

Capital Fund 2009 Formula Grant

Capital Fund Program (CFP) Amendment

To The Consolidated Annual Contributions Contract (form HUD-53012)

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

Whereas, (Public Housing Authority) Town of Chapel Hill Department of Housing (NC046) (herein called the "PHA") and the United States of America, Secretary of Housing and Urban Development (herein called "HUD") entered into Consolidated Annual Contributions

Contract(s) ACC(s) Number(s) A-3963

dated: 11/14/1995

Whereas, HUD has agreed to provide CFP assistance, upon execution of this Amendment, to the PHA in the amount to be specified below for the purpose of assisting the PHA in carrying out capital and management activities at existing public housing developments in order to ensure that such developments continue to be available to serve low-income families:

\$ 595,500 for Fiscal Year to be referred to under Capital Fund Grant Number NC19P04650109

PHA Tax Identification Number (TIN). On File enter if changed since previous CFP Grant

Whereas, HUD and the PHA are entering into the CFP Amendment Number 17

Now Therefore, the ACC(s) is (are) amended as follows:

1. The ACC(s) is (are) amended to provide CFP assistance in the amount specified above for capital and management activities of PHA developments. This amendment is a part of the ACC(s).

2. The capital and management activities shall be carried out in accordance with all HUD regulations and other requirements applicable to the Capital Fund Program.

3. (Check one)

a. For Non-qualified PHAs:

(i) In accordance with the HUD regulations, the Annual PHA Plan has been adopted by the PHA and approved by HUD, and may be amended from time to time. The capital and management activities shall be carried out as described in the CFP Annual Statement/Performance and Evaluation Report (HUD-50075.1). OR

(ii) If the Annual PHA Plan has not been adopted by the PHA and approved by HUD, the PHA may use its CFP assistance under this contract for work items contained in its CFP-Five-Year Action Plan (HUD-50075.2), before the Annual PHA Plan is approved.

b. For Qualified PHAs:

X (i) The CFP Annual Statement/Performance and Evaluation Report (HUD-50075.1) has been adopted by the PHA and verified by HUD. The capital and management activities shall be carried out as described therein. OR

(ii) If the CFP Annual Statement/Performance and Evaluation Report has not been adopted by the PHA and/or verified by HUD, the PHA may use its CFP assistance under this contract for work items contained in its approved CFP 5-Year Action Plan (HUD-50075.2), before the CFP Annual Statement/Performance and Evaluation Report is adopted by the PHA and verified by HUD.

For cases where HUD has approved a Capital Fund Financing Amendment to the ACC (CFP Amendment attached), HUD will deduct the payment for amortization scheduled payments from the grant immediately on the effective date of this CFP Amendment. The payment of CFP funds due per the amortization scheduled will be made directly to a designated trustee (Trustee Agreement attached) within 3 days of the due date.

The parties have executed this Agreement, and it will be effective on 9/15/2009. This is the date on which CFP assistance becomes available to the PHA for obligation.

Regardless of the selection above, the 24 month time period in which the PHA must obligate this CFP assistance pursuant to section 9(j)(1) of the United States Housing Act of 1937, as amended, (the "Act") and 48 month time period in which the PHA must expend this CFP assistance pursuant to section 9(j)(5) of the Act starts with the effective date of this CFP amendment (the date on which CFP assistance becomes available to the PHA for obligation).

4. Subject to the provisions of the ACC(s) and paragraph 3. and to assist in the capital and management activities, HUD agrees to disburse to the PHA or the designated trustee from time to time as needed up to the amount of the funding assistance specified herein.

5. The PHA shall continue to operate each development as low-income housing in compliance with the ACC(s), as amended, the Act and all HUD regulations for a period of twenty years after the last disbursement of CFP assistance for modernization activities and for a period of forty years after the last distribution of CFP assistance for development activities. However, the provisions of Section 7 of the ACC shall remain in effect for so long as HUD determines there is any outstanding indebtedness of the PHA to HUD which arose in connection with any development(s) under the ACC(s) and which is not eligible for forgiveness, and provided further that, for a period of ten years following the last payment of assistance from the Operating Fund to the PHA, no disposition of any development covered by this amendment shall occur unless approved by HUD.

6. The PHA will accept the entire CFP assistance amount for this FY. If the PHA does not comply with any of its obligations under this Amendment and does not have its Annual PHA Plan approved within the period specified by HUD, HUD shall impose such penalties or take such remedial action as provided by law. HUD may direct the PHA to terminate all work described in the Capital Fund Annual Statement of the Annual PHA Plan. In such case, the PHA shall only incur additional costs with HUD approval.

7. Implementation or use of funding assistance provided under this Amendment is subject to the attached corrective action order(s).

(mark one): [] Yes [X] No

8. The PHA acknowledges its responsibility for adherence to this Amendment.

U.S. Department of Housing and Urban Development By: [Signature] SEP: 15 2009

PHA Executive Director By: [Signature] Date: 9.4.09

Title: Director Office of Public Housing

Title: Director

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. 2577-0226
 Expires 4/30/2011

Part I: Summary		Grant Type and Number	Replacement Housing Factor Grant No.	FFY of Grant: 2009	
PHA Name: Town of Chapel Hill		Capital Fund Program Grant No: NC19P04650109		FFY of Grant Approval:	
Type of Grant		Date of CFFP:			
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Original	Revised ¹	Obligated	Total Actual Cost ¹
1	Total non-CFP Funds				Expended
2	1406 Operations (may not exceed 20% of Line 20) ²				
3	1408 Management Improvements	\$ 21,000			
4	1410 Administration (may not exceed 10% of line 20)	\$ 59,550			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 24,000			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$ 457,950			
11	1465.1 Dwelling Equipment - Nonexpendable	\$ 22,500			
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	\$ 10,500			
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of Line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$ 595,500			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities	\$ 19,000			
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs	\$ 90,030			
25	Amount of line 20 Related to Energy Conservation Measures	\$ 107,369			

¹To be completed for the Performance and Evaluation Report.
²To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴RHF funds shall be included here.

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PHA Name: Town of Chapel Hill		Capital Fund Program Grant No: NC19F04650109		Replacement Housing Factor Grant No:	
Date of CFFP:		<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		FFY of Grant Approval:	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report			
Line		Summary by Development Account		Total Actual Cost ¹	
				Expended	
Signature of Executive Director		Signature of Public Housing Director		Date	
<i>Tina Vaughn</i>		<i>Julia Brown</i>		<i>SEP 15 2009</i>	
Date		Date			
<i>7-4-09</i>		<i>7-4-09</i>			

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Part II: Supporting Pages		Grant Type and Number		CFPP (Yes/No):		Federal FY of Grant: 2009	
PHA Name:		Capital Fund Program Grant No: NC19P04650109		CFPP (Yes/No):		Federal FY of Grant: 2009	
Town of Chapel Hill		Replacement Housing Factor Grant No:		CFPP (Yes/No):		Federal FY of Grant: 2009	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²
NC046000002/Eastwood	Refrigerators and stoves	1465.1	32 ea	\$ 22,500			
NC046000002/South Robertson	Replace interior doors with hardware and frame Modify kitchen Modify bath Replace furnace & water heater Upgrade electrical system Replace wood baseboard, closet shelving & rod Add floor underlayment Replace exterior doors with hardware and frame Replace window including security screen Paint interior Install washer & dryer connections Repair drywall Install vinyl siding, soffit and fascia	1460 1460 1460 1460 1460 1460 1460 1460 1460 1460 1460 1460 1460	52 ea 15 ea 15 ea 15 ea 15 ea 5000 lf 9095 sf 30 ea 1458 sf 15 ea 15 ea 15 ea 21000 sf	\$ 24,792 \$ 33,382 \$ 33,382 \$ 84,869 \$ 43,500 \$ 10,593 \$ 10,735 \$ 34,753 \$ 55,277 \$ 21,569 \$ 4,885 \$ 8,563 \$ 91,650 \$ 457,950			
	Construction management services	1430	1 ea	\$ 24,000			
	Relocation costs	1495.1	15 ea	\$ 10,500			
PHA-Wide Activities	Administration staff costs	1410.2	2 ea	\$ 59,550			
	Assistant for Section 504 compliance	1408	1 ea	\$ 19,000			
	Maintenance training	1408	6 ea	\$ 2,000			

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

²To be completed for the Performance and Evaluation Report.

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Part III: Implementation Schedule for Capital Fund Financing Program						
PHA Name: Town of Chapel Hill						
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Fund Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹	Federal FFY of Grant: 2009
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date		
NC046000002/South Roberson & Eastwood	9/14/2011		9/14/2013			
PHA-Wide Activities	9/14/2011		9/14/2013			

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.