

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

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Small PHA Plan Update  
Annual Plan for Fiscal Year: 2002

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN ACCORDANCE WITH  
INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

## PHA Plan Agency Identification

**PHA Name:** Housing Authority of Fort Mill

**PHA Number:** SC036

**PHA Fiscal Year Beginning:** 07/2002

### PHA Plan Contact Information:

Name: L. Thomas Rowe

Phone: 803-547-6787 Ext. 23

TDD: 803-548-2125

Email (if available): TROWE@Comporium.Net

### Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices

### Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- Main administrative office of the local, county or State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)

### PHA Programs Administered:

- Public Housing and Section 8       Section 8 Only       Public Housing Only

## Annual PHA Plan Fiscal Year 2002

[24 CFR Part 903.7]

### i. Table of Contents

Provide a table of contents for the Plan, including attachments, and a list of supporting documents available for public inspection. For Attachments, indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

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**ii. Executive Summary**

[24 CFR Part 903.7 9 (r)]

At PHA option, provide a brief overview of the information in the Annual Plan

The Annual Plan for the Housing Authority of Fort Mill, South Carolina covers the period beginning July 1, 2002 and carries through June 30, 2003. The Annual plan for FFY 2002 updates the Five Year Capital Needs Plans and plans for the Capital Improvements that will be covered in the FFY 2002 Capital Funding Allocations. The Plan does not cover any Public Housing Drug Elimination Programs for this time period, since the PHDEP has been done away with at this time.

The Housing Authority continues to strive to provide the best services for its residents and continues to be a "High Performing" Housing Authority with a PHAS score for the period ending, June 30, 2001 of 97.

**1. Summary of Policy or Program Changes for the Upcoming Year**

In this section, briefly describe changes in policies or programs discussed in last year's PHA Plan that are not covered in other sections of this Update.

The Housing Authority of Fort Mill's ACOP for Public Housing and the Admin Plan for Section 8 were updated under the 2001 Annual Plan and at this time are current, however the public housing ACOP will be amended under Section XVII Part 2, Section C regarding Flat Rents. The plan currently calls for those residents on Flat Rent to report all changes in income. The policy will be amended to read that the Residents on Flat rent are not required to report changes in income over the three year period.

The Housing Authority of Fort Mill will suspend the Community Service Work Requirement beginning on July 1, 2002, in order to maintain compliance with the FY 2002 HUD Appropriations Act, but will retain the work requirement in the ACOP, as the requirement has not been repealed at this time.

An Amendment to the Dwelling Lease will be added in order to incorporate as part of the dwelling lease the following items:

Section XIII Part B-1-4 of the ACOP

Security deposit will be returned to the tenant after move-out if the following conditions are met:

- A. There are no unpaid rent, damages or other charges (beyond normal wear and tear) assessed and owed to the PHA by the family
- B. The apartment, equipment and yard have been left in clean and all trash and debris has been removed.
- C. All keys issued to the family are turned in to the Management upon vacating the apartment
- D. That resident has given Management a written thirty (30) day notice to vacate the unit prior to the end of the 12-month initial period of the lease or prior to the end of any 12-month renewal thereof. Any security deposit amount paid by the resident will be forfeited unless the required notice to vacate is provided to Management or if notice to vacate is given at any time other than the end of the lease term.

## **2. Capital Improvement Needs**

[24 CFR Part 903.7 9 (g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

- A.  Yes  No: Is the PHA eligible to participate in the CFP in the fiscal year covered by this PHA Plan?

- A. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? \$ 251,866.00 est.

- C.  Yes  No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete the rest of Component 7. If no, skip to next component.

### D. Capital Fund Program Grant Submissions

#### **(1) Capital Fund Program 5-Year Action Plan**

The Capital Fund Program 5-Year Action Plan is provided as Attachment

#### **(2) Capital Fund Program Annual Statement**

The Capital Fund Program Annual Statement is provided as Attachment

## **3. Demolition and Disposition**

[24 CFR Part 903.7 9 (h)]

Applicability: Section 8 only PHAs are not required to complete this section.

- 1.  Yes  No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan

Fiscal Year? (If “No”, skip to next component ; if “yes”, complete one activity description for each development.)

2. Activity Description

<b>Demolition/Disposition Activity Description (Not including Activities Associated with HOPE VI or Conversion Activities)</b>
1a. Development name: 1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>
5. Number of units affected: 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Relocation resources (select all that apply) <input type="checkbox"/> Section 8 for     units <input type="checkbox"/> Public housing for     units <input type="checkbox"/> Preference for admission to other public housing or section 8 <input type="checkbox"/> Other housing for     units (describe below)
8. Timeline for activity: a. Actual or projected start date of activity: b. Actual or projected start date of relocation activities: c. Projected end date of activity:

**4. Voucher Homeownership Program**

[24 CFR Part 903.7 9 (k)]

A.  Yes  No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to next component; if “yes”, describe each program

using the table below (copy and complete questions for each program identified.)

**B. Capacity of the PHA to Administer a Section 8 Homeownership Program**

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- Establishing a minimum homeowner downpayment requirement of at least 3 percent and requiring that at least 1 percent of the downpayment comes from the family’s resources
- Requiring that financing for purchase of a home under its section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards
- Demonstrating that it has or will acquire other relevant experience (list PHA experience, or any other organization to be involved and its experience, below):

**5. Safety and Crime Prevention: PHDEP Plan**

[24 CFR Part 903.7 (m)]

Exemptions Section 8 Only PHAs may skip to the next component PHAs eligible for PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

A.  Yes  No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA’s estimated or actual (if known) PHDEP grant for the upcoming year? \$ \_\_\_\_\_

C.  Yes  No Does the PHA plan to participate in the PHDEP in the upcoming year? If yes, answer question D. If no, skip to next component.

D.  Yes  No: The PHDEP Plan is attached at Attachment \_\_\_\_\_

**6. Other Information**

[24 CFR Part 903.7 9 (r)]

**A. Resident Advisory Board (RAB) Recommendations and PHA Response**

1.  Yes  No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are Attached at Attachment (File name)

3. In what manner did the PHA address those comments? (select all that apply)

- The PHA changed portions of the PHA Plan in response to comments  
A list of these changes is included  
 Yes  No: below or  
 Yes  No: at the end of the RAB Comments in Attachment \_\_\_\_.
- Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA's consideration is included at the at the end of the RAB Comments in Attachment \_\_\_\_.
- Other: (list below)

### **B. Statement of Consistency with the Consolidated Plan**

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (State of South Carolina)

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with specific initiatives contained in the Consolidated Plan. (list such initiatives below)
- Other: (list below)

3. PHA Requests for support from the Consolidated Plan Agency

- Yes  No: Does the PHA request financial or other support from the State or local government agency in order to meet the needs of its public housing residents or inventory? If yes, please list the 5 most important requests below:

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)



## **C. Criteria for Substantial Deviation and Significant Amendments**

### **1. Amendment and Deviation Definitions**

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

#### **A. Substantial Deviation from the 5-year Plan:**

Substantial Deviation from the 5-year Plan is defined as changes in the goals and objectives of the Housing Authority of Fort Mill.

#### **B. Significant Amendment or Modification to the Annual Plan:**

Significant Amendment or Modification to the Annual Plan will be defined as follows:

- Changes to rent or admission policies or organization of the waiting list.
- Additions of non-emergency work items (not included in the Capital Fund Annual Statement or Five Year Action Plan
- Any changes or demolition, designation, homeownership programs, or conversion activities.

“Significant Amendment or Modification” does not include any changes in HUD regulations or requirements.



**Attachment A**  
**Supporting Documents Available for Review**

PHAs are to indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
N/A	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update)	5 Year and Annual Plans
	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
	Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Any policy governing occupancy of Police Officers in Public Housing <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
X	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
N/A	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
X	Any required policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for any active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Section 3 documentation required by 24 CFR Part 135, Subpart E	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention
X	PHDEP-related documentation: <ul style="list-style-type: none"> <li>·? Baseline law enforcement services for public housing developments assisted under the PHDEP plan;</li> <li>·? Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15);</li> <li>·? Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities;</li> <li>·? Coordination with other law enforcement efforts;</li> <li>·? Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and</li> <li>·? All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan.</li> </ul>	Annual Plan: Safety and Crime Prevention
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) <input type="checkbox"/> check here if included in the public housing A & O Policy	Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

**Required Attachment B : Resident Member on the PHA Governing Board**

1.  Yes  No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board:

B. How was the resident board member selected: (select one)?

- Elected
- Appointed

C. The term of appointment is (include the date term expires):

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

- the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis
- the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
- Other (explain):

B. Date of next term expiration of a governing board member: 9/15/2002

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position):

Charles E. Powers, Mayor – Town of Fort Mill

**Required Attachment     C    : Membership of the Resident Advisory Board or Boards**

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.)

Harold L. Fields  
Barbara A. Benjamin  
Gloria D. Graham  
Anita R. Taylor  
Elizabeth Weston

## **ATTACHMENT H: Statement of Progress of Mission and Goals**

The following is an updated summary of the progress the Housing Authority of Fort Mill has made in relation to the Goals and Objectives, as set out in the Five Year Plan:

**Goal No. 1:** Manage the Housing Authority of Fort Mill's existing public housing program in an efficient and effective manner thereby remaining a high performer under HUD's Assessment Criteria:

- The Housing Authority of Fort Mill has continued to meet this goal each year by achieving the status of a "High Performing" Housing Authority. The Authority maintains a quality staff that assists in maintaining the Housing Authority as a customer-friendly and fiscally prudent leader in the affordable housing industry.

**Goal No. II:** Provide a decent, safe and sanitary environment in all communities of the Housing Authority.

- The Housing Authority contracts with the off duty police officers of the Town to provide security to all development sites owned by the Authority. This has been most effective in helping to eradicate crime in the Housing Authority developments. Based on the recent surveys for PHDEP and the surveys for RASS, our residents feel safe and are satisfied with the areas they live in. The Authority has worked to improve the curb appeal of the sites, and has accomplished this task of making the sites appear as a private development and not a public housing site.

**Goal No. III:** Provide program/services to enhance the life of the residents:

- The Housing Authority continues to work through partnerships with various organizations in the Fort Mill area to provide services to our residents. The Housing Authority has the following programs in place:
  - ?? Adult Literacy Program through partnership with York County Adult Education
  - ?? After School Program provided on site at the Authority's Learning Center
  - ?? Children and Parents Succeeding Program, a partnership with Fort Mill School District L.E.A.P. Program.
  - ?? Provide Homebuyer classes for prospective home owners
  - ?? Offer down payment assistance programs through partnership with Community Housing Inc.'s Homeowners Program.
  - ?? Provided classes entitled "Survival Skills for Women"



**Goal No. IV:** Manage the Housing Authority of Fort Mill's tenant-based program in an efficient and effective manner thereby qualifying as at least a standard performer under SEMAP.

- The Section 8 Housing Choice Voucher Program has stayed at 99% leased up over the past two years; however with the funding cuts, this could become a problem if adequate funding is not provided allowing for the Authority to lease the allocated units assigned.
- The Housing Authority received a rating of "High Performed on the first SEMAP scoring for the year ending June 30, 2001.
- The Housing Authority has teamed up with Fort Mill Housing Services, Inc. and will be working with them to provide a rental assistance program through HOPWA funds received from the State of South Carolina DHEC. Once again extending the programs for the low-income population.

## ATTACHMENT E:

### Capital Fund Program Five-Year Action Plan

#### Part I: Summary

PHA Name <b>Housing Authority of Fort Mill</b>		<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 3			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: <b>2003</b> PHA FY: <b>2004</b>	Work Statement for Year 3 FFY Grant: <b>2004</b> PHA FY: <b>2005</b>	Work Statement for Year 4 FFY Grant: <b>2005</b> PHA FY: <b>2006</b>	Work Statement for Year 5 FFY Grant: <b>2006</b> PHA FY: <b>2007</b>
<b>36-001 /Bozeman Drive</b>	Annual Statement	207,215		184,000	84,500
<b>36-002/Bozeman Drive</b>		42,675		110,000	48,000
<b>36-001/002 Bozeman Drive</b>					25,000
<b>36-004/Rea Circle</b>			262,000		
<b>36-009/Anderson St. H/A Wide</b>		40,000	41,000	45,000	66,000
CFP Funds Listed for 5-year planning		<b>289,890</b>	<b>303,000</b>	<b>339,000</b>	<b>267,500</b>
Replacement Housing Factor Funds					

**Capital Fund Program Five-Year Action Plan  
Part II: Supporting Pages—Work Activities**

Activities for Year 1	Activities for Year : 2 FFY Grant: 2003 PHA FY: 2004			Activities for Year: 3 FFY Grant: 2004 PHA FY: 2005		
	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>
See						
Annual	<b>36-001</b>	New Floor Tile & Cove Base	112,215	<b>36-004 – Rea Circle</b>	Replace Tile & Cove Base	63,000
Statement		Replace entry doors , storm doors and door hardware, thresholds and weather-stripping	75,000		Replace entry doors , storm doors and door hardware, thresholds and weatherstripping	48,000
		Replace deteriorated concrete parking pads	20,000		Replace windows	75,000
	<b>36-002</b>	Replace Refrigerators and Ranges	35,175		Replace sliding glass doors by redesigning the openings and doors	55,000
		Rework concrete steps and rails due to concrete deterioration	7,500		Replace Refrigerators and Ranges	21,000
	<b>H/A Wide</b>	Security for developments	25,000	<b>H/A Wide</b>	Security for developments	26,000
		Cycle Painting	15,000		Cycle Painting	15,000
		<b>Total CFP Estimated Cost</b>	<b>\$289,890</b>			<b>\$303,000</b>

**Capital Fund Program Five-Year Action Plan**  
**Part II: Supporting Pages—Work Activities**

Activities for Year : <b>4</b> FFY Grant: <b>2005</b> PHA FY: <b>2006</b>			Activities for Year: <b>5</b> FFY Grant: <b>2006</b> PHA FY: <b>2007</b>		
<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>
<b>36-001 Bozeman Drive</b>	Upgrade the electrical system to meet current code regulations	184,000	<b>36-9 Anderson St.</b>	Replace Fiberglass Tub Surrounds	21,000
<b>36-002 Bozeman Drive</b>	Replace gutters and downspouts	10,000		Replace Ranges & Refrigerators	15,000
	Parking lot repair and paving	25,000		Upgrade Landscaping	8,000
	Replace Tile & Cove Base in Townhouse units	75,000	<b>36-001 Bozeman Drive</b>	Replace Ranges and Refrigerators	34,500
<b>H/A Wide</b>	Security for Developments	27,000		Renovate Office and Community Room	25,000
	Cycle Painting	18,000	<b>36-001 Bozeman Drive</b>	Replace HVAC system in Office and Community Space	15,000
				Replace Carpet in Learning Center, & Paint	10,000
			<b>36-001 &amp; 002 Bozeman Drive</b>	Replace water gate valves	25,000

		<b>36-002 Bozeman Drive</b>	Replace tile in elderly units	40,000
			Replace carpet in Elderly Building Common Areas	8,000
		<b>H/A Wide</b>	Upgrade Computers & Software	20,000
			Cycle Painting	18,000
			Security for developments	28,000
<b>Total CFP Estimated Cost</b>		<b>\$339,000</b>		<b>\$267,500</b>



## ATTACHMENT F: PERFORMANCE AND EVALUATION REPORT

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name:</b> Housing Authority of Fort Mill P. O. Box 220 Fort Mill, SC 29716		<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>SC16P036501-00</b> Replacement Housing Factor Grant No:		<b>2000</b>	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:    )					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2001 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	2,000.00		2,170.47	2,170.47
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	18,800.00		18,200.00	17,677.66
8	1440 Site Acquisition				
9	1450 Site Improvement	12,332.00		12,293.97	12,293.97
10	1460 Dwelling Structures	196,157.00		191,400.00	155,034.
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	18,547.00		18,437.15	16,086.15
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

<b>PHA Name:</b> Housing Authority of Fort Mill P. O. Box 220 Fort Mill, SC 29716	<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>SC16P036501-00</b> Replacement Housing Factor Grant No:	<b>2000</b>
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 12/31/2001  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	247,836.00		242,501.59	204,362.25
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	111,157.00			



**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: <b>Housing Authority of Fort Mill</b>		Grant Type and Number Capital Fund Program Grant No: <b>SC16P036501-00</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2000</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
36-1	Upgrade Playground Equipment and bring playground to standards	1475	48	10,000.00		9,889.90	8,639.90	Completed
	Install new stainless Steel Range Hoods vented through the roof in the 2 & 3 bedroom units	1460	26	14,000.00		11,700.00	10,530.00	Complete
	Install air conditioning systems to 36-1 existing units	1460	46	71,000.00		50,153.00	45,137.70	Complete
36-2	Upgrade Landscaping around units to enhance the curb appeal	1450	48	5,232.00		5,232.00	5,232.00	Complete
36-4	Install privacy fence and chain link fence to separate development from a drug infested tax cr. development	1450	28	7,100.00		7,061.97	7,061.97	Complete

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: <b>Housing Authority of Fort Mill</b>		Grant Type and Number Capital Fund Program Grant No: <b>SC16P036501-00</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2000</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Replace heating systems with HVAC systems	1460	28	111,157.00		129,547.00	99,366.30	Completed- waiting for close out paper work
36-1/4	Architect & Sundry Fees & Cost	1430	76	18,800.00		18,200.00	17,677.66	Nearing completion
36-1/2/4	Replace old worn out mailboxes with new mailboxes for three developments	1475	122	8,547.00		8,546.25	8,546.25	Complete
H/A Wide	Management Improvements – Computer Upgrades, software & or hardware	1408	142	2,000.00		2,170.47	2,170.47	Complete

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

PHA Name: <b>Housing Authority of Fort Mill</b>		Grant Type and Number Capital Fund Program No: <b>SC16P036501-00</b> Replacement Housing Factor No:				Federal FY of Grant: <b>2000</b>	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
36-1	3/31/2002	9/30/2002		9/30/2003	9/30/2003		Cost were less than anticipated at close out of project leaving funds in a contingency acct. Will use fungibility and work forward on capital fund planned work. Ext end obligation period, but the expenditure time will remain the same.
36-2	3/31/2002	3/31/2002		9/30/2002	12/31/2001		
36-4	3/31/2002	9/30/2002		9/30/2003	9/30/2003		Cost were less than anticipated at close out of project leaving funds in a contingency acct. Will use fungibility and work forward on capital fund planned work. Extend obligation period, but the expenditure time will remain the same





## ATTACHMENT G: PERFORMANCE AND EVALUATION REPORT

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name:</b> Housing Authority of Fort Mill		<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>SC16P03650101</b> Replacement Housing Factor Grant No:		<b>Federal FY of Grant:</b> 2001	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:    )					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2001 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	19,200.00		17,145.00	12,444.06
8	1440 Site Acquisition				
9	1450 Site Improvement	6,890.00		-0-	-0-
10	1460 Dwelling Structures	225,776.00		-0-	-0-
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

<b>PHA Name:</b> Housing Authority of Fort Mill	<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>SC16P03650101</b> Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b>  2001
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 12/31/2001  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	251,866.00		17,145.00	12,444.06
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	225,776.00			

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: <b>Housing Authority of Fort Mill</b>		Grant Type and Number Capital Fund Program Grant No: <b>SC16P03650101</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2001</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status Work
				Original	Revised	Funds Obligated	Funds Expended	
36-2	Replace all windows and doors in 48 units – 28 family units and 20 elderly units – Windows will be replaced with a thermal window for energy efficiency; all exterior doors, (front and rear) are to be replaced with energy efficient doors. All utility room doors are to be replaced with steel doors. New hardware installed on all doors and window knock out panels in elderly units will be replaced	1460	48	225,776.00		-0-	-0-	Bids were opened 12/12/2016. Contract awarded on 1/17/2017
36-2	Architectural Fees and Sundry Cost	1430	48	19,200.00		17,145.00	12,444.06	
36-1	Replace cracked and deteriorating walks and parking pads	1450	4,293 sq. ft.	6,890.00		-0-	-0-	



**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

PHA Name: <b>Housing Authority of Fort Mill</b>		Grant Type and Number Capital Fund Program No: <b>SC16P03650101</b> Replacement Housing Factor No:				Federal FY of Grant: <b>2001</b>	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
36-1	3/31/2003			9/30/2004			
36-2	3/31/2003			9/30/2004			

## Attachment D: Capital Fund Annual Statement

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name:</b> Housing Authority of Fort Mill		<b>Grant Type and Number</b> Capital Fund Program Grant No: SC16P03650102 Replacement Housing Factor Grant No:		<b>Federal FY of Grant:</b>  2002	
<input checked="" type="checkbox"/> Original Annual Statement <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: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	48,000			
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	12,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	59,500			
10	1460 Dwelling Structures	113,062			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	20,000			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				

**Annual Statement/Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

<b>PHA Name:</b> Housing Authority of Fort Mill	<b>Grant Type and Number</b> Capital Fund Program Grant No: SC16P03650102 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b>  2002
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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 No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	252,562			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs	23,000			
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: <b>Housing Authority of Fort Mill</b>		Grant Type and Number Capital Fund Program Grant No: <b>SC16P036501-02</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2002</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
<b>36-1</b>	Water Saving Toilets installed	1460	46	12,000				
	Replace Bathroom Vanities/ sinks and plumbing fixtures with new	1460	46	25,000				
	Replace fence with wrought iron fence. Existing fence torn down due to road construction & upgrades	1450	46	25,000				
<b>36-2</b>	Water Saving Toilets installed	1460	48	12,522				
	Replace Bathroom Vanities/sinks and plumbing fixtures with new	1460	48	27,000				
	Replace Bathroom Exhaust Fans	1460	48	7,200				
	Extend Dumpster Pad, purchase additional dumpsters and enclose the area	1450	48	5,000				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: <b>Housing Authority of Fort Mill</b>		Grant Type and Number Capital Fund Program Grant No: <b>SC16P036501-02</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2002</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Replace worn and defective emergency call system in the Elderly Building	1460	20	18,000				
<b>36-4</b>	Install Water Saving Toilets	1460	28	7,140				
	Replace Bathroom Exhaust Fans	1460	28	4,200				
	Enhance Landscaping at the Development	1450	28	7,500				
	Upgrade playground area	1450	28	7,000				
	Replace clothes line post	1450	28	15,000				
<b>36-9</b>	Cycle Painting of units	1408	20	25,000				
<b>36-1/2/4</b>	Architect Fees and Sundry Cost	1430	122	12,000				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: <b>Housing Authority of Fort Mill</b>		Grant Type and Number Capital Fund Program Grant No: <b>SC16P036501-02</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2002</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
<b>H/A Wide</b>	Upgrade Computers and printers, software, etc.	1475.4	142	20,000				
<b>H/A Wide</b>	Provide Security to Developments – taken from Capital Fund since PHDEP Eliminated.	1408	142	23,000				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

PHA Name: <b>Housing Authority of Fort Mill</b>	Grant Type and Number Capital Fund Program No: <b>SC16P036501-02</b> Replacement Housing Factor No:	Federal FY of Grant: <b>2002</b>
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
36-1	3/31/2004			9/31/2005			
36-2	3/31/2004			9/31/2005			
36-4	3/31/2004			9/31/2005			
36-9	3/31/2004			9/31/2005			





**ATTACHMENT I:**

**Voluntary Conversion Initial Assessments**

- a. How many of the PHA's developments are subject to the Required Initial Assessments?

Four (4)

- b. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)?

None

- c. How many Assessments were conducted for the PHA's covered developments?

Four (4)

- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:

None of the developments of Fort Mill Housing Authority were considered appropriate for conversion. See attached Board Resolution.

- e. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments:

All Initial Assessments have been completed.

**Resolution No. 486**

**CONVERSION ASSESSMENT**

WHEREAS, the Department of Housing and Urban Development published the Voluntary Conversion of Developments from Public Housing Stock; Required Initial Assessments; Final Rule on June 22, 2001, and

WHEREAS, the statute requires every PHA to conduct and submit to HUD an initial assessment for its developments no later than October 1, 2001, and

WHEREAS, the assessment is to determine if it is advantageous to convert public housing developments to tenant-based assistance, where statutory objectives would be met.

NOW THEREFORE BE IT RESOLVED, that after performing the conversion assessments, the Housing Authority of Fort Mill is not interested in converting the public housing developments to tenant based assistance based on the analysis of the conversion test.