

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

Part I: Summary					
PHA Name: New Bern Housing Authority		Grant Type and Number Capital Fund Program Grant No: NC19P00550126 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2026 FFY of Grant Approval:
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
1406	Operations (may not exceed 20% of line 22) ³	\$100,000.00			
1408	Management Improvements	\$56,000.00			
1410	Administration (may not exceed 10% of line 22)	\$91,000.00			
1480	General Capital Activity	\$329,826.00			
	Audit Cost				
	Fees & Cost	\$50,000.00			
	Site Acquisition				
	Site Improvement	\$18,000.00			
	Dwelling Structures	\$263,426.00			
	Dwelling Equipment	\$10,000.00			
	Non-dwelling Structures				
	Non-dwelling Equipment	\$51,400.00			
	Demolition				
	Relocation Costs				
	Development Activity				
	Contingency				

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.

⁴ RHF funds shall be included here.

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Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1492	Moving to Work Demonstration				
1501	Collateralization or Debt Service paid by the PHA				
1503	RAD-CFP				
1504	RAD Investment Activity				
9000	Debt Reserves				
9001	Bond Debt Obligation				
9002	Loan Debt Obligation				
9900	Post Audit Adjustment				
	Amount of Annual Grant:	\$639,826.00			
Signature of Executive Director		Date	Signature of Public Housing Director		Date

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Part II: Supporting Pages								
PHA Name: New Bern Housing Authority NC 005			Grant Type and Number Capital Fund Program Grant No: NC19P00550126 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2026		
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	
	OPERATIONS	1406		\$100,000.00				
	MANAGEMENT IMPROVEMENTS	1408		\$56,000.00				
	Computer Server, Software Upgrade; Salaries; Staff Training; 504 Training; Other							
	ADMINISTRATION	1410		\$91,000.00				
	Technical, Accounting, Staff Salaries; Sundry							
	GENERAL CAPITAL ACTIVITY	1480		\$392,826.00				
	FEES AND COSTS			\$50,000.00				
	Needs Assessment; A&E Design; 504 Consultant; Asbestos Testing; Documents and Abatement; Contract Administration; Energy Audit; Utility Allowance Calculations							
	SITE IMPROVEMENT			\$18,000.00				
	Curb & Gutter Repairs; Walk & Trip Hazard Repairs; Erosion Control & Drainage; Topsoil; Handrails Repaired; 504 Curb and Gutter Repairs; Replace failing clothesline system							

	Dwelling Structures			\$263,426.00				
	Exterior: Porch Repairs; Screen Doors/Hdw Replaced; Weatherstripping Replaced;							
	New Gutters & Downspouts; Paint & Caulking; Roof Repairs; Seal & Tuck Point Mortar @Chinmeys; Replace Chimney Hoods; Repair Soffits; Clean/Seal Brick; Replace Windows; Replace HVAC/Mechanical Systems; New Rails & Erosion Control @Accessible Ramps.							
	Interior: Asbestos Testing & Abatement; New Water Heaters; New Call for Aid Systems; New Interior Doors/Hrd; Rework Door Trim; Replace Flooring; Replace Stovetop Range Hood Fire Extinguishers; Replace Kitchen Cabinets, Countertops, Sinks as needed; Paint							
	full interior of units,repair textured ceilig & other repairs @turnover; Replace Ceramic Tile Tub Surrounds; Reglaze or replace tubs; New Duct/Exhaust Fans in Bath; New Medicine Cabihnets in Baths; Replace under slab cast iron							
	pipes; grab bars installed per Code; adjustable shower heads per Code; protective wrap @lavatories per Code; install lever hardware at accessible units per Code; provide new GFIC at kitchen and washer; upgrade lighting;							
	need smoke detectors in bedrooms fully integrated with interconnection to existing hall and living area detectors; repair/replace strobes at accessible units per Code.							
	EQUIPMENT			\$61,400.00				
	Dwelling Equipment: Refrigerators, Ranges							
	NonDwelling Equipment: New Truck; New Computer Hardware							

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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.