout our jurisdiction. This involves the creation of new ACC public housing units under Mixed-Finance and a subsequent conversion to project-based Section 8 (either PBRA or PBV) under RAD. We may designate projects as family, elderly, or elderly/disabled under public housing and may also have these occupancy preferences upon conversion to Section 8. However, we may also have projects with a different occupancy preference under RAD Section 8 than the initial designation under ACC public housing. We may provide rent augmentation to our Restore-Rebuild projects, funded with Section 8 HAP reserves and/or any other HUD-approved rent augmentation sources. These projects may involve new construction, rehabilitation, and/or acquisition.	☐	☒	Statement of Housing Needs and Strategy for Addressing Housing Needs.	☐	☒	Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.	☒	☐	Financial Resources.	☐	☒	Rent Determination.	☐	☒	Operation and Management.	☐	☒	Grievance Procedures.	☐	☒	Homeownership Programs.	☐	☒	Community Service and Self-Sufficiency Programs.	☐	☒	Safety and Crime Prevention.	☐	☒	Pet Policy.	☐	☒	Asset Management.	☐	☒	Substantial Deviation.	☐	☒	Significant Amendment/Modification.
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(c) The PHA must submit its Deconcentration Policy for Field Office review.

- The Wilmington Housing Authority (WHA) maintains a Deconcentration Policy designed to promote the deconcentration of poverty and encourage income mixing within its public housing communities. WHA seeks to provide housing opportunities that support a mix of income levels while administering its admissions and occupancy policies in a fair, consistent, and nondiscriminatory manner. WHA will affirmatively market its public housing communities to eligible families across all applicable income groups. WHA will not steer lower-income families toward lower-income developments or higher-income families toward higher-income developments. Consistent with HUD requirements and WHA's Admissions and Continued Occupancy Policy (ACOP), WHA may utilize permissible waiting-list selection procedures when necessary to further its deconcentration and income-mixing objectives. WHA will periodically review the income levels of families residing within its public housing developments and compare those levels with the income characteristics of families on its waiting list. Based on this analysis, WHA will determine whether additional marketing efforts, outreach strategies, or deconcentration incentives are appropriate. When appropriate, WHA may offer incentives to applicant families whose income classifications would further the deconcentration objectives of a particular development. Any such incentives will be administered consistently, uniformly, and without discrimination in accordance with applicable HUD requirements and WHA policies.

B.2 New Activities.

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

Y N

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

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

- Solomon Towers – RAD/Section 18 Rehabilitation: WHA and its development partners plan to substantially rehabilitate Solomon Towers, an affordable housing community serving elderly and disabled residents, through a 4% LIHTC transaction utilizing RAD/Section 18. The conversion will provide long-term project-based Section 8 assistance while preserving affordability, improving property conditions, and enhancing the quality and sustainability of housing for residents.
- Houston Moore – Section 18/RAD Redevelopment: WHA continues the redevelopment of Houston Moore through Section 18 and RAD. Phase I closed in August 2026 and includes approximately 200 newly constructed units, with 150 project-based assisted units consisting of 90 Project-Based Vouchers and 60 RAD-assisted units. The redevelopment replaces obsolete public housing, preserves long-term affordability, and supports revitalization of the Houston Moore community.
- Jervay Communities – New Construction and RAD Rehabilitation: WHA continues to advance new construction and rehabilitation activities at Jervay Communities, including properties at 903 Dawson Street, 3430 Broad Street, 1010 Thomas C. Jervay Loop, and 2225 Adams Street. Upon project closing, WHA anticipates providing 68 Project-Based Vouchers in connection with the redevelopment. The project supports replacement housing, preservation of affordability, and long-term sustainability of the Jervay Communities.
- Hillcrest and Hillcrest Annex – RAD/Section 18 Blend and Phased Redevelopment: WHA continues to advance the phased redevelopment of Hillcrest and Hillcrest Annex through RAD, Section 18 demolition/disposition, Project-Based Vouchers, and LIHTC financing. Phase I is planned as an 84-unit 4% LIHTC transaction consisting of 7 RAD-assisted units, 63 non-RAD PBV units, and 14 LIHTC-only units. WHA continues to advance required HUD environmental review, Section 106 consultation, financing, and conversion activities. The redevelopment will replace and preserve affordable housing, improve living conditions, and ensure long-term affordability.

B.3

Progress Report.

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

- Wilmington Housing Authority (WHA) continues to make progress toward the goals established in its Five-Year and Annual PHA Plans.
- Increase Occupancy and Improve Operations: WHA continues efforts to increase occupancy, reduce unit turnaround times, improve property conditions, and strengthen leasing, maintenance, procurement, financial management, and overall agency operations.
- Improve HUD Performance and Address Audit Findings: WHA continues to strengthen policies, procedures, internal controls, staff training, and reporting to improve HUD performance indicators and address recommendations identified through audits and monitoring.
- Preserve and Redevelop Affordable Housing: WHA continues to leverage Capital Funds, RAD, Section 18, Project-Based Vouchers, LIHTC, and other funding sources to preserve and redevelop its affordable housing portfolio. Houston Moore Phase I closed in August 2026, and WHA continues to advance redevelopment and preservation activities at Solomon Towers, Jervay Communities, and Hillcrest/Hillcrest Annex.
- Maximize Housing Resources: WHA continues to maximize Housing Choice Voucher utilization, recruit and retain participating landlords, explore opportunities under its Faircloth authority, and strategically utilize Project-Based Vouchers to preserve and expand affordable housing.
- Strengthen Resident Services and Community Partnerships: WHA continues to expand resident services, workforce development, Family Self-Sufficiency, Jobs Plus programming, and partnerships with local, state, federal, nonprofit, educational, and private-sector organizations.
- Modernization and Sustainability: WHA continues to invest in modernization and capital improvements and incorporate energy efficiency, sustainable design, and green building strategies into rehabilitation and new construction projects where feasible.
- Overall, WHA remains focused on improving housing quality and operational performance, preserving and expanding affordable housing, strengthening resident services, and leveraging available resources to meet the housing needs of the Wilmington community.

B.4	Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved. Date to be filled prior to submission**
B.5	Most Recent Fiscal Year Audit. (a) Were there any findings in the most recent FY Audit? Y N ☐ ☐ (b) If yes, please describe:
C. Other Document and/or Certification Requirements.	
C.1	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) have comments to the PHA Plan? Y N ☐ ☐ (b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.

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

C.5 Troubled PHA.

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

Y N N/A
☒ ☐ ☐

(b) If yes, please describe:

- Wilmington Housing Authority (WHA) is currently designated as a troubled agency based on the Public Housing Assessment System (PHAS) Score Report received on August 23, 2024. WHA is actively engaged with HUD and has a formal Recovery Plan in place to address identified deficiencies, strengthen operational performance, and restore compliance with HUD requirements. WHA also submits monthly progress reports to HUD documenting progress toward Recovery Plan goals, corrective actions, and ongoing performance improvements.

Instructions for Preparation of Form HUD-50075-ST Annual PHA Plan for Standard and Troubled PHAs

A. PHA Information. All PHAs must complete this section (24 CFR 903.4).

A.1 Include the full **PHA Name, PHA Code, PHA Type, PHA Fiscal Year Beginning (MM/YYYY), PHA Inventory, Number of Public Housing Units and Number of HCVs, PHA Plan Submission Type,** and the **Public Availability of Information**, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. Note: The number of HCV's should include all special purpose vouchers (e.g. Mainstream Vouchers, etc.) (24 CFR 903.23(e)).

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table (24 CFR 943.128(a)).

B. Plan Elements. All PHAs must complete this section.

B.1 Revision of Existing PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the "yes" box. If an element has not been revised, mark "no" (24 CFR 903.7).

☐ **Statement of Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA's strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income); (ii) elderly families (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location (24 CFR 903.7(a)(2)(i)). Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA's reasons for choosing its strategy (24 CFR 903.7(a)(2)(ii)).

☐ **Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.** PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see 24 CFR 903.2 (24 CFR 903.23(b)). Describe the PHA's admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA's policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR 903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements (24 CFR 903.7(b)). Describe the PHA's procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists (24 CFR 903.7(b)). A statement of the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV (24 CFR 903.7(b)). Describe the unit assignment policies for public housing (24 CFR 903.7(b)).

☐ **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program and state the planned use for the resources (24 CFR 903.7(c)).

☐ **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies (24 CFR 903.7(d)).

☐ **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance and management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA (24 CFR 903.7(e)).

☐ **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants (24 CFR 903.7(f)).

☐ **Homeownership Programs.** A description of any Section 5h, Section 32, Section 8y, or HOPE I public housing or HCV homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval (24 CFR 903.7(k)).

☐ **Community Service and Self Sufficiency Programs.** Describe how the PHA will comply with the requirements of (24 CFR 903.7(l)). Provide a description of: (1) Any programs relating to services and amenities provided or offered to assisted families; and (2) Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs subject to Section 3 of the Housing and Urban Development Act of 1968 (24 CFR Part 135) and FSS (24 CFR 903.7(l)).

☐ **Safety and Crime Prevention (VAWA).** Describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must provide development-by-development or jurisdiction wide-basis: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities (24 CFR 903.7(m)). Note: All coordination and activities must be consistent with federal civil rights obligations. A description of: (1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to survivors of domestic violence, dating violence, sexual assault, or stalking; (2) Any activities, services, or programs provided or offered by a PHA that helps survivors of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and (3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance survivor safety in assisted families (24 CFR 903.7(m)(5)).

☐ **Pet Policy.** Describe the PHA's policies and requirements pertaining to the ownership of pets in public housing (24 CFR 903.7(n)).

☐ **Asset Management.** State how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory (24 CFR 903.7(q)).

☐ **Substantial Deviation.** PHA must provide its criteria for determining a "substantial deviation" to its 5-Year Plan (24 CFR 903.7(s)(2)(i)).

☐ **Significant Amendment/Modification.** PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan (24 CFR 903.7(s)(2)(ii)). For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the 'Sample PHA Plan Amendment' found in Notice PIH 2019-23(HA), successor RAD Implementation Notices, or other RAD Notices.

If any boxes are marked "yes", describe the revision(s) to those element(s) in the space provided.

PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see 24 CFR 903.2 (24 CFR 903.23(b)).

B.2 New Activities. If the PHA intends to undertake any new activities related to these elements in the current Fiscal Year, mark "yes" for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark "no."

☐ **Choice Neighborhoods Grants.** (1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for Choice Neighborhoods Grants; and (2) A timetable for the submission of applications or proposals. The application and approval process for Choice Neighborhoods is a separate process. See guidance on HUD's website at: <https://www.hud.gov/cn> (Notice PIH 2011-47).

☐ **Modernization or Development (Conventional & Mixed-Finance).** (1) A description of any Public Housing (including name, project number (if known) and unit count) for which the PHA will apply for modernization or development; and (2) A timetable for the submission of applications or proposals. The application and approval process for modernization or development is a separate process. (See 24 CFR part 905 and guidance on HUD's website at: https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6/mfph#4).

☐ **Demolition and/or Disposition.** With respect to public housing only, (1) describe any public housing development(s), or portion of a public housing development projects, owned by the PHA and subject to ACCs (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition approval under section 18 of the 1937 Act (42 U.S.C. 1437p); and (2) a timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed as described in the PHA's last Annual and/or 5-Year PHA Plan submission. The application and approval process for demolition and/or disposition is a separate process. Approval of the PHA Plan does not constitute approval of these activities. See guidance on HUD's website at: https://www.hud.gov/program_offices/public_indian_housing/centers/sac/demo_dispo/ and 24 CFR 903.7(h).

☐ **Designated Housing for Elderly and Disabled Families.** Describe any public housing projects owned, assisted, or operated by the PHA (or portions thereof), in the upcoming fiscal year, that the PHA has continually operated as, has designated, or will apply for designation for occupancy by elderly and/or disabled families only. Include the following information: (1) development name and number; (2) designation type; (3) application status; (4) date the designation was approved, submitted, or planned for submission; (5) the number of units affected and (6) expiration date of the designation of any HUD approved plan. **Note:** The application and approval process for such designations is separate from the PHA Plan process, and PHA Plan approval does not constitute HUD approval of any designation (24 CFR 903.7(i)(c)).

☐ **Conversion of Public Housing under the Voluntary or Mandatory Conversion programs.** Describe (1) any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; (2) an analysis of the projects or buildings required to be converted under Section 33; and (3) a statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at the Special Applications Center (SAC) (<https://www.hud.gov/sac>) and 24 CFR 903.7(j)).

☐ **Conversion of Public Housing under the Rental Assistance Demonstration (RAD) program (including Faircloth to RAD).** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to Project-Based Rental Assistance or Project-Based Vouchers under RAD. Note that all PHAs shall be required to provide the information listed in Attachment 1D of Notice PIH 2019-23(HA) as a significant amendment or its successor notice. See additional guidance on HUD's website at: <https://www.hud.gov/RAD/library/notices>.

☐ **Homeownership Programs.** A description of any Section 5h, Section 32, Section 8y, or HCV homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval (24 CFR 903.7(k)).

☐ **Occupancy by Over-Income Families.** A PHA that owns or operates fewer than two hundred fifty (250) public housing units, may lease a unit in a public housing development to an over-income family (a family whose annual income exceeds the limit for a low income family at the time of initial occupancy), if all the following conditions are satisfied: (1) There are no eligible low income families on the PHA waiting list or applying for public housing assistance when the unit is leased to an over-income family; (2) The PHA has publicized availability of the unit for rental to eligible low income families, including publishing public notice of such availability in a newspaper of general circulation in the jurisdiction at least thirty days before offering the unit to an over-income family; (3) The over-income family rents the unit on a month-to-month basis for a rent that is not less than the PHA's cost to operate the unit; (4) The lease to the over-income family provides that the family agrees to vacate the unit when needed for rental to an eligible family; and (5) The PHA gives the over-income family at least thirty day notice to vacate the unit when the unit is needed for rental to an eligible family. The PHA may incorporate information on occupancy by over-income families into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. (See additional guidance on HUD's website at: Notice PIH-2021-35 (24 CFR 960.503) (24 CFR 903.7(b)).

☐ **Occupancy by Police Officers.** The PHA may allow police officers who would not otherwise be eligible for occupancy in public housing, to reside in a public housing dwelling unit. The PHA must include the number and location of the units to be occupied by police officers, and the terms and conditions of their tenancies; and a statement that such occupancy is needed to increase security for public housing residents. A "police officer" means a person determined by the PHA to be, during the period of residence of that person in public housing, employed on a full-time basis as a duly licensed professional police officer by a Federal, State or local government or by any agency of these governments. An officer of an accredited police force of a housing agency

may qualify. The PHA may incorporate information on occupancy by police officers into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD's website at: Notice PIH 2021-35. (24 CFR 960.505) (24 CFR 903.7(b))
NOTE: All activities must be consistent with civil rights laws – including ensuring that it does not have a disparate impact on protected class groups based on race, color, religion, national origin, sex (including sexual orientation), familial status, and disability.

☐ **Non-Smoking Policies.** The PHA may implement non-smoking policies in its public housing program and incorporate this into its PHA Plan statement of operation and management and the rules and standards that will apply to its projects. See additional guidance on HUD's website at: Notice PIH 2009-21 and Notice PIH-2017-03 (24 CFR 903.7(e)).

☐ **Project-Based Vouchers.** Describe any plans to use HCVs for new project-based vouchers, which must comply with PBV goals, civil rights requirements, Housing Quality Standards (HQS) and deconcentration standards, as stated in 24 CFR 983.55(b)(1) and set forth in the PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. If using project-based vouchers, provide the projected number of project-based units and general locations (including if PBV units are planned on any former or current public housing units or sites), and describe how project-basing would be consistent with the PHA Plan (24 CFR 903.7(b)(3), 24 CFR 903.7(r)).

☐ **Units with Approved Vacancies for Modernization.** The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with 24 CFR 990.145(a)(1).

☐ **Other Capital Grant Programs** (i.e., Capital Fund Lead Based Paint, Housing Related Hazards, At Risk/Receivership/Substandard/Troubled Program, and/or Emergency Safety and Security Grants).

For all activities that the PHA plans to undertake in the applicable Fiscal Year, provide a description of the activity in the space provided.

B.3 Progress Report. For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year PHA Plan (24 CFR 903.7(s)(1)).

B.4 Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section (24 CFR 903.7 (g)). To comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan in EPIC and the date that it was approved. PHAs can reference the form by including the following language in the Capital Improvement section of the appropriate Annual or Streamlined PHA Plan Template: "See Capital Fund 5 Year Action Plan in EPIC approved by HUD on XX/XX/XXXX."

B.5 Most Recent Fiscal Year Audit. If the results of the most recent fiscal year audit for the PHA included any findings, mark "yes" and describe those findings in the space provided (24 CFR 903.7(p)).

C. Other Document and/or Certification Requirements.

C.1 Resident Advisory Board (RAB) comments. If the RAB had comments on the annual plan, mark "yes," submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations (24 CFR 903.13(c), 24 CFR 903.19).

C.2 Certification by State or Local Officials. 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. (24 CFR 903.15). **Note:** A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of 24 CFR 5.150 et. seq., 24 CFR 903.7(o)(1), and 903.15.

C.4 Challenged Elements. If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public (24 CFR 903.23(b)).

C.5 Troubled PHA. If the PHA is designated troubled, and has a current MOA, improvement plan, or recovery plan in place, mark "yes," and describe that plan. Include dates in the description and most recent revisions of these documents as attachments. If the PHA is troubled, but does not have any of these items, mark "no." If the PHA is not troubled, mark "N/A" (24 CFR 903.9).

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan.

Public reporting burden for this information collection is estimated to average 5.64 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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

2027 ANNUAL PLAN
ATTACHMENT 1 – STATEMENT OF FINANCIAL RESOURCES

2027 Annual Funding Sources	Projected Amount
Public Housing Operating Fund	\$5,699,155.18
Capital Fund	\$3,401,088.00
HCV Program Funding	\$17,791,622.87
HCV Administrative Fees	\$1,261,241.13
Multifamily Program Funding	\$88,000.00
Resident Opportunity Funding	\$245,850.00
SNAPs Funding	\$181,000.00
HCV/PH FSS Coordinator Funding	\$150,800.00
Jobs Plus Program Funding	\$2,300,000.00
HOPWA	\$25,000.00
Mainstream 5 Funding	\$153,550.67
Public Housing Dwelling Income	\$2,316,659.65
Tenant Charges	\$50,000.00
Excess Utility Income	\$40,000.00
Investment Income	\$6,500.00
Bond Issuance Proceeds	\$350,000.00
New Hanover Community Endowment Funding	\$5,700,000.00
Total Projected Funding	\$39,760,467.50

2027 ANNUAL PLAN

ATTACHMENT 2 – NEW ACTIVITIES

Section B.2 – New Activities

Mixed-Finance Modernization and Development

Wilmington Housing Authority (WHA), directly and/or through its subsidiary, Housing and Economic Opportunities, Inc. (HEO), continues to pursue opportunities to modernize its existing housing portfolio, preserve affordable housing, and develop additional affordable and mixed-income housing throughout its jurisdiction.

WHA may pursue modernization, rehabilitation, acquisition, demolition, disposition, redevelopment, new construction, mixed-finance development, Rental Assistance Demonstration (RAD) conversions, RAD/Section 18 blends, Section 18 demolition/disposition, Project-Based Vouchers (PBVs), Project-Based Rental Assistance (PBRA), Low-Income Housing Tax Credits (LIHTC), and other HUD-approved development and financing strategies.

WHA may submit applications for Low-Income Housing Tax Credits or other federal, state, local, or private financing sources for modernization, preservation, rehabilitation, acquisition, and/or development activities. These activities may affect one or more WHA properties.

Restore-Rebuild (formerly Faircloth-to-RAD)

WHA may pursue Restore-Rebuild (formerly known as Faircloth-to-RAD) projects throughout its jurisdiction. Restore-Rebuild allows WHA to create new Annual Contributions Contract (ACC) public housing units through Mixed-Finance development and subsequently convert those units to project-based Section 8 assistance under RAD, including Project-Based Rental Assistance (PBRA) and/or Project-Based Vouchers (PBVs), as permitted by HUD.

Restore-Rebuild projects may involve new construction, rehabilitation, acquisition, or a combination of these activities.

WHA may designate Restore-Rebuild developments as family, elderly, and/or elderly/disabled housing under the public housing program. Upon conversion to project-based Section 8 assistance under RAD, WHA may maintain those occupancy preferences or establish a different occupancy designation or preference, as permitted by HUD requirements.

WHA may also provide rent augmentation for Restore-Rebuild projects using Section 8 Housing Assistance Payment (HAP) reserves and/or other HUD-approved rent augmentation sources.

We may make an occupancy designation and/or adopt a preference for projects that are undergoing a Restore-Rebuild (formerly known as Faircloth-to-RAD) conversion to allow such projects to elect a preference for single persons who are age 62 or older, displaced, homeless, referred by a special needs referral agency associated with project financing, or persons with disabilities over other single persons in accordance with 24 CFR 960.206(b)(5).

We may pursue Restore-Rebuild (f/k/a Faircloth-to-RAD) projects throughout our jurisdiction. This involves the creation of new ACC public housing units under Mixed-Finance and a subsequent conversion to project-based Section 8 (either PBRA or PBV) under RAD. We may designate projects as family, elderly, or elderly/disabled under public housing and may also have these occupancy preferences upon conversion to Section 8. However, we may also have projects with a different occupancy preference under RAD Section 8 than the initial designation under ACC public

housing. We may provide rent augmentation to our Restore-Rebuild projects, funded with Section 8 HAP reserves and/or any other HUD-approved rent augmentation sources. These projects may involve new construction, rehabilitation, and/or acquisition.

Demolition, Disposition, RAD, and Portfolio Redevelopment

WHA may pursue RAD, RAD/Section 18 blends, Section 18 demolition/disposition, Restore-Rebuild, and/or other HUD-authorized repositioning strategies for any of its public housing properties.

As part of these redevelopment and repositioning strategies, WHA may modify bedroom mixes, transfer assistance to other sites, change occupancy designations or preferences, combine or reconfigure sites, and undertake new construction, rehabilitation, acquisition, demolition, disposition, or other activities permitted by HUD.

Properties that may be considered for demolition, disposition, RAD conversion, RAD/Section 18 blend, Restore-Rebuild, modernization, redevelopment, or other repositioning activities include, but are not limited to:

- Hillcrest – 216 units
 - Hillcrest Annex – 40 units
 - Houston Moore – 150 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
 - Dawson Lofts – 24 units
 - Jervay Communities – 100 units
 - Robert Taylor Senior Homes – 96 units
 - The Pointe at Taylor Estates – 48 units
-

Hillcrest and Hillcrest Annex

RAD Conversion/Section 18 Blend, Demolition/Disposition, and Redevelopment

Project Narrative

WHA, through HEO and its development partners, is advancing the comprehensive redevelopment of Hillcrest (AMP005) and Hillcrest Annex (AMP082).

The approximately 25-acre Hillcrest/Hillcrest Annex property is planned for redevelopment into a newly constructed mixed-income community incorporating modern, pedestrian-friendly, accessible, and environmentally responsible design. The bedroom mix may be reconfigured as part of the redevelopment. The original Hillcrest and Hillcrest Annex site will continue to include affordable housing as part of the overall redevelopment.

Hillcrest was originally constructed in 1943 as temporary housing to support World War II military housing needs, and Hillcrest Annex was added in 1967. Although the developments have remained usable and occupied since their original occupancy dates, the buildings and units have exceeded their intended service lives.

The Physical Needs Assessment completed in 2017 and updated in March 2023 estimated renovation costs of approximately \$104,500 per unit, supporting WHA's redevelopment strategy and Section 18 obsolescence analysis.

WHA has advanced Phase I as a 4% LIHTC transaction consisting of 84 total units, including 7 RAD units, 63 non-RAD PBV units, and 14 LIHTC-only units. This initial phase represents the beginning of the multi-phase redevelopment of Hillcrest and Hillcrest Annex, which is intended ultimately to replace the 256 existing public housing units with new, modern housing opportunities.

Key Development Activities

The Hillcrest/Hillcrest Annex redevelopment includes, but is not limited to, the following activities:

1. Completion of a Physical Needs Assessment to support the Section 18 obsolescence test – **Completed.**
2. Preparation and distribution of the RAD Resident Information Notice (RIN) and completion of required resident meetings – **Completed.**
3. Submission of the RAD conversion application through the RAD Resource Desk – **Completed.**
4. Receipt of HUD's Commitment to Enter into a Housing Assistance Payments Contract (CHAP) – **Completed.**
5. Processing of any required Significant or Substantial Amendment to WHA's Annual Plan.
6. Preparation and submission of the RAD Financing Plan to HUD.
7. HUD review and approval of the Financing Plan and issuance of the RAD Conversion Commitment (RCC).
8. Closing of the RAD conversion and associated financing.
9. Submission and processing of the Section 18 demolition/disposition application and applicable HUD forms.
10. Completion of the Total Development Cost (TDC) analysis required to support the applicable Section 18 application.
11. Preparation and HUD approval of the Resident Relocation Plan.
12. Completion of HUD-required resident notification and consultation processes, including consultation with the Resident Advisory Board, Hillcrest residents, resident organizations, and other required parties, together with applicable public notices and hearings.
13. Completion of applicable environmental review requirements, including the HUD-required environmental review and related historic-preservation review requirements.
14. Submission and HUD approval of any required Annual Plan amendment.
15. Coordination with WHA's selected development partner(s) for design, engineering, architecture, financing, construction, and other activities necessary to implement the redevelopment.
16. Collaboration among WHA/HEO, development partner(s), local government, HUD, financing partners, and other stakeholders to implement the Hillcrest/Hillcrest Annex Redevelopment Plan.
17. Development of a newly constructed, modern, accessible, and environmentally responsible mixed-income community for the Wilmington community.
18. Removal and replacement of material and architectural barriers that restrict mobility and accessibility, with new features designed to comply with applicable federal, state, and local accessibility requirements.

The redevelopment is anticipated to occur in multiple phases, with schedules subject to HUD approvals, environmental review, financing, tax-credit allocations, development approvals, and other applicable requirements.

Solomon Towers

RAD/Section 18 Rehabilitation

Project Narrative

WHA, through HEO and its development partners, is advancing the RAD conversion and substantial rehabilitation of Solomon Towers (AMP004).

Solomon Towers is an 11-story concrete high-rise located on approximately 2.38 acres just south of downtown Wilmington. Constructed in 1972, the property contains 151 units serving elderly and disabled residents.

Although Solomon Towers has remained continuously occupied, the building has exceeded its intended service life and requires significant modernization to address safety, accessibility, building systems, energy efficiency, and resident comfort.

A Physical Needs Assessment identified significant capital needs involving major building systems, including elevators, HVAC, plumbing, electrical systems, and interior unit finishes.

WHA is advancing a substantial rehabilitation of Solomon Towers through a RAD/Section 18 Blend intended to preserve all 151 units as affordable housing. Planned improvements may include replacement or modernization of elevators, HVAC systems, plumbing and electrical systems, energy-efficient windows, roofing, unit interiors, common areas, accessibility features, and other building systems.

The redevelopment is intended to transform Solomon Towers into a modernized, energy-efficient, accessible community while preserving long-term affordability for Wilmington's elderly and disabled residents.

Key Development Activities

1. Distribution of the Resident Information Notice (RIN) and completion of required resident meetings – **Completed.**
2. Completion of a Property Needs Assessment to identify required rehabilitation – **Completed.**
3. Submission of the RAD application to HUD through the RAD Resource Desk – **Completed.**
4. Receipt of HUD's Commitment to Enter into a Housing Assistance Payments Contract (CHAP) – **Completed.**
5. Processing of any required Annual Plan amendment.
6. Preparation and submission of the RAD Financing Plan to HUD.
7. HUD approval of the Financing Plan and issuance of the RAD Conversion Commitment.
8. Closing of the RAD conversion and associated financing.
9. Completion of substantial rehabilitation, including improvements necessary to provide appropriate accessibility and to comply with applicable federal, state, and local requirements.

Houston Moore Apartments

RAD/Section 18 Blend and Redevelopment

Project Narrative

WHA, through HEO and its development partners, is advancing redevelopment plans for Houston Moore Apartments (AMP006), one of WHA's largest family housing communities.

Originally constructed in 1952, Houston Moore consists of 150 units and has provided affordable housing for generations of Wilmington families. The property has exceeded its intended service life, and significant reinvestment is necessary to address aging infrastructure, building systems, site design, and other capital needs.

WHA intends to pursue redevelopment through a RAD conversion with a Section 18 blend, utilizing HUD programs, tax credits, private financing, and other available funding sources to support comprehensive redevelopment of the site.

WHA has committed assistance for all 150 Houston Moore units, including 90 Project-Based Section 8 vouchers and 60 RAD vouchers. These commitments are intended to support the redevelopment and preservation of income-restricted housing at the site.

The revitalized Houston Moore community is envisioned as a mixed-income, pedestrian-friendly neighborhood incorporating energy-efficient buildings, modern amenities, enhanced green space, upgraded infrastructure and utilities, new residential buildings, contemporary floor plans, and community features designed to strengthen resident services and neighborhood connectivity.

Key Development Activities

1. Redevelopment of the property through a RAD/Section 18 Blend and/or other HUD-approved repositioning strategy.
2. Submission and processing of the applicable Section 18 demolition/disposition application and HUD forms.
3. Completion of the Total Development Cost analysis required to support the applicable application.
4. Preparation and HUD approval of a Resident Relocation Plan.
5. Completion of HUD-required resident notification and consultation processes, including Resident Advisory Board consultations, Houston Moore resident consultations, resident organization consultations, public notices, and hearings.
6. Completion of applicable HUD environmental review requirements.
7. Submission and HUD approval of any required Significant or Substantial Amendment to WHA's Annual Plan.
8. Coordination with selected development partner(s) regarding design, engineering, architecture, financing, construction, and implementation of the redevelopment.
9. Joint implementation of the Houston Moore Redevelopment Plan by WHA/HEO, its development partner(s), local government, and other applicable stakeholders.
10. Development of a newly constructed, modern, accessible, and environmentally responsible mixed-income community.
11. Removal and replacement of material and architectural barriers restricting mobility and accessibility. Occupancy designations or preferences may change for some replacement units, including potential designation for elderly and/or disabled households, as permitted by HUD.

The redevelopment is anticipated to occur in phases, with timing dependent upon HUD approvals, financing, tax credits, environmental review, development approvals, and other applicable requirements.

Jervay Communities

New Construction and RAD Rehabilitation

Project Narrative

WHA, through HEO and its development partners, is advancing redevelopment plans for Jervay Communities, a scattered-site development located at 903 Dawson Street, 3430 Broad Street, 1088 Thomas C. Jervay Loop, and 2225 Adams Street in Wilmington.

Jervay Communities is an important component of WHA's affordable housing portfolio and is anticipated to include both new construction and rehabilitation through RAD, Section 18, and other applicable HUD programs.

WHA intends to pursue a RAD conversion with a Section 18 blend, utilizing HUD programs, tax credits, private financing, and other available sources to support redevelopment and preservation of the Jervay sites.

WHA has committed 68 units at Jervay for assistance through Project-Based Vouchers. These commitments are intended to support redevelopment efforts and preserve income-restricted housing within these central Wilmington neighborhoods.

The revitalized Jervay Communities are envisioned as mixed-income, pedestrian-friendly housing incorporating energy-efficient buildings, modern amenities, improved site design, upgraded utilities and infrastructure, newly constructed residential buildings, and rehabilitated units with modernized systems and finishes.

Key Development Activities

1. Redevelopment through a RAD/Section 18 Blend and/or other HUD-approved repositioning strategy.
2. Submission and processing of applicable Section 18 demolition/disposition applications and HUD forms.
3. Completion of the Total Development Cost analysis required to support applicable applications.
4. Completion and HUD approval of a Resident Relocation Plan.
5. Completion of HUD-required resident notification and consultation processes, including Resident Advisory Board consultations, Jervay resident consultations, resident organization consultations, public notices, and hearings.
6. Completion and submission of applicable HUD environmental review requirements.
7. Submission and HUD approval of any required Significant or Substantial Amendment to WHA's Annual Plan.
8. Coordination with selected development partner(s) regarding design, engineering, architecture, financing, construction, and implementation of the redevelopment.
9. Joint implementation of the Jervay Redevelopment Plan by WHA/HEO, its development partner(s), local government, and other applicable stakeholders.
10. Delivery of newly constructed and/or substantially rehabilitated, modern, accessible, energy-efficient, and environmentally responsible housing.
11. Removal and replacement of material and architectural barriers that restrict mobility and accessibility. Occupancy designations or preferences may be modified for some replacement units, including designations intended to better serve elderly and/or disabled households, as permitted by HUD.

Housing Choice Voucher Program

Landlord Education and Outreach

WHA will continue education and outreach activities directed toward area landlords and affordable housing providers with the goal of retaining and increasing the number of properties participating in the Housing Choice Voucher (HCV) Program.

Education and outreach activities may include newsletters, presentations, briefings to community groups, one-on-one meetings, informational sessions, and other methods of sharing information and developing relationships between WHA and area landlords.

Emergency Housing Vouchers

WHA received 27 Emergency Housing Vouchers (EHVs) and has accepted referrals through the local Continuum of Care (CoC).

WHA may seek additional vouchers or other housing-assistance resources if additional funding or allocation opportunities become available.

Designated Housing for Elderly and/or Disabled Families

WHA continues to explore opportunities to provide and preserve affordable housing for elderly persons and persons with disabilities.

As part of redevelopment, repositioning, RAD conversion, Restore-Rebuild, Section 18, PBV, PBRA, acquisition, rehabilitation, or new-construction activities, WHA may establish or modify occupancy designations and preferences in accordance with applicable HUD requirements.

Conversion of Public Housing to Tenant-Based Assistance

WHA may consider the use of tenant-based assistance for the conversion or repositioning of public housing in accordance with applicable HUD guidance, including the use of Tenant Protection Vouchers where authorized.

Conversion of Public Housing to Project-Based Assistance Under RAD

WHA will continue to evaluate its public housing portfolio to determine which Asset Management Projects (AMPs) or properties may be appropriate for RAD conversion, RAD/Section 18 blends, Restore-Rebuild, or other HUD-authorized repositioning strategies.

Please see **Attachment 4** for properties being considered for RAD conversions, as applicable.

Occupancy by Over-Income Families

WHA may update its Admissions and Continued Occupancy Policy (ACOP), including revisions to policies governing occupancy by over-income families.

Any changes will be implemented in accordance with applicable HUD requirements and may affect one or more WHA properties.

Occupancy by Police Officers

WHA may update its Administrative Plan and/or ACOP, including revisions to policies regarding occupancy by police officers.

Any changes will be implemented in accordance with applicable HUD requirements and may affect one or more WHA properties.

Non-Smoking Policies

WHA maintains and enforces a non-smoking policy.

WHA may update its ACOP or other applicable policies to modify or clarify smoking-related requirements. Any approved changes may affect one or more WHA properties.

Project-Based Vouchers

WHA continues to explore opportunities to utilize additional Project-Based Vouchers for existing affordable housing communities, preservation activities, rehabilitation, acquisition, redevelopment, and/or new construction.

WHA may pursue additional PBVs when opportunities become available, subject to applicable statutory, regulatory, funding, procurement, and HUD requirements.

Units with Approved Vacancies for Modernization

WHA may use Capital Funds and other available funding sources to modernize its housing communities.

Modernization activities may involve units with approved vacancies when necessary to facilitate rehabilitation, modernization, redevelopment, accessibility improvements, or other capital improvements.

These activities may affect one or more WHA properties.

Other Capital Grant Programs

WHA will continue to pursue additional federal, state, local, philanthropic, and other grant funding opportunities consistent with its mission.

This may include Capital Fund Community Facilities Grants, Emergency Safety and Security Grants, and other available programs that provide resources for improvements to WHA properties, resident services, safety, accessibility, energy efficiency, community facilities, and other eligible activities.

Resident Services and Self-Sufficiency Initiatives

WHA's Elderly Service Coordinator, Resident Opportunities and Self-Sufficiency (ROSS) staff, Family Self-Sufficiency (FSS) Coordinators and other resident-services personnel will continue to strengthen relationships with community partners and connect residents with supportive services.

WHA will continue to provide or facilitate case management, wellness initiatives, educational programs, employment resources, food assistance, youth programming, senior services, self-sufficiency initiatives, and other programs designed to improve residents' quality of life and economic opportunities.

Food and Basic-Needs Partnerships

WHA has coordinated with Feast Down East, Bread for Life Senior Pantry, Good Shepherd Center, the Diaper Bank of North Carolina, New Hanover County Schools, and other community partners to provide residents with access to fresh and healthy food, meals, holiday assistance, diapers, summer lunches, and other resources.

WHA intends to continue developing partnerships that address food security and other essential resident needs.

Youth and Educational Programming

WHA continues to partner with organizations serving children and families, including the Boys & Girls Club of Southeastern North Carolina and other community organizations.

Programs have included after-school activities, arts programming, summer camps, youth enrichment, educational support, health and dental services, school supplies, clothing assistance, holiday assistance, and parent-engagement workshops.

WHA will continue to pursue partnerships and programming that support the educational, social, recreational, and developmental needs of WHA youth.

Resident Organizations

WHA supports active and viable resident organizations and will continue to encourage resident participation, engagement, consultation, and leadership throughout its communities.

WHA has also initiated Town Hall Meetings for WHA residents to provide additional opportunities for communication, engagement, and participation.

Elderly Service Coordination

WHA will continue to provide and/or pursue funding for service coordination for its elderly and disabled resident populations, including services intended to support independent living, wellness, accessibility, and connections to community resources.

Family Self-Sufficiency

WHA will continue its Family Self-Sufficiency programming for eligible public housing and Housing Choice Voucher residents.

FSS programming may include case management, employment and educational assistance, financial empowerment, referrals, supportive services, and other activities designed to assist residents in achieving economic independence and self-sufficiency.

General Authority and Implementation

The activities described in this Attachment represent WHA's anticipated and potential activities during the planning period. Specific projects, financing structures, unit counts, bedroom mixes, occupancy designations, subsidy types, development schedules, funding sources, and implementation strategies may change as projects advance.

Activities are subject to applicable HUD approvals, environmental and historic-preservation reviews, resident consultation requirements, financing availability, tax-credit awards, local approvals, market conditions, development feasibility, and other applicable federal, state, and local requirements.

WHA reserves the ability, consistent with applicable law and HUD requirements, to pursue additional modernization, preservation, acquisition, rehabilitation, new construction, redevelopment, demolition, disposition, RAD, Section 18, RAD/Section 18 Blend, Restore-Rebuild, PBV, PBRA, mixed-finance, tax-credit, and other affordable-housing strategies necessary to further WHA's mission and preserve or expand affordable housing opportunities within its jurisdiction.

2027 ANNUAL PLAN

ATTACHMENT 3 – RAD CONVERSIONS

I. Rental Assistance Demonstration (RAD)

A. Introduction

The Housing Authority of the City of Wilmington, North Carolina (WHA) continues to assess its public housing portfolio to determine the feasibility and appropriate structure for conversion, redevelopment, rehabilitation, repositioning, preservation, and/or replacement of public housing units through the Rental Assistance Demonstration (RAD) program and related HUD authorities.

Properties that may be evaluated or pursued for RAD conversion, RAD/Section 18 Blend, Transfer of Assistance, Restore-Rebuild (formerly known as Faircloth-to-RAD), Section 18 demolition/disposition, and/or other HUD-approved repositioning strategies include, but are not limited to:

- Solomon Towers
- Hillcrest
- Houston Moore
- Jervay Communities

WHA may convert public housing Annual Contributions Contract (ACC) units to project-based Section 8 assistance through RAD, including Project-Based Vouchers (PBV) and/or Project-Based Rental Assistance (PBRA), in accordance with applicable HUD requirements and current or successor RAD guidance.

WHA may pursue RAD/Section 18 Blend conversions for eligible RAD projects.

WHA may pursue a Transfer of Assistance in connection with eligible RAD conversions when determined appropriate and approved by HUD.

WHA may establish elderly and/or disabled occupancy designations or preferences in connection with RAD conversions, as permitted by HUD requirements.

WHA may also pursue Restore-Rebuild projects throughout its jurisdiction. Restore-Rebuild involves the creation of new ACC public housing units through Mixed-Finance development and the subsequent conversion of those units to project-based Section 8 assistance under RAD, either PBRA or PBV. Restore-Rebuild projects may involve new construction, rehabilitation, acquisition, or a combination thereof.

WHA may designate Restore-Rebuild projects as family, elderly, or elderly/disabled under public housing and may maintain these occupancy designations or preferences upon conversion to project-based Section 8 assistance. WHA may also establish an occupancy designation or preference under RAD Section 8 that differs from the project's initial designation or preference under ACC public housing, as permitted by HUD.

WHA may provide rent augmentation to Restore-Rebuild projects using Section 8 Housing Assistance Payment (HAP) reserves and/or other HUD-approved rent augmentation sources.

Occupancy Preferences

WHA may establish an occupancy designation and/or adopt an occupancy preference for projects undergoing a Restore-Rebuild conversion.

In accordance with 24 CFR 960.206(b)(5), WHA may elect to provide a preference for single persons who are age 62 or older, displaced, homeless, referred by a special-needs referral agency associated with project financing, or persons with disabilities over other single persons, as permitted by applicable HUD requirements.

Resident Rights Following RAD Conversion

Upon conversion under RAD, WHA will provide applicable resident rights, participation rights, waiting-list protections, grievance procedures, relocation protections, and other requirements established by HUD for the applicable RAD transaction.

Public housing residents who are living in developments scheduled for demolition, redevelopment, renovation, repositioning, RAD conversion, and, as needed, for HUD-approved Capital Fund renovation will be given preference on the Housing Choice Voucher (HCV) waitlist to receive a HCV to facilitate the aforementioned activities.

Capital Needs and Financing

RAD is intended to assist public housing authorities in addressing capital needs by providing access to additional financing sources for the rehabilitation and preservation of affordable housing.

Upon conversion, WHA's Capital Fund allocation may be adjusted to reflect the public housing units converted under RAD. WHA and/or the applicable project owner may leverage debt, equity, Low-Income Housing Tax Credits, grants, reserves, and other public or private funding sources, as permitted, to address capital needs and implement redevelopment.

B. RAD-Specific Significant Amendment Provisions

As part of RAD, WHA defines substantial deviations or significant amendments to the PHA Plan to exclude RAD-specific changes to the extent permitted by HUD, including:

1. The decision to convert an approved RAD project to Project-Based Rental Assistance (PBRA) or Project-Based Voucher (PBV) assistance;
2. Changes to the Capital Fund Budget resulting from an approved RAD conversion, regardless of whether the proposed conversion includes additional Capital Funds;
3. Changes to the construction or rehabilitation plan for an approved RAD conversion; and
4. Changes to the financing structure for an approved RAD conversion.

This provision is intended to apply to RAD transactions in accordance with applicable HUD requirements and successor guidance.

II. Development Information

The following developments are currently identified for consideration and/or implementation of RAD, RAD/Section 18 Blend, Transfer of Assistance, Section 18 demolition/disposition, rehabilitation, redevelopment, and related activities.

Project information, including conversion structure, unit counts, bedroom mix, subsidy type, Transfer of Assistance, financing, and post-conversion occupancy designation, may be modified as individual transactions progress and as approved by HUD.

WHA may modify the final redevelopment structure, bedroom configuration, assistance structure, and Transfer of Assistance arrangements as necessary and as approved by HUD.

A. Hillcrest

Public Housing Development selected for RAD				
Name of Public Housing Project:		Hillcrest Phase I		PIC Development No.: NC001000005 NC001000082
Conversion Type:	PBV under RAD ¹		Transfer of Assistance:	Yes ³ , may incorporate transfer of assistance
Pre- RAD Unit Type:		Family	Post-RAD Unit Type if different: Elderly	
Total Units:	70	Capital Fund allocation of Development:		
De Minimis Reduction:	N/A	(Total Annual Capital Fund allocation divided by total number of public housing units in PHA, multiplied by total number of units in project) \$229,333		
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion ²	¹ May use the RAD/Section 18 blend option and any other available tool. ² Changes in the number of units or bedroom distribution may occur post-conversion. ³ No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.	
Studio/Efficiency	28	0		
One Bedroom	27	55		
Two Bedroom	15	15		
Three Bedroom	0	0		
Four Bedroom	0	0		
Five Bedroom	0	0		

Public Housing Development selected for RAD					
Name of Public Housing Project:		Hillcrest Phase II		PIC Development No.: NC001000005 NC001000082	
Conversion Type:	PBV under RAD ¹		Transfer of Assistance:	Yes ³ , may incorporate transfer of assistance	
Pre- RAD Unit Type:		Family		Post-RAD Unit Type if different: Family	
Total Units:		186		Capital Fund allocation of Development:	
De Minimis Reduction:		N/A		(Total Annual Capital Fund allocation divided by total number of public housing units in PHA, multiplied by total number of units in project) \$673,142	
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion ²	¹ May use the RAD/Section 18 blend option and any other available tool. ² Changes in the number of units or bedroom distribution may occur post-conversion. ³ No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.		
Studio/Efficiency	0	0			
One Bedroom	13	84			
Two Bedroom	119	75			
Three Bedroom	54	27			
Four Bedroom	0	0			
Five Bedroom	0	0			

B. Houston Moore

Public Housing Development selected for RAD					
Name of Public Housing Project:		Houston Moore		PIC Development No.:	NC001000004
Conversion Type:	PBV under RAD ¹		Transfer of Assistance:	Yes ³ , may incorporate transfer of assistance	
Pre- RAD Unit Type:		Family		Post-RAD Unit Type if different:	Family
Total Units:	150	Capital Fund allocation of Development:			\$562,282
De Minimis Reduction:	N/A	(Total Annual Capital Fund allocation divided by total number of public housing units in PHA, multiplied by total number of units in project)			
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion ²	¹ May use the RAD/Section 18 blend option and any other available tool. ² Changes in the number of units or bedroom distribution may occur post- conversion. ³ No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.		
Studio/Efficiency	0	0			
One Bedroom	0	0			
Two Bedroom	61	61			
Three Bedroom	65	65			
Four Bedroom	24	24			
Five Bedroom	0	0			

C. Dawson Lofts (HOPE VI COVIL)

Public Housing Development selected for RAD				
Name of Public Housing Project:		Dawson Lofts II (HOPE VI COVIL)	PIC Development No.:	NC001000015
Conversion Type:	PBV under RAD ¹	Transfer of Assistance:	Yes ³ , may incorporate transfer of assistance	
Pre- RAD Unit Type:		Family	Post-RAD Unit Type if different:	Family
Total Units:	71	Capital Fund allocation of Development:		\$153,430
De Minimis Reduction:	N/A	(Total Annual Capital Fund allocation divided by total number of public housing units in PHA, multiplied by total number of units in project)		
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion ²	¹ May use the RAD/Section 18 blend option and any other available tool. ² Changes in the number of units or bedroom distribution may occur post- conversion. ³ No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance. All residents will be offered transfer of assistance. The unit mix will remain the same. The originating site will remain as affordable housing. Originating site addresses are all in Wilmington, NC: 1010 Thomas C. Jervay Loop 3430 Broad Street 903 Dawson Street 2225 Adams Street 811 Elanche Moore Lane New site addresses are all in Wilmington, NC: 811 Elanche Moore Lane 883 Virgie Rhodes	
Studio/Efficiency	0	0		
One Bedroom	11	11		
Two Bedroom	37	37		
Three Bedroom	23	23		
Four Bedroom	0	0		
Five Bedroom	0	0		

III. Site Selection

WHA certifies that sites utilized in connection with RAD conversions will comply with applicable HUD site-selection requirements and federal civil rights, fair housing, and accessibility requirements.

RAD sites and neighborhoods will be suitable from the standpoint of facilitating and furthering compliance with applicable requirements, including:

- Title VI of the Civil Rights Act of 1964;
- Title VIII of the Civil Rights Act of 1968, as amended by the Fair Housing Act;
- Section 504 of the Rehabilitation Act of 1973;
- The Americans with Disabilities Act;
- Executive Order 11063;
- Applicable HUD regulations; and
- Applicable PBV or PBRA site-selection requirements.

For RAD PBV conversions, including new construction and Transfers of Assistance, WHA will comply with applicable PBV site-selection requirements.

For RAD PBRA conversions, WHA will comply with applicable HUD site-selection, civil rights, fair housing, and accessibility requirements.

For applicable new-construction projects, WHA will satisfy any additional site-selection requirements established by the RAD Notice or successor HUD guidance.

IV. Resident Rights, Participation, Waiting Lists, and Grievance Procedures

A. Right to Return

Residents who must be temporarily relocated to facilitate rehabilitation or construction will retain the applicable RAD right to return to an assisted unit following completion of rehabilitation or construction.

Permanent involuntary displacement will not occur solely as a result of a RAD conversion, including changes associated with bedroom distribution, permitted unit reductions, reconfiguration of units, or other approved redevelopment activities, except as otherwise permitted by applicable HUD requirements.

Where HUD approves a Transfer of Assistance to another site, residents of the converting project will retain applicable relocation and right-to-return protections.

Residents may voluntarily accept an offer to permanently relocate to another assisted unit and waive their right to return, consistent with HUD requirements.

B. No Re-Screening at Conversion

Current households will not be subject to re-screening solely as a result of RAD conversion, consistent with applicable RAD requirements.

Current households will receive applicable grandfathering protections for eligibility conditions existing prior to conversion and will remain subject to ongoing program requirements for actions occurring after conversion.

C. Under-Occupied Units

Families occupying units larger than appropriate at the time of conversion may remain in those units until an appropriately sized unit becomes available, consistent with applicable RAD and PBV requirements.

When an appropriate unit becomes available, the household may be required to transfer within a reasonable period established by the administering agency.

D. Lease Renewal

Under current regulations at 24 CFR § 983.257(b)(3), the PHA must renew all leases upon lease expiration, unless cause exists. This provision must be incorporated by the PBV owner into the tenant lease or tenancy addendum, as appropriate.

E. Phase-In of Tenant Rent Increases

Where RAD conversion causes a tenant's monthly rent to increase by more than the applicable HUD threshold, WHA will provide a rent phase-in consistent with applicable RAD requirements. If a tenant's monthly rent increases by more than the greater of 10 percent or \$25 purely as a result of conversion, the rent increase will be phased in over 3 or 5 years. To implement this provision, HUD is waiving section 3(a)(1) of the Act, as well as 24 CFR § 983.3 (definition of "total tenant payment" (TTP)) only to the extent necessary to allow for the phase-in of tenant rent increases. A PHA must create a policy setting the length of the phase in period at three years, five years or a combination depending on circumstances. For example, a PHA may create a policy that uses a threeyear phase-in for smaller increases in rent and a five-year phase-in for larger increases in rent. This policy must be in place at conversion and may not be modified after conversion

WHA Policy

If a tenant's monthly rent increases by more than 10 percent or \$25, whichever is greater, solely as a result of RAD conversion, WHA will implement its applicable rent phase-in policy in accordance with HUD requirements.

The method below explains the percentage-based phase-in an owner must follow according to the established phase-in period. For purposes of this section, "standard TTP" refers to the Total Tenant Payment (TTP) calculated in accordance with 24 CFR § 5.628, and "most recently paid TTP" refers to the TTP recorded on Line 9j of the family's most recent HUD Form 50058.

Three-Year Phase-In

- **Year 1:** Any recertification (interim or annual) performed prior to the second annual recertification after conversion – 33% of the difference between the most recently paid TTP and the standard TTP.
- **Year 2:** Year 2 Annual Recertification (AR) and any Interim Recertification (IR) prior to the Year 3 AR – 66% of the difference between the most recently paid TTP and the standard TTP.
- **Year 3:** Year 3 AR and all subsequent recertifications – Full standard TTP.

Five-Year Phase-In

- **Year 1:** Any recertification (interim or annual) performed prior to the second annual recertification after conversion – 20% of the difference between the most recently paid TTP and the standard TTP.
- **Year 2:** Year 2 AR and any IR prior to the Year 3 AR – 40% of the difference between the most recently paid TTP and the standard TTP.
- **Year 3:** Year 3 AR and any IR prior to the Year 4 AR – 60% of the difference between the most recently paid TTP and the standard TTP.

- **Year 4:** Year 4 AR and any IR prior to the Year 5 AR – 80% of the difference between the most recently paid TTP and the standard TTP.
- **Year 5:** Year 5 AR and all subsequent recertifications – Full standard TTP.

Please Note: In either the three-year phase-in or the five-year phase-in, once the standard TTP is equal to or less than the previous TTP, the phase-in ends and the tenant will pay the full standard TTP from that point forward.

F. Family Self-Sufficiency and Resident Services

Eligible residents participating in Family Self-Sufficiency (FSS) at the time of conversion will continue to receive applicable FSS protections and services following conversion in accordance with HUD requirements.

WHA will administer FSS and other applicable resident-service programs in accordance with governing program requirements.

Public Housing residents that are current FSS participants will continue to be eligible for FSS once their housing is converted under RAD, and PHAs will be allowed to use any PH FSS funds, to serve those FSS participants who live in units converted by RAD. Due to the program merger between PH FSS and HCV FSS that took place pursuant to the FY14 Appropriations Act (and was continued in the FY15 Appropriations Act), no special provisions are required to continue serving FSS participants that live in public housing units converting to PBV under RAD.

However, PHAs should note that there are certain FSS requirements (e.g. escrow calculation and escrow forfeitures) that apply differently depending on whether the FSS participant is a participant under the HCV program or a public housing resident, and PHAs must follow such requirements accordingly. All PHAs will be required to administer the FSS program in accordance with FSS regulations at 24 CFR Part 984, and participants' contracts of participation, and the alternative requirements established in the "Waivers and Alternative Requirements for the FSS Program" Federal Register notice, published on December 29, 2014, at 79 FR 78100. Further, upon conversion to PBV, already escrowed funds for FSS participants shall be transferred into the HCV escrow account and be considered TBRA funds, thus reverting to the HAP account if forfeited by the FSS participant.

Current ROSS-SC grantees will be able to finish out their current ROSS-SC grants once their housing is converted under RAD. However, once the property is converted, it will no longer be eligible to be counted towards the unit count for future public housing ROSS-SC grants, nor will its residents be eligible to be served by future public housing ROSS-SC grants, which by statute can only serve public housing residents.

G. Resident Participation

Residents of covered projects will retain applicable rights to establish and operate resident organizations and participate in resident activities following conversion.

H. Procedural and Grievance Rights

WHA and project owners will provide residents with applicable procedural protections relating to tenancy, termination of assistance, lease enforcement, informal hearings, grievances, and eviction.

WHA Policy

Hearing procedures applicable to PBV and RAD-converted PBV participants are addressed in WHA's Housing Choice Voucher Administrative Plan.

V. Waiting Lists

WHA will establish and administer waiting lists for converted RAD projects in accordance with applicable HUD requirements, fair housing laws, civil rights requirements, and WHA policies.

Depending upon the transaction, WHA may:

1. Transfer an existing site-based public housing waiting list to a new site-based waiting list;
2. Establish a PBV program-wide or site-based waiting list;
3. Inform applicants regarding opportunities to apply to applicable PBV or HCV waiting lists;
4. Preserve applicable applicant priority based upon the date and time of the original application when required by HUD; and
5. Conduct appropriate outreach to applicants, community organizations, advocacy organizations, persons with disabilities, persons with limited English proficiency, and populations that may otherwise be less likely to apply.

Waiting lists will be maintained in accordance with applicable fair housing, civil rights, accessibility, and HUD requirements.

VI. Additional RAD and PBV Requirements

WHA and/or applicable project owners will comply with additional RAD and PBV requirements, as applicable, including requirements relating to:

- HUD access to project records and information;
- Board approval of applicable project operating budgets;
- Davis-Bacon prevailing-wage requirements;
- Section 3 requirements;
- Waiting-list administration;
- Required property and liability insurance;
- RAD-specific waivers or alternative requirements;
- HUD approval of applicable refinancing or restructuring;
- Transition-period funding and administrative requirements;
- Choice-Mobility requirements; and
- Establishment and maintenance of replacement reserves.

These requirements will be administered in accordance with the applicable RAD Notice, HUD regulations, HAP contracts, financing documents, and successor HUD guidance.

VII. Significant Amendment Definition

As part of the Rental Assistance Demonstration program, WHA defines substantial deviations and significant amendments to the PHA Plan to exclude the following RAD-specific changes, to the extent permitted by HUD:

1. Changes to the Capital Fund Budget resulting from an approved RAD conversion, regardless of whether the conversion includes the use of additional Capital Funds;
2. Changes to the construction or rehabilitation plan for an approved RAD conversion;
3. Changes to the financing structure for an approved RAD conversion; and

4. Selection between PBV and PBRA assistance for an approved RAD conversion, where permitted without an additional Significant Amendment.

All RAD activities remain subject to applicable HUD approval requirements.

VIII. General RAD Authority

WHA may pursue RAD conversion, RAD/Section 18 Blend, Transfer of Assistance, Restore-Rebuild, PBV, PBRA, rehabilitation, acquisition, new construction, demolition, disposition, Mixed-Finance development, LIHTC financing, and other HUD-approved preservation or repositioning strategies throughout its jurisdiction.

Specific project structures, unit counts, bedroom mixes, occupancy designations and preferences, subsidy types, financing sources, development schedules, and locations may change as transactions progress and are subject to applicable HUD approvals, resident consultation, environmental and historic-preservation review, financing, tax-credit allocations, local approvals, and other federal, state, and local requirements.

Table 1: List of RAD Program Elements Affecting Resident Rights and Participation, Waiting List and Grievance Procedures for PBV and PBRA

**Tenant Protections Under the RAD Civil Rights and Relocation Notice
(H 2016-17; PIH 2016-17)**

The table lists out the provisions applicable to the type of conversion (PBV or PBRA) that the PHA is proposing, with reference to the Notice provisions that provide each tenant protections.

**Resident Right to Return Section 6.2
Relocation Rights Section 6.3-6.11**

Project Based Voucher (1.6.C) and Project Based Rental Assistance (1.7.B) Requirements
1. No re-screening of tenants upon conversion;
2. Resident right to return if relocated as a result of conversion;
3. Phase-in of tenant rent increase: If the rent increase is the greater of 10% or \$25, the increase will be phased in over 3 years or up to five years, as determined by the PHA;
4. Continued eligibility for PH-FSS and ROSS-SC programs;
5. Resident Participation and Funding. Residents will have the right to establish and operate a resident organization and be eligible for resident participation funding. See Attachment 1B of PIH Notice 2012-032.

6. Termination notification:

PHA must provide written notification of termination of lease within a reasonable time:

- i. not to exceed 30 days if health or safety of other tenants, PHA employees or persons residing in the vicinity are threatened or in the event of drug-related or violent criminal activity or any felony conviction;
- ii. 14 days for non-payment of rent;
- iii. 30 days in any other case unless State or local law provide for a shorter time period.

7. Grievance process

See PIH Notice 2012-32 Section 1.6.C.7

8. Establishment of Waiting List

See PIH Notice 2012-32 Section 1.6D

9. Resident Participation and Funding

See PIH Notice 2012-32 Attachment 1B.2

10. Renewal of Lease

PHA's are required to renew the lease at expiration unless good cause exists for non-renewal.

**2027 ANNUAL PLAN
ATTACHMENT 4 – PUBLIC NOTICE**

2027 ANNUAL PLAN PUBLIC NOTICE

PUBLIC NOTICE

This notice serves as the official 45-day public comment period regarding the Wilmington Housing Authority (WHA) Proposed 2027 Annual Plan.

The draft Proposed 2027 Annual Plan will be available for public review beginning **Friday, September 18, 2026**, on the WHA website (www.wha.net) and at the WHA Central Office, located at 1524 S. 16th Street, Wilmington, NC 28401. The 45-day public comment period will begin on September 18, 2026, and end on November 2, 2026.

A public hearing will be conducted at **10:00 a.m. Thursday, October 22nd**, in the Executive Conference Room at the WHA Central Office, 1524 S. 16th Street, Wilmington, NC 28401, unless otherwise specified. All interested parties are invited to attend and provide public comments in person.

All comments must be submitted in writing to the WHA Central Office, Attn: Elena Camacho, Manager of Executive Operations, 1524 S. 16th Street, Wilmington, NC 28401, or via email at ecamacho@wha.net, no later than Monday, **November 2, 2026** end of business day (5:25 p.m.)

The Proposed 2027 Annual Plan will also be available for public viewing at the following locations:

- **WHA Central Office** – 1524 S. 16th Street, Wilmington, NC 28401
- **NC001000015 – Jervay Communities** – 1088 Thomas C. Jervay Loop, Wilmington, NC 28401
- **NC001000005 – Hillcrest** – 1402 Meares Street, Wilmington, NC 28401
- **NC001000007 – Solomon Towers** – 15 Castle Street, Wilmington, NC 28401
- **NC001000080 – Creekwood South** – 714 Emory Street, Wilmington, NC 28401
- **NC001000017 – New Brooklyn Homes** – 1214 N. 4th Street, Wilmington, NC 28401

2027 ANNUAL PLAN

ATTACHMENT 5 – 2026 CFP ANNUAL STATEMENT

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0157
Expires 1/31/2027

"Public reporting burden for this collection of information is estimated to average 2.2 hours including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.. The information requested is required to obtain a benefit. This form is used to verify allowable and reasonableness of grant expenses. There are no assurances of confidentiality. HUD may not conduct or sponsor, and an applicant is not required to respond to a collection of information unless it displays a currently valid OMB control number. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to the Reports Management Officer, Office of Policy Development and Research, REE, Department of Housing and Urban Development, 451 7th St SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0157.

PHA Name Housing Authority of the City of Wilmington	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP: NC19P001501-27 09/15/2026	) FFY of Grant: FFY of Grant Approval: 2027
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Type of Grant
☒ Original Annual Statement ☒ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no: _____)
☐ Performance and Evaluation Report for Period Ending: _____ ☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 15) ³	680,217.60			
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 15)	340,108.80			
5	1480 General Capital Activity				
6	1492 Moving to Work Demonstration				
7	1501 Collateralization Expense / Debt Service Paid by PHA	2,305,790.60			
8	1503 RAD-CFP	74,971.00			
9	1504 RAD Investment Activity				
10	1505 RAD-CPT				
11	9000 Debt Reserves				
12	9001 Bond Debt Obligation paid Via System of Direct Payment				
13	9002 Loan Debt Obligation paid Via System of Direct Payment				
14	9900 Post Audit Adjustment				

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0157
 Expires 1/31/2027

Part I: Summary					
PHA Name: Housing Authority of the City of Wilmington		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: FFY of Grant Approval:	
		NC19P001501-27 09/15/2026		2027	
Type of Grant					
☒ Original Annual Statement ☒ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no:)					
☐ Performance and Evaluation Report for Period Ending: ☐ Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
15	Amount of Annual Grant: (sum of lines 2 - 14)	3,401,088.00			
16	Amount of line 15 Related to LBP Activities				
17	Amount of line 15 Related Sect. 504, ADA, and Fair Housing Act Activities.				
18	Amount of line 15 Related to Security - Soft Costs				
19	Amount of line 15 Related to Security - Hard Costs				
20	Amount of line 15 Related to Energy Conservation Measures				
Signature of Executive Director *		Date		Signature of Public Housing Director	
				Date	

* I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties (18 U.S.C. § 287, 1001, 1010, 1012, 1014; 31 U.S.C. § 3729, 5802)

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

² To be completed for the Performance and Evaluation Report.

2027 ANNUAL PLAN

ATTACHMENT 6 – RELOCATION AND REOCCUPANCY PLAN 2024



WILMINGTON HOUSING AUTHORITY

Relocation & Re-Occupancy Plan

Tyrone Garrett

Chief Executive Officer

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Introduction

The Relocation and Re-Occupancy Plan (the Plan) for the Housing Authority of the City of Wilmington sets forth the procedures for the relocation of current Housing Authority of the City of Wilmington (WHA) residents in preparation for moving. The Plan also addresses relocation assistance available to affected families relocated from the Wilmington Housing Authority site units, who have a priority right to return.

The Plan is written in accordance with the relevant provisions of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (URA).

The underlying objective of the Plan is to ensure persons displaced as a direct result of the demolition and disposition of the (Name of Development) units are treated fairly, consistently and equitably, so that they will not suffer disproportionate hardships as a direct result of activities designed for the benefit of WHA's residents as a whole.

The Plan was developed in collaboration with the Wilmington Housing Authority residents beginning (date of relocation). A series of meetings were held, which included the resident council, resident body, and WHA. The meetings allowed residents the opportunity to provide input and feedback regarding the (Name of Development) redevelopment plan and the subsequent relocation of residents to allow the redevelopment to occur.

See Appendix I.

Project Summary

- (Name of Development), built in ____, is located ____ miles northeast of downtown Wilmington and consists of ____ apartments with two to five bedrooms.
- The apartments located at (Name of Development), _____ Street. There are currently (number of units) at this site in need of remediation.
- The _____ funding is being used for the rehabilitation of these units.
- The rehabilitation of _____ will bring the units back to the appropriate quality and standards acceptable under HQS standards.

(Name of Development) Current Bedroom Size Breakdown

Number of Bedrooms	Existing Bedrooms	Occupied Units	Vacant Units
Total			

- Any resident living at _____ on or after _____ is an affected resident and has a priority right to return to a remediated unit.

Demographics

As of ____, 20__, ____ units needing remediation remain occupied at (Name of Development).

Families currently residing in the _____ are eligible for all relocation benefits, which include counseling and other advisory services, payments for moving and related expenses, and a move to a public housing unit or other subsidized housing. To determine the needs of the ____ affected households at (Name of Development) subject to upcoming moves from the units, the following demographics apply:

- The average family size is ____ members per household;
- The average annual income from earning wages is \$_____;
- The annual household income range is from \$0.00 to \$_____, annually;
- Of the ____ households, the youngest household member is _____ old and the oldest household member is 49 years old;
- There are 0 seniors residing at the units — ____ of which are single-member households; and
- There are ____ children under the age of 18 years old residing at the units.

Definitions and Acronyms

These definitions apply specifically to the (Name of Development) Redevelopment project. For complete definitions under the Uniform Relocation Act (URA), see 49 C.F.R. Part 24.

ADA/504: Title II of the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973 (Section 504) are the civil rights laws that prohibit discrimination solely on the basis of disability in housing, employment, public service and accommodation. Moreover, Section 504 is applicable when programs, including housing programs, receive federal funding.

Affected Resident: A resident who lived at _____ on or after January 21, _____.

Name of Development: _____

Comparable Replacement Dwelling: A replacement dwelling or unit in another public housing development, or privately owned housing with a project-based housing subsidy or made affordable by a housing program subsidy. The unit must be:

- In a location not less desirable than the location of the displacement dwelling;
- In an area not subject to unreasonable adverse environmental conditions;
- Functionally equivalent to the displacement unit as it relates to needed bedroom size and utility;
- Available and within the financial means of the displaced person;
- On a site that is a typical size for residential development with normal site improvements; and
- Equipped, or able to be modified, to accommodate any disabled family member.

WHA: The Housing Authority of the City of Wilmington; the public housing agency that administers public housing programs for Wilmington, NC.

Decent, Safe and Sanitary: A replacement dwelling must be structurally sound, weather tight and in good repair; contain safe electrical wiring and a safe heating system; be adequate in size to meet the occupancy needs of the displaced person; contain safe, unobstructed egress that is free from barriers in cases where there is mobility impairment; and must comply with lead-based paint requirements.

Demolition/Disposition Application: The application that is submitted to the U.S. Department of Housing and Urban Development (HUD) that seeks approval to raze and/or transfer ownership of public housing projects.

Eligible Date to Return to the (Name of Development) Remediation: Affected person or family living at _____ on or after January 21, _____.

FSS: Family Self-Sufficiency. WHA's Family Self-Sufficiency program helps eligible individuals acquire the skills and experience they need to obtain work that pays a living wage, and offers those individuals a unique savings opportunity as their earnings increase, which is referred to as an escrow account. Public housing agencies work with welfare agencies, schools, businesses, and other local partners to help FSS participants access services including, but not limited to, child care, transportation, education and training, and home-ownership counseling. The PHA and the head of each participating family complete an FSS contract of participation that specifies the rights and responsibilities of both parties. The 5-year FSS contract specifies goals and services for each family. Family members must fulfill all requirements in order to obtain full benefits,

including: lease compliance by all family members; independence from welfare assistance by all family members; and the head of the family seeking and maintaining suitable employment.

General Information Notice (GIN) and Notice of Eligibility (NOE) for Relocation Assistance: A GIN/NOE notice is issued to each family on a property who has been determined to be affected by redevelopment efforts. The notice informs the families of proposed rehabilitation on the site, the date on which the resident must reside on the site to be eligible for relocation benefits, and outlines the relocation benefits for those families determined to be affected. *See Appendix A.*

Housing Choice Voucher Program (HCVP): The Housing Choice Voucher Program administered by the U.S. Department of Housing and Urban Development (HUD) assists families with very low incomes to rent or buy safe housing. Public Housing Agencies issue housing choice vouchers to qualified families, who may choose to use their vouchers for dwelling units including single-family houses, townhomes or apartments. Once a family chooses a home, the landlord must agree to participate in the housing choice voucher program. The landlord receives a housing subsidy directly from the local PHA, which receives funding from HUD. The tenant pays the difference.

Housing Occupancy Standards: Occupancy standards are criteria used to determine the appropriate household bedroom size for a family. Determining factors include number of household members, approved reasonable accommodations, or other factors. The standards are utilized to avoid overcrowding and wasted space.

Housing Quality Standards (HQS): HQS provide guidance for determining unit acceptability. An HQS inspection is done before a resident occupies a unit and then annually or biennially thereafter.

HUD: United States Department of Housing and Urban Development. A federal agency that administers and monitors federally funded housing programs.

Ninety (90) Day Notice: A required notice issued to each family informing them that they must vacate their current residence in order for the redevelopment project to proceed. The notice will contain at least two referrals to a comparable replacement dwelling currently available to the family. *See Appendix C.*

Offsite Public Housing Move: A move of an affected person from one unit on the property to another unit offsite at another property. The move can be temporary or permanent.

Remediation of Housing: Remediation to rehabilitate ____ units at _____. On _____ 202_, WHA issued a Request for Proposal (RFP) titled "_____", in which WHA seeks a Contractor to remediate units impacted by XXXXX. The RFP closes on _____, 202_.

Referral: Written notification to a family eligible for relocation of available comparable on-site or WHA-controlled dwelling units. A minimum of two (2) referrals will be provided.

Related Moving Assistance: An expense incurred as a direct result of an affected family or individual's displacement from their unit. In general, this includes packing, moving, unpacking and dismantling personal items; reconnection or disconnection charges for cable, telephone or internet; address change; charges for identification such as a driver's license; transportation costs to view units referred by the agency; and other expenses at the discretion of WHA.

Relocation Housing Preference Survey: A questionnaire designed to determine the relocation needs of an affected family. The survey is used to generate referrals to appropriate replacement and/or temporary housing. Relocation staff use this survey to record special requests or needs of the family. *See Appendix B.*

Relocation, Orientation, Training and Counseling Team (ROTC): WHA staff designated to ensure residents understand the relocation process and the relocation benefits affected residents are entitled to receive. Staff also provide a series of trainings and workshops, unit referrals (public housing and units in the private sector) and one-on-one sessions to assist with unit applications.

Transition Allowance: A payment of \$100 given to a qualified head-of-household who is involuntarily moved when WHA performs the move at no cost to the affected household.

Uniform Federal Accessibility Standards (UFAS) and Architectural Barriers Act (ABA): The design, construction and alteration of residential buildings, facilities and units so that they are readily accessible by persons with disabilities. UFAS is codified by 29 U.S.C. §794; ABA is codified by 42 U.S.C. §§4151–4157.

Uniform Relocation and Real Property Acquisition Policies Act of 1970, as amended (URA): A federal law that establishes minimum standards for federally funded programs and projects that require the acquisition of real property (real estate) or displace persons from their homes, businesses, or farms. The Uniform Act's protections and assistance apply to the acquisition, rehabilitation, or demolition of real property for federal or federally funded projects.

Relocation Services

Since 20__, periodic meetings were conducted regarding the relocation, with the sole purpose of preparing residents for their temporary relocation, how families would return to the units, and implementation of this Plan. Meeting participants included WHA staff and XXXX Community residents.

Relocation services will commence once the Plan is submitted and approved by NCORR.

WHA's ROTC team has utilized its office at 1524 South 16th Street, Wilmington, NC to interact with (Name of Development) residents. ROTC will work cooperatively to relocate each and every family into appropriate housing based on household needs in accordance with the URA. No resident on the household's dwelling unit lease agreement will be placed into homelessness as a result of temporary relocation for this development. WHA will consider various individualized facts specific to each household's preference for where to relocate, including but not limited to transportation, access to childcare, place of worship, access to retail, grocery stores, and other amenities.

ADA/504 and Title VI Language Access Compliance

WHA has made, and will continue to make, every effort to include any disabled residents in the relocation planning, as well as to provide services to disabled residents affected by relocation. WHA will also ensure that families with Limited English Proficiency/Non-English Proficiency (LEP/NEP) are served. To this end, the ROTC will ensure that:

- Any residents with disabilities will be identified through WHA's Property Management Office and the resident files, as well as from information obtained during the interview session with the family.
- All official correspondence contains a footnote directing residents with disabilities, or residents who are elderly, to contact the corresponding division at WHA and the NC 211 hotline for persons who are deaf or hard of hearing, for assistance with attending meetings.
- All meetings and appointments with ROTC are conducted in accessible areas. Staff will make home visits for appointments when necessary;
- Residents who are blind or who have visual impairments are informed about meetings through an alternative method that has been mutually agreed upon by the resident and WHA when meeting announcements have been reduced to writing;
- Any referral to a "comparable housing unit" made to a family with a disabled member will be accessible or modified to accommodate the needs of the disabled family member; and
- Audio and language interpreters (for persons who are deaf or hard of hearing, or persons who are LEP/NEP residents) will be made available at appointments or public meetings, per WHA's policy.

Counseling and Other Advisory Services

Due to the volume of families and the length of time needed to clear the site, WHA's ROTC team will be used to provide relocation and mobility services to residents. A ROTC team member will be available during the specified daily office hours for the convenience of residents who will be receiving referrals and other services related to their relocation.

WHA's ROTC Team will comply, to the extent required, with all applicable federal, state and local laws. Planned services that will be provided include, but are not limited to:

- Conducting a housing preference survey for each affected family, one-on-one, to determine the specific and special needs of the family. *See Appendix B.*

- Conducting relocation workshops as needed. The ROTC team will advise the families of the relocation procedure and the benefits they are entitled to. The pros and cons of the types of relocation options will be addressed — for example, relocation vouchers vs. public or subsidized housing, or the option of first-time homeownership.
- Assisting in applying for relocation benefits, including payment for costs directly related to their relocation. ***See Related Moving Assistance section below.***
- Providing referrals to comparable, decent, safe and sanitary housing. Referrals may be made to other public housing units or housing available with the use of a voucher. ***See Appendix D.***
- Sustaining relationships between families by offering referrals to both families in the same housing complex or neighborhood, recognizing that many families have developed informal "buddy relationships" where they share childcare and other family functions. Moving to another area may create a sense of isolation for these families.

Issuing Required Notices

All notices will be issued by certified mail and/or hand delivered. If hand delivered, residents will be required to sign each notice signifying receipt of it. All correspondence will be written in plain, understandable language. Persons with limited literacy will be provided appropriate services and support to ensure that they can access and understand the information contained in the notices. Each notice will have the name and phone number of a contact person who can answer questions or provide other necessary help.

WHA will issue required notices in accordance with the URA, which may include:

- **General Information Notice (GIN)** — informs the affected family of the proposed redevelopment and that they may be eligible for relocation assistance. **Notice of Eligibility (NOE)** for Relocation Assistance is issued to eligible families when a project is approved by HUD for demolition/disposition. ***See Appendix A.***
- **90 Days' Notice to Vacate** is issued when the relocation team has referred the family to a comparable replacement unit that is available to the family for occupancy. ***See Appendix C.***
- If the resident has not accepted a unit within 60 days of the issuance of the 90-day notice, WHA may issue a **30 Days' Notice** of transfer to a suitable vacant public housing unit. The Relocation and Mobility team will continue to work with the resident to find a unit and avoid forced transfers or evictions.

Related Moving Assistance

WHA will cover costs associated with moving, to include the following:

- Moving personal belongings; reassembling furniture; packing for seniors, persons with disabilities and others, if needed; reconnection charges; moving special equipment; and other moving-related costs deemed eligible by WHA;
- Transportation or transportation vouchers to view unit referrals;
- Payment for rental application fees;
- Security deposit; and
- Miscellaneous expenses related to the move and deemed eligible by WHA.

Maintain Relocation Files

Until the redevelopment is complete and families have returned to the site, relocation files will be maintained for each family moved from the property. Each file will contain, at a minimum:

- Housing preference survey, including all family members and contact information;
- Record of relocation payments made on behalf of the relocated family;
- Current address and contact information;
- Copies of required notices such as the 90 Days' Notice to Vacate, GIN and NOE; and
- Housing referrals.

Site Plan

On _____, 20__, WHA issued a Request for Proposal (RFP) titled " _____", in which WHA seeks a Development Partner to lead a mixed-income redevelopment of (Name of Development). The RFP closed on _____, 2020. The site plan section of this Plan will be updated accordingly.

Public Housing Occupancy Standards

Below are the Public Housing Occupancy Standards that will be applied in determining each household's bedroom size. Every member of the family, regardless of age, shall be considered a person while applying the standards. Approved Reasonable Accommodations will also be taken into account.

Unit Size (# of Bedrooms)	Minimum # of Persons in Unit	Maximum # of Persons in Unit
0	1	1
1	1	2
2	2	4
3	4	6
4	6	8
5	8	10
6	10	12

Relocation Destinations

A. Other Public Housing Units

The Relocation and Re-Occupancy Plan is written to ensure that the site is cleared with minimum disruption to residents, and to administer the benefits that the affected residents are eligible to receive. This is accomplished in various ways:

As of _____, 20__, there were ____ vacant public housing units available as possible housing units for relocation. Below is the breakdown of those vacant units by number of bedrooms, as compared to the number of units by bedroom size needed to rehouse the residents moving from (Name of Development). Since the vacancy numbers fluctuate, the chart below merely provides a snapshot in time. In addition to the available public housing units, tenant protection vouchers will also be available for affected families.

Number of Public Housing Vacancies per Bedroom Size	Vacant Units
Efficiency (0)	
One (1)	
Two (2)	
Three (3)	
Four (4)	
Five (5)	
Six (6)	
Total	

The number of available units would be limited, based on the site and the priority given to former residents of the redeveloped property.

B. Housing Choice Voucher Program

Tenant protection vouchers, and vouchers through the Housing Choice Voucher Program (HCVP), will be made available to affected families as an alternative to a move to another public housing unit. Families electing this option may use the voucher subsidy with participating privately managed companies and landlords.

C. Homeownership

The ROTC team will refer XXXX Community residents who would like to purchase a home to the HCVP Homeownership Assistance Program (HOAP). As of _____, 20__, zero (0) families meet the minimum income requirement, \$25,000.00, to apply for participation in WHA's HCVP HOAP. The program assists federal voucher holders interested in homeownership opportunities by referring them to housing counseling agencies, credit repair programs, and other government-sponsored homeownership programs where families are able to use their voucher subsidy to assist with mortgage payments for up to 15 years.

Tracking Residents

WHA relies on two methods of tracking — at the agency level and at the HCVP department level — which will ensure that each resident is accounted for. The agency employs a database that archives residents' customer history, such as contact and demographic information, family composition, income, re-certifications, etc. In addition, HCVP compiles its own internal database that maintains current contact information, family composition, and other pertinent information relevant to their relocation/re-occupancy. This database is solely managed by HCVP's ROTC team, and information is verified and/or updated annually.

The information that is collected and maintained is also used to stay connected to our residents. WHA has made a commitment to affected (Name of Development) residents to keep them informed of development updates through organized resident meetings, steering committee meetings, ANC meetings, formal letters, and mail-outs. As the new property comes online, WHA will guide our families through an organized and coordinated process to ensure their return to their new replacement unit is as seamless as possible.

Failure to Adhere to Plan

An affected resident's refusal to accept a suitable offer of housing referrals made in accordance with the Relocation Plan will be determined to have caused a lease violation and may be subject to a mandatory transfer and/or eviction action. A reasonable number of offers is defined as two (2), provided the first is turned down for a reason acceptable to WHA and in accordance with this Plan. WHA will exercise authority to ensure residents comply with this Relocation Plan and enable the redevelopment activities in a timely fashion. The eviction action and/or mandatory transfer authority will only be enforced for violations pertaining to the relocation effort. All other lease and occupancy violations will be handled under WHA's normal eviction procedures.

Appeal Procedure

Affected residents may file a written appeal with WHA, 1524 South 16th Street, Wilmington, NC 28401. WHA will have up to thirty-five (35) days to respond to the appeal. A person may file a written appeal with WHA if the person believes WHA has failed to:

- Properly determine that the resident qualifies, or will qualify, as an affected person who is eligible for relocation assistance;
- Properly determine the amount of any relocation payment required by this Plan;
- Properly provide an appropriate comparable housing referral, or inspect replacement housing in a timely manner; and

- Properly respond to an appeal in a timely manner.

Should a person disagree with whether they qualify as an affected or displaced person, or with the amount of relocation assistance for which they are eligible, he or she may file a written appeal of that determination with the Greensboro Field Office, U.S. Department of Housing and Urban Development, 1500 Pinecroft Rd #401, Greensboro, NC 27407. If full relief is not granted, the person has the right to seek judicial review.

Re-Occupancy Criteria

The eligibility date for the Resident Return Priority for _____ residents is _____, 20__.

This means that any (Name of Development) resident who lived at the property on or after January 21, 20__ is eligible to return to the newly developed property, into a public housing unit, and to receive relocation assistance to move into their new public housing replacement unit. Included in the re-occupancy process is a series of assurances that WHA has committed to. WHA is committed to the following:

1. **90 Days' Notification of New Unit Availability — 90 days before a unit becomes available**, which means a unit or potential units that match a resident's requirement for bedroom size and any other needs specific to that family. WHA's ROTC Team will notify the resident in writing, by phone, and by means mutually agreed upon based on reasonable accommodations for persons with disabilities. This notification will be followed up by a series of resident workshops to ensure that the resident will be adequately prepared for re-occupancy. Part of the ancillary services associated with this stage of the re-occupancy process includes, but is not limited to, mitigating any barriers to re-occupancy, assistance in collecting and organizing the required application documentation, and determination of costs associated with the move into the new unit.
2. **Application Process/Move-In** — During the aforementioned 90-day notification timeframe, the Relocation team will work with the household to coordinate the move. The Relocation team will provide households transportation to and from the potential new units and guide families through the selection process. In addition, a ROTC team member will be present the day of the move to assist the family with any issues that may arise, and will provide overall management of the move to ensure a smooth transition. All costs associated with the relocation will be paid for by WHA. Approved relocation fees include:
 - Disconnect/reconnect fees;
 - Moving fees; and
 - Any other costs associated with the physical move from the old unit into the new unit.

Resident Return Priority

Throughout the development process there has been ongoing communication with the WHA Resident Council and residents. All residents have the right to return, or to be placed in permanent relocation units, on site or at another WHA property.

Implementation

Based on the resident body vote, units becoming available for occupancy will be offered to residents in the order mentioned above. All tenant approvals are subject to the completion of the application process, defined as the submission of a completed application and all required supplemental documentation for tenancy.

WHA's ROTC Team will work closely with the management company at the newly redeveloped site to ensure that all re-occupancy assurances and policies are adhered to, and that the Resident Priority to Return Criteria is applied correctly and fairly as residents return to the redeveloped site.

All applicants selected for re-entry will be required to participate in a "Resident Orientation Session," at which time the Community Manager will acquaint new residents with the policies, lease requirements, house rules, housing and federal

regulations, housekeeping and maintenance procedures, and residents' rights, responsibilities and obligations. WHA is committed to the relocation and re-occupancy of all eligible XXXX Community residents.

Appendix A: General Information Notice (GIN) and Notice of Eligibility (NOE)



THE HOUSING AUTHORITY OF THE CITY OF WILMINGTON

1524 S. 16th Street, Wilmington, NC 28401

Tyrone Garrett, Executive Director

Date: _____

Name: _____

Address: _____

RE: General Information Notice and Notice of Eligibility for URA Relocation Assistance

This letter is important to you and should be retained.

Over the past several years, the Housing Authority of the City of Wilmington (WHA) and the residents of XXXX Community have been discussing redevelopment efforts. WHA and community stakeholders have had many opportunities to meet and develop the various plans required for a new development to occur. As explained in these meetings, XXXX Community will have construction work performed.

This is your General Information Notice (GIN) and Notice of Eligibility for Relocation Assistance. If you have received this notice, that means you live at XXX Community and the effective date of your eligibility is _____, 202__. To carry out the project, it will be necessary for you to relocate. However, **you do not need to move now.** Since you are being relocated in connection with the XXXX Community redevelopment, you will be eligible for relocation assistance under the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA).

The relocation benefits you will receive include:

1. **Counseling and other advisory services:** ROTC will be your primary point of contact and will manage your relocation and advisory services. WHA staff will be available to provide additional counseling, case management, and other services that may be necessary to ensure your successful transition.
2. **Payment for moving and related expenses:** This benefit includes the actual costs of moving your personal belongings or a fixed moving expense, payment of telephone and cable reconnection charges, and other expenses approved by WHA.
3. **A move to a public housing or other subsidized unit:** You will receive a referral listing for a comparable available unit according to the number of bedrooms you need. Additional units may become available in the future and will be passed along to you by relocation staff. Because you currently live at XXXXX, a public housing community, a comparable unit is considered to be another WHA public housing unit. Please note that all replacement housing must be inspected in order to ensure it is decent, safe and sanitary.

Listed below is a comparable replacement unit that you may wish to consider for your replacement home. If you would like, we can arrange transportation for you to inspect this and other replacement units.

WHA believes that every resident displaced from the site should have the right to reapply for occupancy once this project is complete. For this reason, after project completion, you will be contacted and offered an opportunity to return to the newly revitalized community with a priority preference.

Remember, do not move or lease a replacement home before WHA has an opportunity to further discuss your eligibility for relocation assistance. You will be provided written notice of the date by which you will be required to move. This date will be no less than 90 days from the date comparable replacement housing has been made available to you.

Appendix B: ROTC Housing Preference Survey



THE HOUSING AUTHORITY OF THE CITY OF WILMINGTON
1524 S. 16th Street, Wilmington, NC 28401
Tyrone Garrett, Executive Director

ROTC Housing Preference Survey

The purpose of this survey is to gather updated information on your household's relocation needs and preferences. The survey is for information purposes **ONLY** and is **not a notice to move or an assignment of where you will be moving**. Please ensure that the information provided below is complete and accurate. Failure to complete the survey in its entirety will cause a delay in your services.

I. Family Information

Head of Household Name: _____

Address (include unit no.): _____

Home Phone Number: _____ Cell: _____

Email Address: _____

Best Time to Contact You: _____ a.m. / p.m.

May we call you at work? YES / NO (Circle one). If yes, please provide telephone number: _____

Please list all occupants on your lease:

Name	Relationship	Sex	DOB	Age	School / Grade
	Head of Household				

II. Unit Information

Current Unit Size: _____ Total Number in Household: _____

Eligible Unit Size as calculated by WHA: _____

Is any member of your household pregnant? ☐ Yes ☐ No

If yes to the above, please provide the name of the household member and projected due date below:

Name: _____ Due Date of unborn child: _____

Does any member of your household smoke, including you? ☐ Yes ☐ No

III. Household Information

1. Are you or any household members employed? ☐ Yes ☐ No

If yes, please list all household members who are currently employed:

Household Member	Name and Address of Employer	Gross Income (wk./mo./yr.)	Mode of Transportation

2. Do you or any household members receive other income (i.e., Social Security, Pension, TANF, Bank Interest, Dividends, Unemployment, Workers' Compensation, etc.)? ☐ Yes ☐ No

If yes, please list all other income in the household:

Household Member	Income Source	Gross Income (wk./mo./yr.)

Total Gross Annual Income as calculated by WHA: _____

(This information is used to determine Program Eligibility in HCVP or Mixed-Financed Properties.)

3. Do you or any members of the household own a vehicle? ☐ Yes ☐ No

If yes, how many vehicles are in the household? _____

4. Are your vehicles registered to current leaseholders? ☐ Yes ☐ No

5. Do you have any pet(s)? ☐ Yes ☐ No

If yes, please list the quantity and type of pet you have:

IV. Language Access

The information in this section will help us better serve the housing needs of persons with limited English proficiency (LEP). It is recommended that you complete the below questions, if applicable, to ensure appropriate language access services are provided.

1. What is the primary language spoken in your household?

- English
- Spanish

◦ Other: _____

2. Do you (or a household member) require a translator to assist you through your relocation process? ☐ Yes ☐ No

V. Reasonable Accommodations

Please **DO NOT** disclose you or your household member(s)' disability.

Please Note: This portion of the survey is optional.

The information in this section will help us better accommodate the housing needs of persons with disabilities. A reasonable accommodation is a change that can be made to a unit, policy, or procedure to allow a person with disabilities to have the same opportunity for housing as any other similarly situated person without a disability. All reasonable accommodation requests must be submitted to and approved by WHA's Property Management Office. However, it is recommended that you complete the below questions, if applicable, to ensure appropriate services are provided.

1. Do you require a unit that will need special features to accommodate you or any household member(s)' disability (i.e., inability to climb steps/stairs, rails/grab bars in bathrooms, wheelchair accessibility, special equipment for vision and/or deaf or hearing impairment(s), assistant and/or service animal, live-in aide, etc.)? **YES / NO (Circle one)**

If yes, please check all that apply:

- No modifications to the unit
- Wheelchair-accessible unit
- Sensory-impaired accessible features
- Other physical adaptations needed (please explain):

2. Do you have any specialized equipment or materials that must be moved to your new unit? **YES / NO (Circle one)** If yes, please list below:

3. Do you (or a household member) require a sign language interpreter to assist you through your relocation process? **YES / NO (Circle one)**

VI. Relocation Preferences

1. Please select your relocation preference for your household, indicating your **1st** and **2nd** choices:

1st	2nd	Relocation Option
		Off-site transfer to alternate Public Housing Unit (i.e., privately managed, ACC, etc.)
		Housing Choice Voucher Program — allows household to apply to privately managed companies and landlords using a voucher subsidy.
		Other (i.e., opted out of subsidy programs, live with relatives, etc.)

2. **Desired area(s) to relocate** (*list preferences in order of highest priority, i.e., NE, SE, NW, SW or zip codes*):

3. **Desired neighborhoods** (*list preferences in order of highest priority, i.e., near school, metro, church, etc.*):

4. Other considerations and concerns that we should know about:

5. Are you able to get the following utilities in your name? Circle all that apply:

Electric YES / NO Gas YES / NO Water YES / NO

6. Do you or any adult household member(s) have concerns regarding application screenings? Check all that apply:

Credit Concerns: YES / NO (Circle one)

If yes, list all adult household members and provide details with this concern:

Name: _____ Details: _____

Name: _____ Details: _____

Name: _____ Details: _____

Criminal Background: YES / NO (Circle one)

If yes, list all adult household members and provide details with this concern:

Name: _____ Details: _____

Name: _____ Details: _____

Name: _____ Details: _____

Rental References/History: YES / NO (Circle one)

If yes, list all adult household members and provide details with this concern:

Name: _____ Details: _____

Name: _____ Details: _____

Name: _____ Details: _____

If you or any adult household member(s) would like a referral to the Office of Resident Services (ORS) for assistance with any of the above concerns, please check here ☐

VII. Emergency Contact Information

Primary Emergency Contact Name: _____

Address: _____

Relationship: _____

Home: _____ **Cell:** _____ **Work:** _____

Email Address: _____

Secondary Emergency Contact Name: _____

Address: _____

Relationship: _____

Home: _____ **Cell:** _____ **Work:** _____

Email Address: _____

Interview Date: _____ **Time:** _____

Interviewer's Name: _____

Head of Household Signature: _____

Appendix C: 90 Days' Notice to Vacate



THE HOUSING AUTHORITY OF THE CITY OF WILMINGTON

1524 S. 16th Street, Wilmington, NC 28401

Tyrone Garrett, Executive Director

Check one:

☐ Hand Delivered OR ☐ Certified Return Receipt Requested

Date: _____

Name: _____

Address: _____

RE: 90 Days' Notice to Vacate

Dear **(Insert Resident Name)**:

The Housing Authority of the City of Wilmington (WHA) notified you of its plans to redevelop **(Insert Property Name)**, which will include the demolition and disposition of the unit you currently live in. From the effective date of this notice, **(Insert Date)**, you have 90 days, or until **(Insert Date)**, to move. After 60 days you will receive a 30 Days' Notice of Mandatory Transfer, reminding you in advance of the specific date by which you must move. Because you are required to move, you are eligible for the following:

1. **Counseling and other advisory services:** WHA's Relocation and Mobility Team will manage your relocation and advisory services. The Relocation Office is located onsite at 1524 South 16th Street, Wilmington, NC. You may contact the SVP for Resident Services.
2. **Payment for moving and other related expenses:** includes moving your personal belongings, payment of telephone and cable disconnection and reconnection fees, and other related expenses approved by WHA.
3. **A move to public housing or other subsidized unit:** below you will find a referral listing for an available unit according to your household composition, based on the Public Housing occupancy standards or the Housing Choice Voucher Program. Additional units may become available in the future and will be shared with you by the Relocation Team.
4. **Referral to Comparable Unit:** Because you currently reside at **(Insert Property Name)**, a public housing community, a comparable unit is considered to be another WHA public housing unit or privately managed ACC unit. Based on the information you provided in your ROTC Housing Preference Survey, the unit(s) listed below is available for immediate occupancy. If necessary, we will continue to assist you with more referrals:

1. _____
2. _____

Requesting a Reasonable Accommodation: The Housing Authority of the City of Wilmington (WHA) provides reasonable accommodations to all applicants, participants and residents with disabilities. If you or a member of your household has a disability and requires an accommodation to participate in any of our programs, please notify NC 211.

Sign language interpreters will be provided upon request. Requests can be made to Casa Interpretation Services at least 72 hours prior to needing the services by calling (910) 274-4607, or by email at hmciver@wha.net.

If you disagree or are dissatisfied with any determination made by WHA concerning your relocation or the relocation assistance for which you are eligible, you may file a written appeal with WHA to review such determination, or submit an appeal in writing to the U.S. Department of Housing and Urban Development, Greensboro NC Field Office, 1500 Pinecroft Rd #401, Greensboro, NC 27407.

Be sure to meet with a Relocation Coordinator, who will advise you of your URA benefits and assist you throughout the relocation process. Continue to pay your rent and comply with your lease.

Sincerely,

Public Housing ROTC

This letter is important and should be retained for your records.

ROTC Form, Updated 5/2024

Appendix D: Property Referral Form



THE HOUSING AUTHORITY OF THE CITY OF WILMINGTON

1524 S. 16th Street, Wilmington, NC 28401

Tyrone Garrett, Executive Director

Unit Referral Form

This form must be completed in its entirety for any and all unit referral(s) being provided to residents affected by special projects and Demolition and Disposition Approval (DDA).

Resident Name: _____ Address: _____
Phone Number: _____ Approved Voucher Size: _____
Property Name: _____ Zip Code: _____
Email: _____ Number of Members in Household: _____

Property Referral No. 1

Address: _____ Zip Code: _____
Unit Size: _____ Point of Contact Name: _____
Phone Number: _____ Email: _____
Submarket: _____ Rent w/ Utilities: _____
Rent w/o Utilities: _____ Proposed Rent for Unit: _____
Utilities Included: Yes / No (Circle one)
Utilities Resident will be responsible for (circle what applies): Gas Water/Sewer Electric Oil

Landlord Screening Criteria:

Credit: _____
Criminal Background: _____
Employment History / Other: _____

Rental History:

Associated Fees:
Application Fee: _____ Administrative Fee: _____
Other: _____ Security Deposit: _____
Move-in Fee: _____ Amenities: _____

*Please note that WHA only covers fees associated with application costs, security deposits, and any holding fees that will be applied to the security deposit if approved and at move-in. All other fees will be the responsibility of the resident.

Estimated Unit Available Date: _____
Tour Schedule Date: _____
Application Status (circle one): Approved Denied Did Not Apply

Property Referral No. 2

Address: _____ Zip Code: _____
Unit Size: _____ Point of Contact Name: _____

Phone Number: _____ **Email:** _____

Submarket: _____ **Rent w/ Utilities:** _____

Rent w/o Utilities: _____ **Proposed Rent for Unit:** _____

Utilities Included: Yes / No (Circle one)

Utilities Resident will be responsible for (circle what applies): Gas Water/Sewer Electric Oil

Landlord Screening Criteria:

Credit: _____

Criminal Background: _____

Employment History / Other: _____

Rental History:

Associated Fees:

Application Fee: _____ **Administrative Fee:** _____

Other: _____ **Security Deposit:** _____

Move-in Fee: _____ **Amenities:** _____

**Please note that WHA only covers fees associated with application costs, security deposits, and any holding fees that will be applied to the security deposit if approved and at move-in. All other fees will be the responsibility of the resident.*

Estimated Unit Available Date: _____

Tour Schedule Date: _____

Application Status (circle one): Approved Denied Did Not Apply

Appendix E: 30 Days' Notice to Vacate



THE HOUSING AUTHORITY OF THE CITY OF WILMINGTON

1524 S. 16th Street, Wilmington, NC 28401

Tyrone Garrett, Executive Director

Date: _____

Resident Name: _____

Resident Address: _____

Wilmington, NC 28405

Re: Notice of Intent to Vacate

Dear Property Manager,

As per my rental agreement, I am providing this letter as a 30-day notice that I will be moving out of my rental unit. This letter shall serve as my written notice of intent to vacate the premises.

I understand that if I am unable to move on or by the date listed above, I must visit the rental office to extend or cancel this notice to vacate.

If any other issues or questions arise, I can be reached at: _____

Phone: _____

Email: _____

Sincerely,

Resident Signature

Appendix F: Packing Material Distribution Form



THE HOUSING AUTHORITY OF THE CITY OF WILMINGTON
1524 S. 16th Street, Wilmington, NC 28401
Tyrone Garrett, Executive Director

Packing Material Distribution Form

Resident Name: _____

Resident Current Address: _____

Resident New Address: _____

Bedroom Size: _____

Packing Materials	1BR	2BR	3BR	4BR	5BR	6BR
Small Box	5	10	15	15	15	20
Medium Box	5	10	10	15	15	20
Large Box	5	5	10	10	15	15
Wardrobe Box	2	4	6	8	10	12
Tape	1	2	3	4	5	6

Resident Signature: _____

Date Received: _____

Distributed By: _____

Appendix G: ROTC Move Request Form



THE HOUSING AUTHORITY OF THE CITY OF WILMINGTON
1524 S. 16th Street, Wilmington, NC 28401
Tyrone Garrett, Executive Director

ROTC Move-Out / Move-In Assistance Request Form

Please complete the information below to request assistance with the relocation of Public Housing residents to their new home. The form must be completed in its entirety and must be reviewed for accuracy prior to submission.

Date of Request: _____
Resident Name: _____ **Current Bedroom Size:** _____
Public Housing Property: _____ **Address:** _____
Resident Phone Number: _____ **Email:** _____

New Address: _____ **Zip Code:** _____
New Unit Size: _____ **Property Name (if applicable):** _____
Property Manager/Owner/Agent Name: _____ **Phone:** _____ **Email:** _____

Unit Approval Date: _____
Vacate Notice Completion Date: _____
Packing Material Received On: _____

Circle one:

Request Item	Response
Change of Address Provided	Yes / No
Packing Assistance Needed (Elderly/Disabled Only)	Yes / No
Renters Insurance Needed (prior to move)	Yes / No
Loading Dock Reservation Required for Move-In	Yes / No
Storage Needed	Yes / No

If you are requesting storage, you are acknowledging that you understand the cost of the storage will be covered by Wilmington Housing Authority for up to twelve (12) months. Wilmington Housing Authority will be moving any and all storage items on the same day that you are scheduled to move to the new unit. If you fail to move items on the day of your scheduled move, you will be responsible for moving the items on your own. *(Initial Here)* _____

Pest Control Needed for Current Unit (circle one): Yes No
If yes, please list issue: _____

If your current unit requires pest control, service will be scheduled either within seven (7) days based on your unit approval, or during the monthly pest maintenance services provided by PMO, whichever comes first. If you decline pest control services and, on the day of your move, pest is identified, Wilmington Housing Authority reserves the right to immediately stop, cancel and reschedule your move for a later day until the unit is deemed pest-free by Wilmington Housing Authority's authorized pest control team. Wilmington Housing Authority cannot allow any resident to relocate to a new unit with untreated pest concerns and will not incur any charges should your new home become infested. *(Initial Here)* _____

Resident Signature: _____ **Date:** _____

Mobility Specialist (Print Name): _____ **Signature:** _____

To Be Completed by Relocation Coordinator

1. **Lease Effective Date:** _____
2. **Physical Move Date:** _____
3. **Pest Control Completed/Confirmation Date:** _____
4. **Loading Dock Reservation Date/Time (if applicable):** _____
5. **Move Completion Date:** _____

Relocation Coordinator (Print Name): _____ **Signature:** _____

Appendix H: Meetings and Events



THE HOUSING AUTHORITY OF THE CITY OF WILMINGTON

1524 S. 16th Street, Wilmington, NC 28401

Tyrone Garrett, Executive Director

Below you will find a chronological log of meetings and events conducted with XXXXX residents affected by redevelopment.

Date	Event / Meeting	Description
2024		
	City Wide Advisory Board Meeting	Information Session
	XXXX Community Disposition Plan	Information Session
	XXXX Community Demolition Disposition Plan	Information Session
2025		
	Priority to Return Meeting	This meeting was to inform the residents about what the Priority to Return means and to explain how the process will be determined.
	Priority to Return Meeting	Residents were placed into groups to discuss the top three priorities that they would like to vote on.
	Priority to Return Vote	A vote took place for residents of Sibley/Sursum; however, there was a discrepancy and the votes were null and void.
	Voter Ballots Delivered to Residents	Property management delivered all ballots for the Priority to Return votes.
	Ballots Were Submitted	Only four residents submitted ballot votes, making the vote null and void.
	Update for XXXX Community Demolition and Disposition and Next Steps	Information Session
2026		
	GIN/NOE Meeting / Priority to Return Vote	GIN/NOE meeting held; we revisited Priority to Return and had residents in attendance vote. All priorities previously discussed were posted on the walls, and residents were given 3 Post-Its to place on the priorities they would like to have in the plan. The top 3 priorities with the most votes were determined as the Priority to Return for Sibley/Sursum.
	GIN/NOE Meeting	WHA conducted a meeting with XXXX Community residents to provide them with the General

Date	Event / Meeting	Description
		Information Notice (GIN) and Notice of Eligibility (NOE), which informs them of the agency's intention to submit the DDA for HUD approval (the approval was granted) and the benefits that the residents are now eligible for due to the approved redevelopment.
	Lease Compliance / Eligibility / Housing Choice Voucher Workshop	This workshop is conducted in partnership with Property Management Operations (PMO), the Eligibility and Continued Occupancy Department (ECOD), and the Housing Choice Voucher Program (HCVP). The workshop is designed to explain to residents: "What is lease compliance?", "How to become lease compliant?", and "How does lease compliance affect the relocation process?" The eligibility process is explained, including income qualifications, required documents, and delays that may occur as a result of lease non-compliance. Then the voucher process is explained, along with the family's next steps and the benefits of being a voucher participant. There were two sessions, at 4pm and 6pm.
	Surveys Started	Surveying residents for housing preference began.
	Being a Good Neighbor	This workshop is designed to help residents better understand the differences and similarities of being a voucher participant versus a Low-Income Public Housing (LIPH) resident. Information from both the HCVP Admin Plan and the Public Housing lease agreement is pulled and organized to highlight the differences and similarities between the two residency types. This information is presented so residents can more easily locate it if they choose to review the documents themselves.
	Being a Good Neighbor	See above description.
	ORS Resources and Referral Workshop	This workshop is designed to inform and provide residents with the resources needed to ensure relocation efforts are successful. WHA's Office of Resident Services (ROTC) provides residents information on how to access the needed services. If possible, ROTC should aim to have a service provider in attendance so that residents can learn more about the services they may receive.
	Pathways to Homeownership Symposium	Designed to educate residents about the HCVP homeownership program and the steps to homeownership. This is a new addition to the relocation and redevelopment process for all residents affected by redevelopment and will be conducted by the Housing Choice Voucher Program (HCVP) Homeownership staff. This workshop introduces the Homeownership program HCVP offers residents who successfully enter the voucher program after 1 year. The requirements to enter the program, along with tips on how to prepare, will be

[illegible]

2027 ANNUAL PLAN

ATTACHMENT 7 – CIVIL RIGHTS CERTIFICATION

2027 ANNUAL PLAN

ATTACHMENT 8 – CERTIFICATION BY CITY OFFICIAL

2027 ANNUAL PLAN

ATTACHMENT 9 – RESIDENT ADVISORY BOARD (RAB) MEETING COMMENTS
