

5-Year PHA Plan (for All PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 03/31/2024
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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, and informs 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-income, very low-income, and extremely low-income families.

Applicability. The Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

A.	<p>PHA Information.</p>	<p>PHA Name: Robersonville Housing Authority PHA Code: NC067 PHA Plan for Fiscal Year Beginning: (MM/YYYY): 10/2025 The Five-Year Period of the Plan (i.e., 2019-2023): 2025-2029 Plan Submission Type <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>How the public can access this PHA Plan: In the Office in plain view for the public or by visiting our website at robersonvillehousing.com</p>												
A.1		<p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th colspan="2">Program(s) not in the Consortia</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia		PH	HCV					
Participating PHAs	PHA Code	Program(s) in the Consortia				Program(s) not in the Consortia								
			PH	HCV										
B.		<p>Plan Elements. Required for all PHAs completing this form.</p>												
B.1		<p>Mission. State the PHA's mission for serving the needs of low-income, very low-income, and extremely low-income families in the PHA's jurisdiction for the next five years.</p> <p>The Mission of the PHA is the same as that of the Department of Housing and Urban Development, to promote adequate and affordable housing, economic opportunity, and maintain a suitable living environment consisting of decent, safe, and sanitary conditions free from discrimination.</p>												
B.2		<p>Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low-income, and extremely low-income families for the next five years.</p>												

<p>Attachments Goals and Objectives Goal One: Increase the availability of decent safe and affordable housing. Objectives: To determine the feasibility over the next five years to leverage private or other public funds to create additional housing opportunities. To approve the quality of assisted housing by maintaining a High Performer status and by maintaining our current customer satisfaction level. We will continue to expend at least 75% of our Capital funds to modernize and improve our dwelling structures and we will determine feasibility over the next five years to provide replacement public housing. To increase assisted public housing choices by determining feasibility over the next five years to implement home ownership programs. Goal Two: Improve community quality of life and economic vitality. Objectives: To provide an improved living environment by implementing measures to deconcentrate poverty by bringing higher income public housing households into our lower income development. We will accomplish this goal by utilizing flat rent. Goal Three: Promote self-sufficiency and asset development of families and individuals. Objectives: Promote self-sufficiency and asset development of assisted households by providing or attracting supportive services to improve assistance recipients' employability. We will continue to work closely with the Department of Social Services self sufficiency programs, our local community college, and transit services. Goal Four: Ensure Equal Opportunity In Housing for all Americans. Objectives: To ensure equal opportunity and affirmatively further fair housing by undertaking affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size requires. We will accomplish this goal by continuing our existing procedures. Goal Five: Implement No Smoking Policies on Housing Authority Property Objectives: To provide and improved living environment for all residents and guests. To educate residents of the RHA and surrounding areas about the health dangers of smoking, for themselves and bystanders that may come in contact with second hand smoke. To provide information and support on how to stop smoking and using tobacco products. Goal Six: Effectively in force the implemented Smoke Free Policy Objectives: To be proactive in our verbal onsite and written warnings, while effectively giving residents a strong voice and the ability to provide RHA staff with information about smoking on our properties. Goal Seven: To create and maintain a website. Objectives: To provide a website dedicated to informing the RHA residents and the general public about current events within our housing agency as well as in the community. To provide easy access to information about our housing agency such as how to apply, all policies, procedures, updates, frequently asked questions, and a means to contact outreach programs to promote self sufficiency. To make readily available information on events such as reexaminations, public hearings, resident meetings, and scheduled inspections. To provide a secure electronic means of communication between residents or applicants and housing staff, while also providing an opportunity to apply for housing online.</p> <p>Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p>	<p>Progress in meeting Mission and Goals Goal One: Increase the availability of decent safe and affordable housing. Objectives: To determine the feasibility over the next five years to leverage private or other public funds to create additional housing opportunities. Progress: Still determining Feasibility and researching RAD programs. To approve the quality of assisted housing by maintaining a High Performer status and by maintaining our current customer satisfaction level. We will continue to expend at least 75% of our Capital funds to modernize and improve our dwelling structures and we will determine feasibility over the next five years to provide replacement public housing. Progress: Have Consistently utilized over 75% of Capital Fund monies to unit improvements maintaining a High Performer Status. To increase assisted public housing choices by determining feasibility over the next five years to implement home ownership programs. Progress: Still determining feasibility for future programs, not feasible at this time. Goal Two: Improve community quality of life and economic vitality. Objectives: To provide an improved living environment by implementing measures to deconcentrate poverty by bringing higher income public housing households into our lower income development. We will accomplish this goal by utilizing flat rent. Progress: We are utilizing, and maintaining our flat rent schedules yearly, and will continue existing procedures. We have met this goal. Goal Three: Promote self-sufficiency and asset development of families and individuals. Objectives: Promote self-sufficiency and asset development of assisted households by providing or attracting supportive services to improve assistance recipients' employability. We will continue to work closely with the Department of Social Services self sufficiency programs, our local community college, and transit services. Progress: We have met this goal and are continuing existing procedures, while expanding on, and attracting other needed supportive services. Goal Four: Ensure Equal Opportunity In Housing for all Americans. Objectives: To ensure equal opportunity and affirmatively further fair housing by undertaking affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size requires. We will accomplish this goal by continuing our existing procedures. Progress: We have met this goal and are continuing existing procedures. Goal Five: Implement No Smoking Policies on Housing Authority Property Objectives: To provide and improved living environment for all residents and guests. To educate residents of the RHA and surrounding areas about the health dangers of smoking, for themselves and bystanders that may come in contact with second hand smoke. To provide information and support on how to stop smoking and using tobacco products. Progress: We have met this goal by implementing a Board approved Smoke Free Policy, and lease addendum, defining our smoke free policy. Contact information for the local health department and educational literature was also provided. Goal Six: Effectively in force the implemented Smoke Free Policy Objectives: To be proactive in our verbal onsite and written warnings, while effectively giving residents a strong voice and the ability to provide RHA staff with information about smoking on our properties. Progress: We have met this goal and are continuing existing procedures. No Smoking signs have been placed on all property boundaries. We have three avenues for reporting non compliance, our in office complaint form, by using our online secure email to the Executive Director, or by mail. Goal Seven: To create and maintain a website. Objectives: To provide a website dedicated to informing the RHA residents and the general public about current event</p>
<p>B.3</p>	<p>Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p>G. TERMINATIONS PROTECTED BY VAWA Criminal Activity directly relating to domestic violence, dating or stalking engaged in by a member of a tenant's household or any guest or other person under the tenant's control shall not be cause for termination of the tenancy or occupancy rights, if the tenant or an immediate member of the tenant's family is the victim or threatened victim of that domestic violence, or stalking. The RHA may bifurcate the lease to terminate assistance to remove a lawful occupant or tenant who engages in criminal acts of violence to a family member or others without terminating assistance/evicting victimized lawful occupants.</p>
<p>B.4</p>	<p>Other Document and/or Certification Requirements.</p>
<p>C.</p>	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>ROBERSONVILLE HOUSING AUTHORITY PO BOX 637 106 NW RAILROAD STREET ROBERSONVILLE, NC 27871-0637 252-217-2283 March 15th 2024 Significant Amendment and Substantial Deviation/Modification Substantial Deviation from the 5 Year Plan Substantial deviations are defined as discretionary in the plans or policies of the housing authority that fundamentally change the missions, goals, objectives, or plans of the RHA and which require formal approval from the Board of Commissioners or may be required by HUD. Significant Amendment or Modification to the Annual Plan Significant amendments or modifications are defined as discretionary in plans or policies of the RHA that fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval of the Board of Commissioners or may be required by HUD. Sincerely, Jason J. Whitfield Executive Director</p>
<p>C.1</p>	

C.2	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan? Y <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations</p>
C.3	<p>Certification by State or Local Officials.</p> <p>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.</p>
C.4	<p>Required Submission for HUD FO Review.</p> <p>(a) Did the public challenge any elements of the Plan? Y <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>
D.	<p>Affirmatively Furthering Fair Housing (AFFH).</p>
D.1	<p>Affirmatively Furthering Fair Housing. (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)</p> <p>Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p>

Attachments Goals and Objectives

Goal One: Increase the availability of decent safe and affordable housing.

Objectives: To determine the feasibility over the next five years to leverage private or other public funds to create additional housing opportunities.

To approve the quality of assisted housing by maintaining a High Performer status and by maintaining our current customer satisfaction level. We will continue to expend at least 75% of our Capital funds to modernize and improve our dwelling structures and we will determine feasibility over the next five years to provide replacement public housing.

To increase assisted public housing choices by determining feasibility over the next five years to implement home ownership programs.

Goal Two: Improve community quality of life and economic vitality.

Objectives: To provide an improved living environment by implementing measures to deconcentrate poverty by bringing higher income public housing households into our lower income development. We will accomplish this goal by utilizing flat rent.

Goal Three: Promote self-sufficiency and asset development of families and individuals.

Objectives: Promote self-sufficiency and asset development of assisted households by providing or attracting supportive services to improve assistance recipients' employability. We will continue to work closely with the Department of Social Services self sufficiency programs, our local community college, and transit services.

Goal Four: Ensure Equal Opportunity In Housing for all Americans.

Objectives: To ensure equal opportunity and affirmatively further fair housing by undertaking affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size requires. We will accomplish this goal by continuing our existing procedures.

Goal Five: Implement No Smoking Policies on Housing Authority Property

Objectives:

To provide and improved living environment for all residents and guests. To educate residents of the RHA and surrounding areas about the health dangers of smoking, for themselves and bystanders that may come in contact with second hand smoke. To provide information and support on how to stop smoking and using tobacco products.

Goal Six: Effectively in force the implemented Smoke Free Policy

Objectives:

To be proactive in our verbal onsite and written warnings, while effectively giving residents a strong voice and the ability to provide RHA staff with information about smoking on our properties.

Goal Seven: To create and maintain a website.

Objectives:

To provide a website dedicated to informing the RHA residents and the general public about current events within our housing agency as well as in the community. To provide easy access to information about our housing agency such as how to apply, all policies, procedures, updates, frequently asked questions, and a means to contact outreach programs to promote self sufficiency. To make readily available information on events such as reexaminations, public hearings, resident meetings, and scheduled inspections. To provide a secure electronic means of communication between residents or applicants and housing staff, while also providing an opportunity to apply for housing online.

Progress in meeting Mission and Goals

Goal One: Increase the availability of decent safe and affordable housing.

Objectives: To determine the feasibility over the next five years to leverage private or other public funds to create additional housing opportunities.

Progress: Still determining Feasibility and researching RAD programs.

To approve the quality of assisted housing by maintaining a High Performer status and by maintaining our current customer satisfaction level. We will continue to expend at least 75% of our Capital funds to modernize and improve our dwelling structures and we will determine feasibility over the next five years to provide replacement public housing.

Progress: Have Consistently utilized over 75% of Capital Fund monies to unit improvements maintaining a High Performer Status.

To increase assisted public housing choices by determining feasibility over the next five years to implement home ownership programs.

Progress: Still determining feasibility for future programs, not feasible at this time.

Goal Two: Improve community quality of life and economic vitality.

Objectives: To provide an improved living environment by implementing measures to deconcentrate poverty by bringing higher income public housing households into our lower income development. We will accomplish this goal by utilizing flat rent.

Progress: We are utilizing, and maintaining our flat rent schedules yearly, and will continue existing procedures. We have met this goal.

Goal Three: Promote self-sufficiency and asset development of families and individuals.

Objectives: Promote self-sufficiency and asset development of assisted households by providing or attracting supportive services to improve assistance recipients' employability. We will continue to work closely with the Department of Social Services self sufficiency programs, our local community college, and transit services.

Progress: We have met this goal and are continuing existing procedures ,while expanding on, and attracting other needed supportive services.

Goal Four: Ensure Equal Opportunity In Housing for all Americans.

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Progress: We have met this goal and are continuing existing procedures.

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Progress:

We have met this goal by implementing a Board approved Smoke Free Policy, and lease addendum, defining our smoke free policy. Contact information for the local health department and educational literature was also provided.

Goal Six: Effectively in force the implemented Smoke Free Policy

Objectives:

To be proactive in our verbal onsite and written warnings, while effectively giving residents a strong voice and the ability to provide RHA staff with information about smoking on our properties.

Progress:

We have met this goal and are continuing existing procedures. No Smoking signs have been placed on all property boundaries. We have three avenues for reporting non compliance, our in office complaint form, by using our online secure email to the Executive Director, or by mail.

Goal Seven: To create and maintain a website.

Objectives:

To provide a website dedicated to informing the RHA residents and the general public about current events within our housing agency as well as in the community. To provide easy access to information about our housing agency such as how to apply, all policies, procedures, updates, frequently asked questions, and a means to contact outreach programs to promote self sufficiency. To make readily available information on events such as reexaminations, public hearings, resident meetings, and scheduled inspections. To provide a secure electronic means of communication between residents or applicants and housing staff, while also providing an opportunity to apply for housing online.

Progress: We have met this goal and will continue to update and improve our website using existing procedures.

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

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

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

I, Ms. Tina Brown, the Mayor of the Town Of Robersonville
Official's Name *Official's Title*

certify that the 5-Year PHA Plan for fiscal years 2025-2030 and/or Annual PHA Plan for fiscal year October 1st 2024 of the Robersonville Housing Authority is consistent with the
PHA Name

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


_____ *Local Jurisdiction Name*

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

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

By Providing our Community with safe, decent, affordable housing in a fair, impartial, and consistent manner. The RHA's goals and activities are based on the State Of North Carolina's Consolidated Plan. Plans include Affirmatively Furthering Fair Housing for all.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official: Ms. Tina Brown	Title: Mayor for the TownOf Robersonville
Signature: 	Date: 03/15/2024

The United States Department of Housing and Urban Development is authorized to collect the information requested in this form by virtue of Title 12, U.S. Code, Section 170 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to ensure consistency with the consolidated plan or state consolidated plan.

ROBERSONVILLE HOUSING AUTHORITY
PO BOX 637
106 NW RAILROAD STREET
ROBERSONVILLE NC 27871

June 4th, 2024

Statement Certifying RHA conducted a Public Hearing
In Compliance with 24CFR Part 905

The Robersonville Housing Authority conducted a public Hearing to hear public comment on the Annual PHA Plan Oct. 2024/Five Year PHA Plan for 2025-2030, and to hear public comment on, the 2023-2027 CFP Annual 2024 /5 year Plan. The meeting was held Tuesday June 4th 2024.

The Resident Advisory Board meeting was held Tuesday June 4th 2024 prior to the Public Hearing to accept comments from our families.

All proposed activities for the 2024 Capital Funding Program Annual Plan/Five year Plan were included and approved in our Five Year Plan, 2023-2027.

Board Approved: June 4th 2024


Jason J Whitfield
Executive Director



ROBERSONVILLE HOUSING AUTHORITY
PO BOX 637
106 NW RAILROAD STREET
ROBERSONVILLE, NC 27871-0637
252-217-2283

June 4th 2024

The Robersonville Housing Authority conducted a Resident Advisory Board Meeting to accept comments from our families on Operations, CFP, and the PHA Plan starting October 1st 2024. The meeting was held June 4th 2024.

No comments were made concerning the PHA Plan beginning on October 1st 2024. There were no Challenged Elements concerning the FY October 1st 2024 Annual/Five Year PHA Plan.

Resident Advisory Board Comments were related to the Normal Operations of the PHA. An extract of the Comments are on file and of record.

Sincerely,



Jason J. Whitfield
Executive Director

Date 06/04/2024

ROBERSONVILLE HOUSING AUTHORITY
PO BOX 637
106 NW RAILROAD STREET
ROBERSONVILLE, NC 27871-0637
252-217-2283

June 04th, 2024

The proposed PHA Plan, Plan Elements, CFP and all information relevant to the RAB Board Meeting and Public Hearing held on June 4th 2024 for FY October 1st 2024 are available for public review and inspection at our Main Office located on 106 NE Railroad Street Robersonville NC 27871. All Roberson ville Housing Authority Policies including but not limited to the ACOP, PHA Plan, and CFP Plan can be viewed in person at the above location during normal business hours or on our website (robersonvillehousing.com) under the documents tab located on the top of the page.

Sincerely,



Jason J. Whitfield
Executive Director 06/04/2024

ROBERSONVILLE HOUSING AUTHORITY
PO BOX 637
106 NW RAILROAD STREET
ROBERSONVILLE, NC 27871-0637
252-217-2283

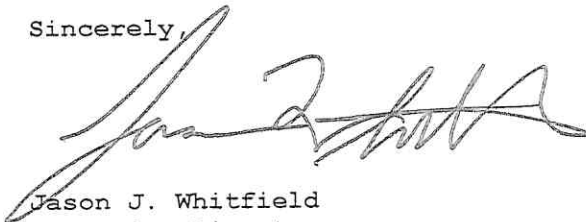
March 15th 2024

Significant Amendment and Substantial Deviation/Modification

Substantial Deviation from the 5 Year Plan
Substantial deviations are defined as discretionary in the plans or policies of the housing authority that fundamentally change the missions, goals, objectives, or plans of the RHA and which require formal approval from the Board of Commissioners or may be required by HUD.

Significant Amendment or Modification to the Annual Plan
Significant amendments or modifications are defined as discretionary in plans or policies of the RHA that fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval of the Board of Commissioners or may be required by HUD.

Sincerely,

A handwritten signature in black ink, appearing to read "Jason J. Whitfield", is written over the typed name and title.

Jason J. Whitfield
Executive Director

Civil Rights Certification
(Qualified PHAs)

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

Civil Rights Certification

Annual Certification and Board Resolution

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the fiscal year beginning October 1st 2024 in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the mission, goals, and objectives of the public housing agency and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d—4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 *et seq.*), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.

Robersonville Housing Authority
PHA Name

NC067
PHA Number/HA Code

I hereby certify that all the statement above, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Executive Director: Jason J. Whitfield

Name of Board Chairperson: James T. Fleming

Signature



Date 03/15/2024

Signature 03/15/2024



The United States Department of Housing and Urban Development is authorized to collect 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. The information is collected to ensure that PHAs carry out applicable civil rights requirements.

**Certifications of Compliance with
PHA Plan and Related Regulations
(Small PHAs)**

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

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

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ 5-Year and/or ___ X Annual PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning October 1st 2024 in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice (AI) or Assessment of Fair Housing (AFH) as applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR § 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA certifies that the following policies, programs, and plan components have been revised since submission of its last Annual PHA Plan (check all policies, programs, and components that have been changed):
 - 903.7a Housing Needs
 - 903.7b Deconcentration and Other Policies Governing Eligibility, Selection, Occupancy, and Admissions Policies
 - 903.7c Financial Resources
 - 903.7d Rent Determination Policies
 - 903.7h Demolition and Disposition
 - 903.7k Homeownership Programs
 - 903.7r Additional Information
 - A. Progress in meeting 5-year mission and goals
 - B. Criteria for substantial deviation and significant amendments
 - C. Other information requested by HUD
 - 1. Resident Advisory Board consultation process
 - 2. Membership of Resident Advisory Board
 - 3. Resident membership on PHA governing board

The PHA provides assurance as part of this certification that:

- (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
 6. The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of

the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.

7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.
8. For a PHA Plan that includes a policy for site-based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2010-25);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting lists would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing; and
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
17. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.

18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Robersonville Housing Authority
PHA Name

NC067
PHA Number/HA Code

5 -Year PHA Plan for Fiscal Years 2024 - 2029

Annual PHA Plan for Fiscal Year 2025

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Executive Director: Jason J. Whitfield

Name of Board Chairman: James T. Fleming

Signature  Date 03/15/2024


Signature Date 03/15/2024

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

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

6.0 (13)-Violence Against Women

Chapter 19

EVICTIÖN POLICY AND PROCEDURES

G. TERMINATIONS PROTECTED BY VAWA

Criminal Activity directly relating to domestic violence, dating or stalking engaged in by a member of a tenant's household or any guest or other person under the tenant's control shall not be cause for termination of the tenancy or occupancy rights, if the tenant or an immediate member of the tenant's family is the victim or threatened victim of that domestic violence, or stalking. The RHA may bifurcate the lease to terminate assistance to remove a lawful occupant or tenant who engages in criminal acts of violence to a family member or others without terminating assistance/evicting victimized lawful occupants.

Broad Range of Income/Deconcentration of Poverty

RHA's preference system will work in combination with requirements to match the characteristics of the family to the type/size of unit available. Order of preference of applications on the Waiting List will be applied to selection as follows, except those persons requiring units with accessibility features for person with disabilities. (See Chapter 1, E, Other Accommodations.)

RHA shall assure a mixed range of incomes and deconcentration of its public housing units by selecting from the list of qualified applicants, households whose incomes would promote deconcentration of poverty. As such, RHA shall select from the List of qualified applicants, those applicants whose income reflect a Broad Range of Income as defined by RHA's most current Broad Range of Income/Rent Range policy promoting deconcentration and income targeting requirements.

RHA shall admit to public housing in each fiscal year, at least forty percent (40%) of households whose income does not exceed 30% of the area median income. RHA shall admit to public housing in each fiscal year, at least forty percent (40%) of households whose income does not exceed 30% of the area median income, except as may be documented through "fungibility credits," further defined in the Quality Housing and Work Responsibilities Act of 1998, which permits RHA to lower the number of households admitted at the 30% threshold by the lowest of one of the following amounts:

If admissions to RHA's HCV Program during the fiscal year exceeds the 75% minimum targeting requirement for the HCV Program, RHA's public housing program may reduce the minimum targeting requirement for this program. The fiscal year credit shall not exceed:

Ten percent of the public housing waiting list admissions during the RHA's fiscal year;

Ten percent of the waiting list admissions to the RHA's tenant-based assistance program during the fiscal year;

The number of qualifying low income families who commence occupancy during the fiscal year of RHA's units that (a) are located in housing developments located in census tracts

having a poverty rate of 30% or more, and (b) are made available for occupancy by and actually occupied in that year by very low income families.

This fungibility provision discretion is also reflected in RHA's Administrative Plan for the Section 8 Voucher Program.

Fungibility shall only be utilized if RHA anticipates a shortfall of its 40% goal for new admissions to public housing.

Gross annual income is used for income limits at admission, income targeting, and for income-mixing purposes.

Robersonville Housing Authority
Adopted by Commission:
Last Revision:

Tenant Selection and Assignment

Skipping a family on the Waiting List specifically to reach another family with a lower or higher income is not to be considered an adverse action to the family. Such skipping will be uniformly applied until the target threshold is met and in order to comply with RHA's Broad Range of Income Policy.

Admission policies related to the deconcentration efforts do not impose specific quotas since Broad Range of Income imposes specific quotas aimed at maintaining a mix of incomes within each development in order to achieve budgetary viability.

Capital Fund Program - Five-Year Action Plan

Status: Approved Approval Date: 07/07/2023 Approved By: ROMAN-CINTRON, HIRAM

Part I: Summary						
PHA Name : Robersonville Housing Authority		Locality (City/County & State)				
PHA Number: NC067		<input checked="" type="checkbox"/> Original 5-Year Plan		<input type="checkbox"/> Revised 5-Year Plan (Revision No:)		
A.	Development Number and Name	Work Statement for Year 1 2023	Work Statement for Year 2 2024	Work Statement for Year 3 2025	Work Statement for Year 4 2026	Work Statement for Year 5 2027
	WEBB TERRACE (NC067000001)	\$351,972.00	\$350,866.00	\$350,866.00	\$350,866.00	\$350,866.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)				
Work Statement for Year		2023		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001	WEBB TERRACE (NC067000001) 2023 work items(Non-Dwelling Interior (1480)-Shop,Non-Dwelling Interior (1480)-Storage Area,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Asphalt Interior Painting (non routine),Dwelling Unit-Interior (1480)-Other,Door,Dwelling Unit-Interior (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other,Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Plumbing,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Electrical) 2023 Operations(Operations (1406))	siding, soffits, electrical, interior painting, Floors, electrical, electrical distribution, seal coat, paint, water, sewer Common area floors and painting		\$351,972.00
ID0002	2023 Operations(Operations (1406)) Subtotal of Estimated Cost	Use for Operations 1406		\$75,000.00
				\$351,972.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2	2024	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	WEBB TERRACE (NC067000001)			\$350,866.00
ID0003	2024 Operations(Operations (1406))	Operations		\$75,000.00
ID0004	2024 Work Items(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Tuck-Painting,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Site Work (1480)-Landscape) Subtotal of Estimated Cost	Paint, siding soffit, floors, electrical, interior painting, Plumbing, electric distribution, landscape, holes and washes, water sewer seal coat, Common areas paint and floor, Mowers for yard maintenance	\$275,866.00	
				\$350,866.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		3	2025		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
	WEBB TERRACE (NC067000001)				\$350,866.00
ID0005	2025 Operations(Operations (1406))	Operations			\$75,000.00
ID0006	2025 Work Items(Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Stripping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Landings and Railings,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Shop,Non-Dwelling Interior (1480)-Subtotal of Estimated Cost	Electrical, Kitchen remodel work, electrical, water sewer, siding soffit Bathroom common area, common area painting, community Building maintenance, Shop Maintenance		\$275,866.00	
					\$350,866.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)				
Work Statement for Year		2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	WEBB TERRACE (NC067000001)			\$350,866.00
ID0007	2026 Operations(Operations (1406))	Operations		\$75,000.00
ID0008	2026 Work Items(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Siding,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Shop,Non-Dwelling Interior (1480)-Storage Area,Non-Dwelling Site Work (1480)-Landscape) Subtotal of Estimated Cost	Common area work, Kitchen remodel, seal coat, electrical water sewer Dwelling Unit Painting, lighting, doors, landscape, seal coat, water mains, Shop area paint and electrical work.	\$275,866.00	
				\$350,866.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)					
Work Statement for Year		5	2027		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
ID0009	WEBB TERRACE (NC067000001) 2027 Work Items(Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Interior (1480)-Electric Distribution,Dwelling Unit-Interior (1480)-Landscaping,Dwelling Unit-Interior (1480)-Lighting,Dwelling Unit-Interior (1480)-Seal Coat,Dwelling Unit-Interior (1480)-Sewer Lines - Mains,Dwelling Unit-Interior (1480)-Siding,Dwelling Unit-Interior (1480)-Water Lines/Mains,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Landscaping,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Siding 2027 Operations(Operations (1406))	Bath Remodel, Kitchen Remodel, water sewer Electrical Distribution, common area work doors and painting, interior doors landscape office, asphalt office parking		\$350,866.00 \$275,866.00	
ID0010	2027 Operations(Operations (1406))	Operations			\$75,000.00
	Subtotal of Estimated Cost				\$350,866.00