

U.S.DepartmentofHousingandUrbanDevelopment
OfficeofPublicandIndianHousing

PHAPlans

5YearPlanforFiscalYears2000 -2004
AnnualPlanforFiscalYear2003

HousingAuthorityofFlorence

**NOTE:THISPHAPLANSTEMPLATE(HUD50075)ISTOBECOMPLETEDIN
ACCORDANCEWITHINSTRUCTIONSLOCATEDINAPPLICABLEPIHNOTICES**

PHA Plan Agency Identification

PHAName: Housing Authority of Florence

PHANumber: SC027

PHAFiscalYearBeginning:(mm/yyyy) 10/2003

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
- PHA local 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
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the 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)

5-YEAR PLAN
PHAF ISCAL YEARS 2000 -2004
[24CFRPart903.5]

A.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. (select one of the choices below)

- 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 a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)

B.Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD -suggested objectives or their own, **PHAS ARE STRONGLY EN COURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS .** (Quantifiable measures would include target sets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the space to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other: Increase the supply of units by pursuing funding for Section 8 Rental Assistance
- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: (PHAS score)
 - Improve voucher management: (SEMAP score)
 - Increase customer satisfaction:

- Concentrate one effort to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
 - Renovate or modernize public housing units:
 - Demolish or dispose of obsolete public housing:
 - Provide replacement public housing: Continue rebuilding of units destroyed by fire (Clyde Court)
 - Pursue Applying for Replacement Housing Factor Grant Funding
 - Provide replacement vouchers:
 - Other: Provide staff training to improve the quality of Assisted Housing
- PHA Goal: Increase assisted housing choices
- Objectives:
- Provide voucher mobility counseling:
 - Conduct outreach efforts to potential voucher landlords
 - Increase voucher payment standards
 - Implement voucher homeownership program:
 - Implement public housing or other homeownership programs:
 - Implement public housing site-based waiting lists:
 - Convert public housing to vouchers:
 - Other: Boost landlord participation throughout outreach efforts, making them aware of program advantages.
 - Other: Provide counseling to seek units outside of high poverty areas.
 - Other: Pursue funding for Section 8 Rental Assistance
 - Other: Pursue 5h funding or other Homeownership Programs.

HUD Strategic Goal: Improve community quality of life and economic vitality

- PHA Goal: Provide an improved living environment
- Objectives:
- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - Implement public housing security improvements:
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - Other: Begin installation of A/C in family units.
 - House law enforcement officers within our communities with a Board approved pre-determined rent.

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- Increase the number and percentage of employed persons in assisted families:
- Provide or attract supportive services to improve assistance recipients' employability:
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: Create opportunities for residents' self-sufficiency and economic independence.

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability:
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, and disability:
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
- Other: Maintain affirmative measures that all applicants and/or program participants are treated equally regardless of race, color, religion, national origin, sex, familial status, and disability.
- Other: Seek problem-solving partnerships with PHA, residents, community, and government leadership.

Other PHA Goals and Objectives: (list below)

AnnualPHA Plan
PHAFiscalYear2002
 [24CFRPart903.7]

i. AnnualPlanType:

SelectwhichtypeofAnnualPlanthePHAwillsubmit.

StandardPlan

StreamlinedPlan:

- HighPerformingPHA**
- SmallAgency(<250Public HousingUnits)**
- AdministeringSection8Only**

TroubledAgencyPlan

ii. ExecutiveSummaryoftheAnnualPHAPlan

[24CFRPart903.79(r)]

ProvideabriefoverviewoftheinformationintheAnnualPlan,includinghighlights ofmajorinitiatives anddiscretionarypolicies thePHAhasincludedintheAnnualPlan.

NotRequired

iii. AnnualPlanTableofContents

[24CFRPart903.79(r)]

ProvideatableofcontentsfortheAnnualPlan, includingattachments,andalistofsupporting documentsavailableforpublicinspection.

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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. Note: 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.

- Attachment “A”**, Admissions Policy for Deconcentration
- Attachment “B”**, FY2002 Capital Fund Program Annual Statement
- Most recent board -approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY) **(Not applicable)**
- Attachment “C”**, FY2002 Capital Fund Program 5 Year Action Plan
- Attachment “D”**, Voluntary Conversion Initial Assessment
- Attachment “E”**, Resident Membership on PHA Board or Governing Body
- Attachment “F”**, Membership of Resident Advisory Board or Boards
- Attachment “G”**, Statement of Progress
- Optional Attachments:
 - PHA Management Organizational Chart
 - Comments of Resident Advisory Board or Boards (must be attached if included in PHA Plan text) **not**
 - Other (List below, providing each attachment name)

Supporting Documents Available for Review

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.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
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	5 Year and Annual Plans

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Fair Housing Documentation: 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
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) 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), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology 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
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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey, if necessary	
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 the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provide date PHA option)	Annual Plan: Capital Needs
	Approved HOPEVI applications or, if more recent, approved or submitted HOPEVI Revitalization Plans or any other approved proposal for development of public housing	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	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing home ownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	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 for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Other supporting documents (optional) (Policy on Housing Police Officers in Public Housing)	Safety & Crime Prevention

1. Statement of Housing Needs

[24 CFR Part 903.79(a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income ≤ 30% of AMI	971	4	4	4	1	1	5
Income > 30% but ≤ 50% of AMI	494	4	4	4	1	1	5
Income > 50% but < 80% of AMI	348	4	4	4	1	1	5
Elderly	422	4	4	4	3	1	5
Families with Disabilities	N/A						
African American	1218	4	4	4	1	1	5
Hispanic	717	4	4	4	1	1	5
Race/Ethnicity							
Race/Ethnicity							

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s (City of Florence)
Indicate year: 2001

- U.S.Censusdata:theComprehensiveHousingAffordabilityStrategy (“CHAS”)dataset,1 990
- AmericanHousingSurveydata
Indicateyear:
- Otherhousingmarketstudy
Indicateyear:
- Othersources:(listandindicateyearofinformation)

**B. HousingNeedsofFamiliesonthePublicHousingandSection8
Tenant-BasedAssistance WaitingLists**

StatethehousingneedsofthefamiliesonthePHA’swaitinglist/s **.Completeonetableforeachtype ofPHA -widewaitinglistadministeredbythePHA.** PHAsmayprovideseperatetablesforsite - basedorsub -jurisdictionalpublichousingwai tinglistsattheiropion.

HousingNeedsofFamiliesontheWaitingList			
Waitinglisttype:(selectone)			
<input type="checkbox"/> Section8tenant -basedassistance			
<input checked="" type="checkbox"/> PublicHousing			
<input type="checkbox"/> CombinedSection8andPub licHousing			
<input type="checkbox"/> PublicHousingSite -Basedorsub -jurisdictionalwaitinglist(optional) Ifused,identifywhichdevelopment/subjurisdiction:			
	#offamilies	%oftotalfamilies	AnnualTurnover
Waitinglisttotal	363		
Extremelylow income<=30%AMI	356	98.1	
Verylowincome (>30%but<=50%AMI)	7	1.90	
Lowincome (>50%but<80%AMI)			
Familieswith children	335	92.2	

Housing Needs of Families on the Waiting List			
Elderly families	5	.4	
Families with Disabilities	23	7.4	
Black	318	87.6	
White	44	12.1	
Other	1	.3	
Characteristics by Bedroom Size (Public Housing Only) Zero	4	1.1%	
1BR	108	29.8%	
2BR	197	54.3%	
3BR	47	12.9%	
4BR	6	1.7%	
5BR	1	.2%	
5+BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant -based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site -Based or sub -jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	1		
Extremely low income <= 30% AMI	1	100%	
Very low income (> 30% but <= 50% AMI)			

Housing Needs of Families on the Waiting List			
Low income (>50% but <80% AMI)			
Families with children	1	100%	
Elderly families			
Families with Disabilities			
Other			
African-American	1	100%	
White			
Race/ethnicity			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2BR			
3BR			
4BR			
5BR			
5+BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes: How long has it been closed (# of months)? Three Does the PHA expect to re-open the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

The Housing Authority of Florence is part of the entire housing effort for the community. While we alone cannot meet every need, we will address some of the identified needs by using appropriate resources to maintain/upgrade/replace our existing stock. We will continue to provide housing assistance to meet the housing needs throughout our jurisdiction through rental of public housing and housing choice

vouchers. When appropriate and feasible, we will apply for additional grants and loans from federal, state, and local sources, including private sources to help add to the affordable housing available in our community. We intend to continue to work with our local partners to try to meet these identified needs.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1: Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Pursue Applying for Replacement Housing Factor Grant Funding
- Continue rebuilding units destroyed by fire (Clyde Court Apartments)
- Maintain or increase section 8 lease-up rates by using the establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other: continue to provide staff training to improve the quality of Assisted Housing.

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed-finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.

- Other: Increase the supply of units by pursuing funding for Section 8 Rental Assistance.
- Preliminary work to pursue 5h funding or other Homeownership programs

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30% of AMI

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- Maintain admissions preferences aimed at families who are working
- Maintain rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special purpose voucher targeted to the elderly, should they become available
- Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special -purpose voucher targeted to families with disabilities, should they become available
- Affirmatively market to local non -profit agencies that assist families with disabilities
- Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty/minority concentrations
- Continue to provide counseling to seek units outside of high poverty areas.
- Continue with the installation of A/C in units contingent on funding availability.
- Continue to boost landlord participation through outreach efforts, making them aware of the program advantages.
- Continue to create opportunities for residents' self -sufficiency and economic independence.
- Continue to seek problem -solving partnerships with PHA, residents, community, and government leadership.

Other Housing Needs & Strategies: (list needs and strategies below)

Strategy 1: Implement public housing safety and security improvements

- Continue to house law enforcement officers within our communities with a Board approved pre -determined rent.

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

2. Statement of Financial Resources

[24CFR Part 903.79(b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant-based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2000 grants)		
a) Public Housing Operating Fund	1,012,939	
b) Public Housing Capital Fund	1,306,078	
c) HOPEVI Revitalization		
d) HOPEVI Demolition		
e) Annual Contributions for Section 8 Tenant -Based Assistance	2,593,046	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
g) Resident Opportunity and Self - Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	849,000	General Operations
4. Other income (list below)		
Excess Utilities	6,000	General Operations
Late Fees, Work Orders	130,000	General Operations
4. Non -federal sources (list below)		
Section 8 Admin Fee	260,000	Section 8 Operations
Investment Income	25,000	General Operations
Total resources	6,182,063	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24CFR Part 903.79(c)]

A. Public Housing

Exemptions: PHA that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)
- Other: Screening is done at the initial application.

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other: Credit History

c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC authorized source)

(2) Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

b. Where may interested persons apply for admission to public housing?

- PHA main administrative office
- PHA development site management office
- Other (list below)

c. If the PHA plan to operate one or more site-based waiting lists in the coming year, answer each of the following questions; **if not, skip to subsection (3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?

2. Yes No: Are any or all of the PHA's site -based waiting lists new for the upcoming year (that is, they are not part of a previously -HUD- approved site based waiting list plan)?
If yes, how many lists?

3. Yes No: May families be on more than one lists simultaneously?
If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site -based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site -based waiting lists
- At the development to which they would like to apply
- Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One
- Two
- Three or More

b. Yes No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/for the PHA:

(4) Admissions Preferences

a. Income targeting:

- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfer take precedence over new admissions? (list below)

- Emergencies

- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection **(5) Occupancy**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Household that contribute to meeting income goals (broad range of incomes)
- Household that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Elderly, handicapped, disabled, or displaced
- Working families and those currently enrolled in educational, training, or upward mobility programs.
- Near elderly.

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second

priority, and soon. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Date and Time

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Household that contributes to meeting income goals (broad range of incomes)
- Household that contributes to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- 1 Elderly, handicapped, disabled, or displaced
- 2 Working families and those currently enrolled in educational, training, or upward mobility programs.
- 3 Near elderly.

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA - resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials

Other source(list)

b. How often must residents notify the PHA of changes in family composition?

(select all that apply)

- At an annual reexamination and lease renewal
- Anytime family composition changes
- At family request for revision
- Other(list)

(6) Deconcentration and Income Mixing

See Attachment "A"

B. Section 8

Exemptions: PHA that do not administer section 8 are not required to complete sub -component 3B.
Unless otherwise specified, all questions in this section apply only to the tenant -based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- Criminal or drug -related activity only to the extent required by law or regulation
- Criminal and drug -related activity, more extensively than required by law or regulation
- More general screening than criminal and drug -related activity (list factors below)
- Other (list below)

b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC - authorized source)

e. Indicate what kinds of information you share with respective landlords? (select all that apply)

- Criminal or drug -related activity
 Other: Past history, if available. Recommend they request criminal records.

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant -based assistance waiting list merged? (select all that apply)

- None
 Federal public housing
 Federal moderate rehabilitation
 Federal project-based certificate program
 Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant -based assistance? (select all that apply)

- PHA main administrative office
 Other (list below)

(3) Search Time

a. Yes No: Does the PHA give extensions on standard 60 -day period to search for a unit?

If yes, state circumstances below:

- Medical
- Reasonable Accommodations
- Repairs
- Market Conditions
- HUD Regulations

(4) Admissions Preferences

a. Income targeting

Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissionst o these section 8 program of families at or below 30% of median area income?

b. Preferences

1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Household that contribute to meeting income goals (broad range of incomes)
- Household that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Elderly, handicapped, disabled, or displaced
- Working families and those currently enrolled in educational, training, or upward mobility programs.
- Near elderly.

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Date and Time

Former Federal preferences

Involuntary Displacement (Disaster, Government Action, Action of Housing
Owner, Inaccessibility, Property Disposition)
Victims of domestic violence
Substandard housing
Homelessness
High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Household that contributes to meeting income goals (broad range of incomes)
- Household that contributes to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
- 1 Elderly, handicapped, disabled, or displaced
- 2 Working families and those currently enrolled in educational, training, or upward mobility programs.
- 3 Nearest relative.

4. Among applicants on the waiting list with the equal preference status, how are applicants selected? (select one)

- Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one)

- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through the PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- The PHA applies preferences within income tiers

- Not applicable: the pool of applicant families ensure that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

Not applicable

a. In which documents or other reference materials are the policies governing eligibility, selection, and admission to **any special -purpose section 8 program** administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan
 Briefing sessions and written materials
 Other (list below)

b. How does the PHA announce the availability of any special -purpose section 8 program to the public?

- Through published notices
 Other:

4. PHA Rent Determination Policies

[24 CFR Part 903.79(d)]

A. Public Housing

Exemptions: PHA that do not administer public housing are not required to complete sub -component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- The PHA will not employ any discretionary rent -setting policies for income based rent in public housing. Income -based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub -component (2))

---or---

- ThePHAemploysdiscretionarypoliciesfordeterminingincomebasedrent(If selected,continuetquestionb.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0
 \$1-\$25
 \$26-\$50

2. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below :

The following policy is included in our **ACOP:**
13.3 MINIMUM RENT

The Housing Authority has set the minimum rent. However if the family requests a hardship exemption, the Housing Authority will immediately suspend the minimum rent for the family until the Housing Authority can determine whether the hardship exists and whether the hardship is of a temporary or long-term nature.

A. A hardship exists in the following circumstances:

1. When the family has lost eligibility for or is waiting an eligibility determination for a Federal, State, or local assistance program;
2. When the family would be evicted as a result of the imposition of the minimum rent requirement;
3. When the income of the family has decreased because of changed circumstances, including loss of employment;
4. When the family has an increase in expenses because of changed circumstances, for medical costs, childcare, transportation, education, or similar items;
5. When a death has occurred in the family.

- B. No hardship. If the Housing Authority determines there is no qualifying hardship, the minimum rent will be reinstated, including requiring back payment of minimum rent for the time of suspension.
- C. Temporary hardship. If the Housing Authority reasonably determines that there is a qualifying hardship but that it is of a temporary nature, the minimum rent will be not be imposed for a period of 90 days from the date of the family's request. At the end of the 90 -day period, the minimum rent will be imposed retroactively to the time of suspension. The Housing Authority will offer a repayment agreement in accordance with the Section 19 of this policy for any rent not paid during the period of suspension. During the suspension period the Housing Authority will not evict the family for nonpayment of the amount of tenant rent owed for the suspension period.
- D. Long-term hardship. If the Housing Authority determines there is a long-term hardship, the family will be exempt from the minimum rent requirement until the hardship no longer exists.
- E. Appeals. The family may use the grievance procedure to appeal the Housing Authority's determination regarding the hardship. No escrow deposit will be required in order to access the grievance procedure.

c. Rents set at less than 30% than adjusted income

1. Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent -setting policy)
If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent -setting policy)
If yes, state percentage/s and circumstances below:

- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

- Yes for all developments
- Yes but only for some developments
- No (BASED ON 24 CFR 960.253)

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent redetermination:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Anytime the family experiences an income increase
- Anytime a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) _____
- Other: Anytime the family has a change in family composition.

g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other: Market Comparability Study and rental value.

B. Section 8 Tenant -Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
- 100% of FMR

- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually
- Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

- b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

Include in our Section 8 Administrative Plan

MINIMUM RENT

The Housing Authority of Florence has established a minimum rent of \$25.00. Exceptions to the minimum rent requirement may be granted if the household is experiencing a hardship which is not determined to be temporary in nature. The following situations may qualify for a hardship exemption; (1) the family has lost eligibility for or is awaiting an eligibility determination for a Federal, State or local assistance program (2) the family would be evicted as a result of the imposition of the minimum rent requirement (3) the income of the family has decreased because of changed circumstance, including loss of employment (4) a death in the family has occurred (5) other circumstances determined by the PHA or HUD.

The hardship exemption may be granted for a period of 90 days and shall be effective the first of the month following the month in which the family requested the adjustment. The family must demonstrate that the financial hardship is of a long-term basis and must provide reasonable documentation within the 90-day period. In cases where it is determined that the family did not satisfy the requirements necessary to qualify for a hardship adjustment, retroactive adjustment will be prepared. The family will be allowed to enter into a reasonable repayment agreement.

5. Operations and Management

[24CFR Part 903.79(e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C (2)

The Housing Authority of Florence is High Performing - will skip to Component #6

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached.
- A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

ProgramName	UnitsorFamilies ServedatYear Beginning	Expected Turnover
PublicHousing		
Section8Vouchers		
Section8Certificates		
Section8ModRehab		
SpecialPurposeSection 8Certificates/Vouchers (listindividually)		
PublicHousingDrug EliminationProgram (PHDEP)		
OtherFederal Programs(list individually)		

C.ManagementandMaintenancePolicies

ListthePHA’spublichousingm anagementandmaintenancepolicydocuments,manualsandhandbooks thatcontaintheAgency’srules,standards,andpoliciesthatgovernmaintenanceandmanagementof publichousing,includingadescriptionofanymeasuresnecessaryfortheventionorera dicationof pestinfestation(whichincludescockroachinfestation)andthepoliciesgoverningSection8 management.

(1)PublicHousingMaintenanceandManagement:(listbelow)

(2)Section8Management:(listbelow)

6. PHAGrievanceProcedures

[24CFR Part903.79(f)]

Exemptionsfromcomponent6:HighperformingPHAsarenotrequiredtocompletecomponent6. Section8 -OnlyPHAsareexemptfromsub -component6A.

TheHousingAuthorityofFlorenceisHighPerforming – willskiptoComponent7.

A. Public Housing

1. Yes No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24CFR Part 966, Subpart B, for residents of public housing?

If yes, list addition to federal requirements below:

2. Which PHA offices should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- PHA main administrative office
- PHA development management offices
- Other (list below)

B. Section 8 Tenant -Based Assistance

1. Yes No: Has the PHA established informal review procedures for applicants to the Section 8 tenant -based assistance program and informal hearing procedures for families assisted by the Section 8 tenant -based assistance program in addition to federal requirements found at 24CFR 982?

If yes, list addition to federal requirements below:

2. Which PHA offices should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- PHA main administrative office
- Other (list below)

7. Capital Improvement Needs

[24CFR Part 903.79(g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub -component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD Form 52837.

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at **Attachment "B"**

-or-

The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert there)

(2) Optional 5 -Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD Form 52834.

a. Yes No: Is the PHA providing an optional 5 -Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5 -Year Action Plan is provided as an attachment to the PHA Plan at **Attachment "C"**

-or-

The Capital Fund Program 5 -Year Action Plan is provided below: (if selected, copy the CFP Optional 5 Year Action Plan from the Table Library and insert here)

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

Yes No: a) Has the PHA received a HOPEVI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
b) Status of HOPEVI revitalization grant (complete one set of questions for each grant)

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
- Revitalization Plans submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway

Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:

Yes No: d) Will the PHA be engaging in any mixed -financed development activities for public housing in the Plan year?
If yes, list developments or activities below:

Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
If yes, list developments or activities below:

8. Demolition and Disposition

[24CFR Part 903.79(h)]

Applicability of component 8: 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", **skipto component 9**; if "yes", complete one activity description for each development.)

2. Activity Description

Yes No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If "yes", skipto component 9. If "No", complete the Activity Description table below.)

Demolition/Disposition Activity Description
--

1a. Development name: Scattered sites, Acquisition w/rehab
1b. Development (project) number: 27 -1,2,9,20,24,&25
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/> After preliminary study is made. Contingent on funding.
4. Date application approved, submitted, or planned for submission : <u>(By 9/30/04)</u>
5. Number of units affected: Somewhere between 1 and 85 total
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: Too early to determine. Preliminary study to be made including financial feasibility, funding, staffing, etc. b. Projected end date of activity:

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24 CFR Part 903.79(i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? **(If "No", skip to component 10 . If "yes", complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)**

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing

AssetManagementTable?If“yes”,skiptocomponen t10.If
 “No”,completetheActivityDescriptiontablebelow .

DesignationofPublicHousingActivityDescription	
1a.Developmentname:	
1b.Development(project)number:	
2.Designationtype:	
Occupancybyonlytheelderly	<input type="checkbox"/>
Occupancybyfamilieswithdisabilities	<input type="checkbox"/>
Occupancybyonlyelderlyfamiliesandfamilieswithdisabilities	<input type="checkbox"/>
3.Applicationstatus(selectone)	
Approved;includedinthePHA’sDesignationPlan	<input type="checkbox"/>
Submitted,pendi ngapproval	<input type="checkbox"/>
Plannedapplication	<input type="checkbox"/>
4.Datethisdesignationapproved,submitted,orplannedforsubmission:	<u>(DD/MM/YY)</u>
5.Ifapproved,willthisdesignationconstitutea(selectone)	
<input type="checkbox"/> NewDesignation Plan	
<input type="checkbox"/> Revisionofapreviously -approvedDesignationPlan?	
6. Numberofunitsaffected:	
7.Coverageofaction(selectone)	
<input type="checkbox"/> Partofthedevelopment	
<input type="checkbox"/> Totaldevelopment	

10. ConversionofPublicHousingtoTenant -BasedAssistance

[24CFRPart903.79(j)]

ExemptionsfromComponent10;Section8onl yPHAsarenottorequiredtocompletethissection.

**A.AssessmentofReasonableRevitalizationPursuanttosection202oftheHUD
 FY1996HUDAppropriationsAct**

1. Yes No: HaveanyofthePHA’sdevelopmentorpor tionsof
 developmentsbeenidentifiedbyHUDorthePHAascovered
 undersection202oftheHUDFY1996HUDAppropriations
 Act? (**If“No”,skiptocomponent11**;if“yes”,completeone
 activitydescriptionforeachidentifieddevelopment,unless
 eligibleto completeastreamlinedsubmission.PHAs
 completingstreamlinedsubmissionsmayskiptocomponent
 11.)

2.ActivityDescription

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number :	
2. What is the status of the required assessment?	
<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)	
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	
<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD - approved Conversion Plan underway	
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)	
<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: _____) <input type="checkbox"/> Units addressed in a pending or approved HOPEVI demolition application (date submitted or approved: _____) <input type="checkbox"/> Units addressed in a pending or approved HOPEVI Revitalization Plan (date submitted or approved: _____) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)	

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

Attachment "D"

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11.HomeownershipProgramsAdministeredbythePHA

[24CFRPart9 03.79(k)]

A.PublicHousing

ExemptionsfromComponent11A:Section8onlyPHAsarenotrequiredtocomplete11A.

1. Yes No: DoesthePHAadministeranyhomeownershipprograms administeredbythePHAunderan approvedsection5(h) homeownershipprogram(42U.S.C.1437c(h)),oranapproved HOPE Iprogram(42U.S.C.1437aaa)orhasthePHAappliedor plantoapplytoadministeranyhomeownershipprogramsunder section5(h),theHOPEIprogram,orsection32of theU.S. HousingActof1937(42U.S.C.1437z -4). **(If“No”,skipto component11B ;if“yes”,completeoneactivitydescriptionfor eachapplicableprogram/plan,unleseligibletocompletea streamlinedsubmissiondueto **smallPHA** or **highperforming PHA**status.PHAscompletingstreamlinedsubmissionsmay skiptocomponent11B.)**

2.ActivityDescription

Yes No: HasthePHAprovidedallrequiredactivitydescription informationforthiscomponentinthe **optionalPublicHousing AssetManagementTable?**(If“yes”,skiptocomponent12.If “No”,completetheActivityDescriptiontablebelow.)

PublicHousingHomeownershipActivityDescription (Completeoneforeachdevelopmentaffected)
1a.Developmentname: 1b.Development(project)number:
2.FederalProgramauthority: <input type="checkbox"/> HOPEI <input type="checkbox"/> 5(h) <input type="checkbox"/> TurnkeyIII <input type="checkbox"/> Section32oftheUSHAof1937(effective10/1/99)
3.Applicationstatus:(selectone) <input type="checkbox"/> Approved;includedinthePHA’sHomeownershipPlan/Program <input type="checkbox"/> Submitted,pendingapproval <input type="checkbox"/> Plannedapplication

4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected:
6. Coverage of action: (select one)
<input type="checkbox"/> Part of the development
<input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

1. 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 24CFR part 982 **?(If “No”, skip to component 12**; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status **.High performing PHA may skip to component 12.)**

2. Program Description:

a. Size of Program

Yes No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants ? (select one)

- 25 or fewer participants
- 26- 50 participants
- 51 to 100 participants
- more than 100 participants

b. PHA -established eligibility criteria

Yes No: Will the PHA’s program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

12. PHA Community Service and Self -sufficiency Programs

[24CFR Part 903.79(1)]

The Housing Authority of Florence is High Performing -
skipto Component #13

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

- Yes No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? DD/MM/YY

2. Other coordination efforts between the PHA and TANF Agency (select all that apply)

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self -sufficiency services and programsto eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare -to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self -Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self -sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non -housing programs operated or coordinated by the PHA

- Preference/eligibility for public housing home ownership option participation
- Preference/eligibility for section 8 home ownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

Yes No: Does the PHA coordinate, promote or provide any program to enhance the economic and social self-sufficiency of residents? (If "yes", complete the following table; if "no" skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office/ PHA main office/ other provider name)	Eligibility (public housing or section 8 participants or both)

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		
Section 8		

--	--	--

- b. Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plan to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

13. PHA Safety and Crime Prevention Measures

[24CFR Part 903.79(m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8. Only PHAs may skip to component 15. High performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

The Housing Authority of Florence is High Performing – skip to component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- High incidence of violent and/or drug -related crime in some or all of the PHA's developments
- High incidence of violent and/or drug -related crime in the area surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower -level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug -related crime
- Other (describe below)

2. What information or data did the PHA use to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anti crime/anti drug programs
- Other (describe below)

3. Which developments are most affected? (list below)

B. Crime and Drug Prevention activities the PHA has undertaken or plan to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plan to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug -prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at -risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

2. Which developments are most affected? (list below)

C.CoordinationbetweenPHA andthepolice

1.DescribethecoordinationbetweenthePHAandtheappropriatepoliceprecinctsfor carryingoutcrimepreventionmeasuresandactivities:(selectallthatapply)

- Policeinvolvementindevelopment,implementation, and/orongoing evaluationofdrug -eliminationplan
- Policeprovidocrimedatatohousingauthoritystaffforanalysisandaction
- Policehaveestablishedaphysicalpresenceonhousingauthorityproperty(e.g., communitypolicingoffice,officerinresidence)
- Policeregularlytestifyinandotherwisesupportevictioncases
- PoliceregularlymeetwiththePHAmangementandresidents
- AgreementbetweenPHAandlocallawenforcementagencyforprovisionof above-baselinelawenforcementservices
- Otheractivities(listbelow)

2.Whichdevelopmentsaremostaffected?(listbelow)

D.AdditionalinformationasrequiredbyPHDEP/PHDEPPlan (NOT APPLICABLE)

PHAseligibleforFY2000PHDEPfundsmustprovideaPHDEPPlanmeetingspecifiedrequirements priortoreceiptofPHDEPfunds.

- Yes No: IsthePHAeligibletoparticipateinthePHDEPinthefiscalyear coveredbythisPHAPlan?
- Yes No: HasthePHAincludedthePHDEPPlanforFY2001inthisPHA Plan?
- Yes No: ThisPHDEPPlanisanAttachment.

14.RESERVEDFORPETPOLICY

[24CFRPart903.7 9(n)]

TheHousingAuthorityofFlorenceisHighPerforming -skiptoComponent#15

15.CivilRightsCertifications

[24CFRPart903.79(o)]

CivilrightscertificationsareincludedinthePHAPlanCertificationsofCompliance withthePHAPlansand RelatedRegulations.

16. Fiscal Audit

[24CFRPart903.79(p)]

1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
2. Yes No: Was the most recent fiscal audit submitted to HUD?
3. Yes No: Were there any findings as the result of that audit?
4. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? _____
5. Yes No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24CFRPart903.79(q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component.
High performing and small PHAs are not required to complete this component.

The Housing Authority of Florence is High Performing – skip to Component #18

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
 Not applicable
 Private management
 Development-based accounting
 Comprehensive stock assessment
 Other: (list below)
3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24CFR Part 903.79(r)]

A. Resident Advisory Board Recommendations

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: (if comments were received, the PHA **MUST** select one)

Attached at Attachment (Filename)

Provided below:

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

Considered comments, but determined that no changes to the PHA Plan were necessary.

The PHA changed portions of the PHA Plan in response to comments
List changes below:

Other: (list below)

B. Description of Election process for Residents on the PHA Board

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub -component C.)

2. Yes No: Was there a resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, **skip to sub - component C.**)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

Candidates were nominated by resident and assisted family organizations

Candidates could be nominated by any adult recipient of PHA assistance

Self-nomination: Candidates registered with the PHA and requested a place on ballot

Other: Appointed by Mayor and City Council

b. Eligible candidates: (select one)

Any recipient of PHA assistance

Any head of household receiving PHA assistance

- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant based assistance) -
- Representatives of all PHA resident and assisted family organizations
- Other (list)

C. 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: **City of Florence Consolidated Plan**

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 the initiatives contained in the Consolidated Plan. (list below)
- Other: (list below)

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

The City of Florence Consolidated Plan goals are consistent with the Housing Authority goals as follows:

- ◆ To provide decent affordable housing for either ownership or rent for low and moderate income families
- ◆ Improvement to the physical infrastructure in neighborhoods
- ◆ Provision of community services in low income areas
- ◆ Provide shelter to the homeless

- ◆ The elimination of conditions that are detrimental to health, safety, and public welfare.

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

19. Definition of “Substantial Deviation” and “Significant Amendment or Modification”

[903.7r]

Substantial deviation or significant modifications are defined as actions taken by the Housing Authority that are authorized by the board as being in the best interest of the Housing Authority that were not included in the original goals and objectives of the Five-year plan.

20. Attachments

Use this section to provide any additional attachments referenced in the Plans.

Attachment "A", Admissions Policy for Deconcentration (This is included in our current ACOP and the following is an excerpt from it.)

10.4 DECONCENTRATION POLICY

It is Housing Authority's policy to provide for deconcentration of poverty and encourage income mixing by bringing higher income families into lower income developments and lower income families into higher income developments. Toward this end, we may skip families on the waiting list to reach other families with a lower or higher income. We will accomplish this in a uniform and non-discriminating manner.

The Housing Authority will affirmatively market our housing to all eligible income groups. Lower income residents will not be steered toward lower income developments and higher income people will not be steered toward higher income developments.

Prior to the beginning of each fiscal year, we will analyze the income levels of families residing in each of our developments, the income levels of census tracts in which our developments are located, and the income levels of the families on the waiting list. Based on this analysis, we will determine the level of marketing strategies and deconcentration incentives to implement.

10.5 Deconcentration Incentives

The Housing Authority may offer one or more incentives to encourage applicant families whose income classification would help to meet the deconcentration goals of a particular development.

Various incentives may be used at different times, or under different conditions, but will always be provided in a consistent and non-discriminatory manner.

Component 3, (6) Deconcentration and Income Mixing

a. Yes No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.

b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

Attachment“B”, FY2002CapitalFundProgramAnnualStatement

SeeAttachmentFile **SC027a01,SC027b01,SC027c01**

Attachment "C", FY2002 Capital Fund Program 5 Year Action Plan

See Attachment File **SC027d01**

Attachment "D"

Component 10(B) Voluntary Conversion Initial Assessments

- a) How many of the PHA's developments are subject to the Required Initial Assessments? **TEN**
- 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)? **THREE**
- c) How many Assessments were conducted for the PHA's covered developments? **TEN**
- d) Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments: **NONE**
- e) If the PHA has not completed the Required Initial Assessments, describe the status of these assessments: **N/A**

Attachment "E": 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: Mr. Fulton Hines

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

- Elected
 Appointed

C. The term of appointment is (include the date term expires): From 9/12/00 to 6/30/07 (Mr. Hines filled the unexpired term of Ms. Ross who was also a **resident commissioner** who had served from August 4, 1987.

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 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 governing board member: June, 2003

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position): Mayor Frank Willis, City of Florence

Required Attachment "F": 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.)

Patricia Campbell
504-DEast Coker Street
Florence, SC 29501

Isabella Brown
607-B Layton Street
Florence, SC 29506

Gwendolyn Benjamin
1315N .Tallulah Street
Florence, SC 29501

Shushelia Davis
1128-A June Lane
Florence, SC 29506

Pamela Giles
819 Butter Lane
Florence, SC 29501

Attachment "G"

Brief Statement of Progress in Meeting the 5 -Year Plan Mission and Goals

Year Three of our plan. The mission of the Housing Authority of Florence remains the same: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

In our Section 8 program, we continue to interact with public agencies in leveraging funding assistance. We are leveraging funding assistance using Low -Income Tax Credit, HOME, and Washington Mutual funds to manage approximately 72 units of housing for another Non -Profit group. In addition, we are pursuing Homeownership using these units. We are pursuing HOPWA funds through DHEC. We applied for additional special purpose voucher targeted to family's w/ disabilities but were not approved. We continue to provide counseling as part of our briefing packet as well as on -going information to current clients and a new video presentation this year. We also encourage landlord participation through outreach efforts, making them aware of the program advantages through workshops and drop -ins. In Public Housing, we continue to use Capital Funds to renovate/modernize our public housing units. We continue to provide on -going staff training to improve the quality of Assisted Housing. Specialized training through workshops, colleges & universities, tech and adult education, on -site training, and other educational facilities have been provided and utilized by our staff in all departments.

In our efforts to "Improve community quality of life and economic vitality" and to "Promote self -sufficiency and asset development of families and individuals", we have completed the installation of heating/air units in approximately 250 of our family units with 40 more units nearly complete in 27 -21. We have a full -time Resident Services Coordinator and staff on -site who are providing programs and opportunities to our residents. We continue to house law enforcement officers within our communities with a Board approved pre -determined rent. We continue to provide a computer learning center on-site for our clients. We continue to provide numerous resident opportunity programs through contracts with other agencies (i.e. recreational/educational). We are providing a much-needed Community Policing program through the use of our PHDEP funds, which are about to expire. We are concerned that with the elimination of this grant, we will not have the necessary funds to support this program at the level needed. We are continuing to maintain affirmative measures that all applicants and/or program participants are treated equally regardless of race, color, religion, national origin, sex, familial status, and disability. We are also seeking problem -solving partnerships with PHA, residents, community, and government leadership as needed.

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of Florence		Grant Type and Number Capital Fund Program Grant No: SC16P02750100 Replacement Housing Factor Grant No:		Federal FY of Grant: 2000	
<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: 3/31/03 <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	\$30,358		\$30,358	\$27,358
4	1410 Administration	\$49,038		\$49,038	\$49,038
5	1411 Audit	\$900		\$900	\$500
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$111,578		\$111,578	\$111,017
8	1440 Site Acquisition	\$2,330		\$2,330	\$2,330
9	1450 Site Improvement	\$216,613		\$216,613	\$216,613
10	1460 Dwelling Structures	\$875,224		\$875,224	\$875,224
11	1465.1 Dwelling Equipment — Nonexpendable				
12	1470 Nondwelling Structures	\$12,500		\$12,500	\$12,500
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 1: Summary

PHAName: Housing Authority of Florence	Grant Type and Number Capital Fund Program Grant No: SC16P02750100 Replacement Housing Factor Grant No:	Federal FY of Grant: 2000
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 3/31/03
 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 20-26)	\$1,298,541		\$1,298,541	\$1,294,580
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	\$33,000		\$33,000	\$30,000
26	Amount of line 21 Related to Energy Conservation Measures	\$806,451		\$806,451	\$805,890

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

PHAName: Housing Authority of Florence		Grant Type and Number Capital Fund Program Grant No: SC16P02750100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide Mgmt	1) Security Patrols 2) Maintenance PM Inspector	1408 1408	3 Officer 1 Staff	\$3,000 \$27,358		\$3,000 \$27,358	0 \$27,358	Contract Signed Complete
HA Wide Admin	1) Staff Salary/Benefit Prorate 2) IFB/RFP Advertising Costs	1410 1410	3 Staff N/A	\$46,294 \$2,744		\$46,294 \$2,744	\$46,294 \$2,744	Complete Complete
HA Wide Audit	CFP Audit Costs (27501 -00)	1411	3 Year	\$900		\$900	\$500	Ongoing Expenditure
HA Wide Fees/Costs	1) Inspection Services for CFP Work 2) A&E Services/27 -2 HVAC 3) A&E Services/27 -2 Site Work	1430 1430 1430	1 Staff 1 A&E 1 A&E	\$28,000 \$68,578 \$15,000		\$28,000 \$68,578 \$15,000	\$28,000 \$68,017 \$15,000	Complete Warranty Phase Complete
Site Acquisition	Soil & Concrete Testing Services	1440	1 Firm	\$2,330		\$2,330	\$2,330	Complete
27-1R. Gardens	1) Exterior Stairs	1460	5 Bldg	\$9,115		\$9,115	\$9,115	Complete
27-2 Church Hill/ Oakland Place/ Waverly Acres	1) Site Work - Parking Lots 2) Site Work - Security Fence 3) HVAC - Heat Pumps 4) Exterior Stairs 5) Mailbox Facility	1450 1450 1460 1460 1470	1 Site 1 Site 250 Units 12 Bldg 1 Bldg	\$186,613 \$30,000 \$737,873 \$33,930 \$12,500		\$186,613 \$30,000 \$737,873 \$33,930 \$12,500	\$186,613 \$30,000 \$737,873 \$33,930 \$12,500	Complete Complete Complete Complete Complete
27-9 Scattered	Termite Treatment	1460	10 Houses	\$5,988		\$5,988	\$5,988	Complete
27-12 Creekside	Metal Roofing System	1460	1 Bldg	\$4,730		\$4,730	\$4,730	Complete
27-20 Scattered	Termite Treatment	1460	32 Houses	\$19,160		\$19,160	\$19,160	Complete
27-21 Pine Acres	Roofing	1460	25 Bldg	\$47,663		\$47,663	\$47,663	Complete
27-24 Scattered	Termite Treatment	1460	28 Houses	\$16,765		\$16,765	\$16,765	Complete

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

PHAName: Housing Authority of Florence		Grant Type and Number Capital Fund Program No: SC 16P02750100 Replacement Housing Factor No:				Federal FY of Grant: 2000	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA Wide Management	3/31/02		3/31/01	9/30/03			
HA Wide Administration	3/31/02		3/31/02	9/30/03		3/31/02	
HA Wide Audit Costs	3/31/02		3/31/01	9/30/03			
HA Wide Fees/Costs	3/31/02		3/31/01	9/30/03			
Site Acquisition	3/31/02		9/30/01	9/30/03		9/30/01	
27-1 Royal Gardens	3/31/02		9/30/01	9/30/03		12/31/01	
27-2 Church Hill/ Oakland/Waverly	3/31/02		3/31/02	9/30/03		9/30/02	
27-9 Scattered Site	3/31/02		6/30/01	9/30/03		9/30/01	
27-12 Creekside	3/31/02		9/30/99	9/30/03		3/31/02	
27-20 Scattered Site	3/31/02		6/30/01	9/30/03		9/30/01	
27-21 Pine Acres	3/31/02		3/31/01	9/30/03		6/30/01	
27-24 Scattered Site	3/31/02		6/30/01	9/30/03		9/30/01	

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHAName: Housing Authority of Florence		Grant Type and Number Capital Fund Program Grant No: SC16P02750101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 02) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/03 <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	\$30,500	\$30,500	\$30,500	\$27,500
4	1410 Administration	\$49,286	\$48,888	\$48,888	\$48,888
5	1411 Audit	\$1,500	\$1,500	\$1,500	\$500
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$39,220	\$39,220	\$39,220	\$39,220
8	1440 Site Acquisition				
9	1450 Site Improvement	\$65,000	\$75,106	\$75,106	\$75,106
10	1460 Dwelling Structures	\$1,139,320	\$1,129,612	\$1,129,612	\$997,428
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 1: Summary

PHAName: Housing Authority of Florence	Grant Type and Number Capital Fund Program Grant No: SC16P02750101 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no: 02)
 Performance and Evaluation Report for Period Ending: 3/31/03
 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 20-26)	\$1,324,826	\$1,324,826	\$1,324,826	\$1,188,642
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	\$3,000	\$3,000	\$3,000	0
26	Amount of line 21 Related to Energy Conservation Measures	\$743,627	\$728,660	\$728,660	\$596,476

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

PHAName: Housing Authority of Florence		Grant Type and Number Capital Fund Program Grant No: SC16P02750101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide Mgmt	1) Security Patrols 2) Maintenance PM Inspector	1408 1408	3 Officer 1 Staff	\$3,000 \$27,500	\$3,000 \$27,500	\$3,000 \$27,500	0 \$27,500	Contract Signed Complete
HA Wide Admin	1) Staff Salary/Benefit Prorate 2) IFB/RFP Advertising Costs	1410 1410	3 Staff N/A	\$45,000 \$4,286	\$45,000 \$3,888	\$45,000 \$3,888	\$45,000 \$3,888	Complete Complete
HA Wide Audit	CFP Audit Costs (27501 -01)	1411	3 Year	\$1,500	\$1,500	\$1,500	\$500	Ongoing Expenditure
HA Wide Fees/Costs	1) Inspection Services for CFP Work 2) Energy Audit 5 Year Update	1430 1430	1 Staff 11 Dev	\$29,500 \$9,720	\$29,500 \$9,720	\$29,500 \$9,720	\$29,500 \$9,720	Complete Complete
27-1R.Gardens	1) Termite Treatment	1460	9 Bldg	\$12,215	\$12,215	\$12,215	\$12,215	Complete
27-2 Church Hill/ Oakland/Waverly/ Pine/Clyde	1) Site Work - Parking Lot 2) HVAC Heat Pumps 3) Exterior Doors 4) Termite Treatment	1450 1460 1460 1460	1 Site 250 Units 350 Units 79 Bldg	\$65,000 \$435,707 \$298,200 \$99,836	\$75,106 \$435,707 \$283,233 \$99,836	\$75,106 \$435,707 \$283,233 \$99,836	\$75,106 \$318,349 \$268,407 \$99,836	Complete Contract Closeout Contract Closeout Complete
27-11 Parkview	Kitchen Cabinets	1460	60 Units	\$139,982	\$145,241	\$145,241	\$145,241	Complete
27-12 Creekside	1) Entrance Canopy 2) Interior Flooring	1460 1460	1 Canopy 775 Sq. Ft.	\$6,435 \$4,762	\$6,435 \$4,762	\$6,435 \$4,762	\$6,435 \$4,762	Complete Complete
27-21 Pine Acres	1) Termite Treatment 2) Kitchen Cabinets	1460 1460	25 Bldg 40 Units	\$28,423 \$113,760	\$28,423 \$113,760	\$28,423 \$113,760	\$28,423 \$113,760	Complete Complete

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

PHAName: Housing Authority of Florence		Grant Type and Number Capital Fund Program No: SC16P02750101 Replacement Housing Factor No:				Federal FY of Grant: 2001	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA Wide Management	3/31/03		12/31/01	9/30/04			
HA Wide Administration	3/31/03		9/30/02	9/30/04		12/31/02	
HA Wide Audit Costs	3/31/03		12/31/01	9/30/04			
HA Wide Fees/Costs	3/31/03		12/31/01	9/30/04		12/31/02	
27-1 Royal Gardens	3/31/03		6/30/02	9/30/04		9/30/02	
27-2 Church Hill/ Oakland/Waverly/ Pine/Clyde	3/31/03		12/31/02	9/30/04			
27-11 Parkview Plaza	3/31/03		9/30/02	9/30/04		12/31/02	
27-12 Creekside	3/31/03		6/30/02	9/30/04		9/30/02	
27-21 Pine Acres	3/31/03		9/30/02	9/30/04		3/31/03	

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHAName: Housing Authority of Florence		Grant Type and Number Capital Fund Program Grant No: SC16P02750102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 01)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/03 <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	\$127,406	\$127,406	\$127,406	\$36,537
3	1408 Management Improvements	\$102,047	\$102,047	\$102,047	\$42,090
4	1410 Administration	\$87,869	\$87,482	\$83,677	\$28,211
5	1411 Audit	\$1,500	\$1,500	\$1,500	0
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$104,556	\$77,756	\$29,556	\$13,246
8	1440 Site Acquisition	0	\$6,000	\$3,954	\$3,954
9	1450 Site Improvement	\$20,000	\$126,198	\$50,198	\$25,301
10	1460 Dwelling Structures	\$847,700	\$762,729	\$232,329	\$225,421
11	1465.1 Dwelling Equipment — Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$15,000	\$14,960	\$14,960	0
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 1: Summary

PHAName: Housing Authority of Florence	Grant Type and Number Capital Fund Program Grant No: SC16P02750102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no: 01)
 Performance and Evaluation Report for Period Ending: 3/31/03
 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 20-26)	\$1,306,078	\$1,306,078	\$645,627	\$374,760
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	\$3,000	\$3,000	\$3,000	0
26	Amount of line 21 Related to Energy Conservation Measures	\$725,200	\$536,160	\$12,560	\$5,652

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

PHAName: Housing Authority of Florence		Grant Type and Number Capital Fund Program Grant No: SC16P02750102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide Operations	Operations	1406	N/A	\$127,406	\$127,406	\$127,406	\$36,537	Ongoing Expenditure
HA Wide Mgmt	1) Security Patrols 2) Maintenance PM Program	1408 1408	3 Officer 3 Staff	\$3,000 \$99,047	\$3,000 \$99,047	\$3,000 \$99,047	0 \$42,090	Contract Signed Staff in Place
HA Wide Admin	1) Staff Salary/Benefit Prorate 2) IFB/RFP Advertising Costs	1410 1410	3 Staff N/A	\$82,991 \$4,878	\$82,991 \$4,491	\$82,991 \$686	\$27,525 \$686	Staff in Place Obligate as Needed
HA Wide Audit	CFP Audit Costs (27501 -02)	1411	3 Year	\$1,500	\$1,500	\$1,500	0	Contract Signed
HA Wide Fees/Costs	1) Inspection Services for CFP Work 2) A&E Services/27 -11,21,27 HVAC	1430 1430	1 Staff 1 A&E	\$29,556 \$75,000	\$29,556 \$48,200	\$29,556 0	\$13,246 0	Staff in Place Preparing IFB
Site Acquisition	Soil & Concrete Testing Services	1440	1 Firm	0	\$6,000	\$3,954	\$3,954	1 of 2 Jobs Complete
27-1R.Gardens	Exterior Window Shutters	1460	9 Bldg	\$15,000	\$15,000	0	0	Preparing IFB
27-2 Church Hill/ Oakland/Waverly	1) Exterior Window Shutters 2) Site Work - Parking Lot	1460 1450	68 Bldg 1 Site	\$40,000 0	\$40,000 \$50,198	0 \$50,198	0 \$25,301	Preparing IFB Contract Closeout
27-9 Scattered	Roofing	1460	3 Houses	\$7,500	\$12,474	\$12,474	\$12,474	Complete
27-10 Bridgeland	1) Resurface Parking Lots 2) Exterior Doors	1450 1460	14,710 SF 50 Units	\$20,000 \$63,000	\$76,000 \$63,000	0 0	0 0	Preparing IFB Bidding
27-11 Parkview	1) Exterior Doors 2) HVAC - Heat Pumps	1460 1460	34 Units 34 Units	\$43,000 \$140,600	\$43,000 \$140,700	0 0	0 0	Bidding Preparing IFB
27-20 Scattered	Roofing	1460	8 Houses	\$20,000	\$35,285	\$35,285	\$35,285	Complete
27-21 Pine Acres	1) Exterior Doors 2) HVAC - Heat Pumps	1460 1460	40 Units 40 Units	\$63,000 \$165,600	\$63,000 \$165,700	0 0	0 0	Bidding Preparing IFB
27-24 Scattered	Roofing	1460	12 Houses	\$30,000	\$53,263	\$53,263	\$53,263	Complete
27-25 Scattered	Roofing	1460	15 Houses	37,500	\$70,204	\$70,204	\$70,204	Complete

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

PHAName: Housing Authority of Florence		Grant Type and Number Capital Fund Program Grant No: SC16P02750102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
27-27 Scattered	1) Roofing 2) HVAC – Heat Pumps	1460 1460	19 Houses 40 Houses	\$47,500 \$175,000	\$48,543 \$12,560	\$48,543 \$12,560	\$48,543 \$5,652	Complete Contract Closeout
HA Wide Non - Dwell Equipment	Fuel Pump	1475	1 Pump	\$15,000	\$14,960	\$14,960	0	Contract Closeout

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

PHAName: Housing Authority of Florence		Grant Type and Number Capital Fund Program No: SC16P02750102 Replacement Housing Factor No:				Federal FY of Grant: 2002	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA Wide Operations	9/30/04		12/31/02	9/30/06			
HA Wide Management	9/30/04		12/31/02	9/30/06			
HA Wide Administration	9/30/04			9/30/06			
HA Wide Audit Costs	9/30/04		12/31/02	9/30/06			
HA Wide Fees/Costs	9/30/04			9/30/06			
Site Acquisition	9/30/04			9/30/06			
27-1 Royal Gardens	9/30/04			9/30/06			
27-2 Church Hill/ Oakland/Waverly	9/30/04			9/30/06			
27-9 Scattered Site	9/30/04		12/31/02	9/30/06		3/31/03	
27-10 Bridgeland	9/30/04			9/30/06			
27-11 Parkview Plaza	9/30/04			9/30/06			
27-20 Scattered Site	9/30/04		12/31/02	9/30/06		3/31/03	
27-21 Pine Acres	9/30/04			9/30/06			
27-24 Scattered Site	9/30/04		12/31/02	9/30/06		3/31/03	
27-25 Scattered Site	9/30/04		12/31/02	9/30/06		3/31/03	
27-27 Scattered Site	9/30/04		3/31/03	9/30/06			
HA Wide Non - Dwelling Equipment	9/30/04		12/31/02	9/30/06			

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHAName: Housing Authority of Florence		Grant Type and Number Capital Fund Program Grant No: SC16P02750103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003
<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	\$127,406			
3	1408 Management Improvements	\$102,047			
4	1410 Administration	\$87,869			
5	1411 Audit	\$1,500			
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$29,556			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$114,700			
10	1460 Dwelling Structures	\$843,000			
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				
		Original	Revised	Obligated	Expended

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHAName: Housing Authority of Florence	Grant Type and Number Capital Fund Program Grant No: SC16P02750103 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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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	
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 20-26)	\$1,306,078			
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	\$3,000			
26	Amount of line 21 Related to Energy Conservation Measures	\$780,000			

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

PHAName: Housing Authority of Florence		Grant Type and Number Capital Fund Program Grant No: SC16P02750103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide Operations	Operations	1406	N/A	\$127,406				
HA Wide Management	1) Security Patrols 2) Maintenance PMP Program	1408 1408	3 Officer 3 Staff	\$3,000 \$99,047				
HA Wide Administration	1) Staff Salary/Benefit Prorate 2) IFB/RFP Advertising Costs	1410 1410	3 Staff N/A	\$82,991 \$4,878				
HA Wide Audit	CFP Audit Costs	1411	4 Year	\$1,500				
HA Wide Fees/Costs	Inspection Services for CFP Work	1430	1 Staff	\$29,556				
HA Wide Site	Seal Asphalt Parking Lots	1450	5 Sites	\$25,000				
27-1R.Gardens	1) Exterior Siding Cleaning 2) Kitchen Range Hoods	1460 1460	9 Bldg's 50 Units	\$4,000 \$10,000				
27-2 Church Hill/ Oakland/Waverly/ Pine/Clyde	1) Sidewalk Replacement 2) Exterior Siding Cleaning 3) Replacement Windows	1450 1460 1460	5 Sites 5 Sites 20 Units	\$89,700 \$25,000 \$60,000				
27-9 Scattered	1) Exterior Siding Cleaning 2) Replacement Windows	1460 1460	10 Bldg's 10 Units	\$1,500 \$45,000				
27-20 Scattered	1) Exterior Siding Cleaning 2) Replacement Windows	1460 1460	32 Bldg's 32 Units	\$4,800 \$144,000				
27-24 Scattered	1) Exterior Siding Cleaning 2) Replacement Windows	1460 1460	28 Bldg's 28 Units	\$4,200 \$126,000				

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

PHAName: Housing Authority of Florence		Grant Type and Number Capital Fund Program Grant No: SC16P02750103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
27-25 Scattered	1) Exterior Siding Cleaning	1460	50 Bldg's	\$7,500				
	2) Replacement Windows	1460	50 Units	\$225,000				
27-27 Scattered	1) Exterior Siding Cleaning	1460	40 Bldg's	\$6,000				
	2) Replacement Windows	1460	40 Units	\$180,000				

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

PHAName: Housing Authority of Florence		Grant Type and Number Capital Fund Program No: SC6P02750103 Replacement Housing Factor No:				Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA Wide Operations	9/30/05			9/30/07			
HA Wide Management	9/30/05			9/30/07			
HA Wide Administration	9/30/05			9/30/07			
HA Wide Audit Costs	9/30/05			9/30/07			
HA Wide Fees/Costs	9/30/05			9/30/07			
HA Wide Site	9/30/05			9/30/07			
27-1 Royal Gardens	9/30/05			9/30/07			
27-2 Church Hill/ Oakland/Waverly/Pine/ Clyde	9/30/05			9/30/07			
27-9 Scattered Houses	9/30/05			9/30/07			
27-20 Scattered Houses	9/30/05			9/30/07			
27-24 Scattered Houses	9/30/05			9/30/07			
27-25 Scattered Houses	9/30/05			9/30/07			
27-27 Scattered Houses	9/30/05			9/30/07			

Capital Fund Program Five - Year Action Plan
Part I: Summary

PHAN Name Housing Authority of Florence		<input checked="" type="checkbox"/> Original 5 - Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2004 PHAFY: 2004	Work Statement for Year 3 FFY Grant: 2005 PHAFY: 2005	Work Statement for Year 4 FFY Grant: 2006 PHAFY: 2006	Work Statement for Year 5 FFY Grant: 2007 PHAFY: 2007
	Annual Statement				
HA Wide Operations		\$127,406	\$127,406	\$127,406	\$127,406
HA Wide Management		\$102,047	\$102,047	\$102,047	\$127,047
HA Wide Administration		\$87,869	\$87,869	\$87,869	\$87,869
HA Wide Audit Costs		\$1,500	\$1,500	\$1,500	\$1,500
HA Wide Fees/ Costs		\$104,256	\$29,556	\$39,556	\$79,556
HA Wide Site		0	0	\$63,700	\$19,700
27-1 Royal Gardens		0	\$20,000	\$25,000	\$150,000
27-2 Church/Oakland/ Waverly/Pine Clyde		0	\$434,000	\$295,000	\$205,000
27-9 Scattered Site		\$40,000	\$19,000	\$15,000	\$10,000
27-10 Bridgel and		\$200,000	\$70,000	\$9,000	\$10,000
27-11 Parkview Plaza		0	\$73,600	0	\$17,000
27-12 Creekside Village		0	0	\$315,000	0
27-20 Scattered Site		\$142,000	\$60,800	\$48,000	\$34,000
27-21 Pine Acres		0	\$56,000	0	\$12,000
27-24 Scattered Site		\$126,000	\$53,300	\$42,000	\$31,000
27-25 Scattered Site		\$200,000	\$95,000	\$75,000	\$39,000
27-27 Scattered Site		\$175,000	\$76,000	\$60,000	\$85,000
HA Wide Dwelling Equipment		0	0	0	\$25,000
HA Wide Non - Dwelling Structures		0	0	0	\$160,000

HAWideNon - DwellingEquipm ent		0	0	0	\$60,000
HAWide		0	0	0	\$25,000
CFPFundslistedfor 5-yearplanning		\$1,306,078	\$1,306,078	\$1,306,078	\$1,306,078
ReplacementHousing FactorFunds					

CapitalFundProgramFive -YearActionPlan
PartII:Sup portingPages —WorkActivities

Activitiesfor Year1	ActivitiesforYear: <u>2</u> FFYGrant:2004 PHAFY:2004			ActivitiesforYear: <u>3</u> FFYGrant:2005 PHAFY:2005		
	Development Name/Number	MajorWork Categories	EstimatedCost	Development Name/Number	MajorWork Categories	EstimatedCost
Annual	HAWideOperations	Operations	\$127,406	HAWideOperations	Operations	\$127,406
Statement	HAWide Management	SecurityPatrols Maint.PMProgram	\$3,000 \$99,047	HAWide Management	SecurityPatrols Maint.PMProgr am	\$3,000 \$99,047
	HAWide Administration	StaffSalary/Benefits IFB/RFPAdvertising	\$82,991 \$4,878	HAWide Administration	StaffSalary/Benefits IFB/RFPAdvertising	\$82,991 \$4,878
	HAWideAuditCosts	CFPAuditCosts	\$1,500	HAWideAuditCosts	CFPAuditC osts	\$1,500
	HAWideFees/Costs	MODInspector A&EServices –HVAC	\$29,556 \$74,700	HAWideFees/Costs	MODInspector	\$29,556
	27-9ScatteredSite	HVAC –HeatPumps	\$40,000	27-1RoyalGardens	WasherBoxes	\$20,000
	27-10Bridgeland	HVAC –HeatPumps	\$200,000	27-2Church/Oakland/ Waverly/Pine/Clyde	WasherBoxes BathroomVanity	\$140,000 \$294,000
	27-20ScatteredSite	HVAC –HeatPumps	\$142,000	27-9ScatteredSite	ExteriorDoors WasherBoxes	\$15,000 \$4,000
	27-24ScatteredSite	HVAC –HeatPumps	\$126,000	27-10Bridgeland	WasherBoxes BathroomVanity	\$20,000 \$50,000
	27-25ScatteredSite	HVAC –HeatPumps	\$200,000	27-11ParkviewPlaza	WasherBoxes BathroomVanity	\$13,600 \$60,000
	27-27ScatteredSite	HVAC –HeatPumps	\$175,000	27-20ScatteredSite	ExteriorDo ors WasherBoxes	\$48,000 \$12,800
				27-21PineAcres	WasherBoxes BathroomVanity	\$16,000 \$40,000
				27-24ScatteredSite	ExteriorDoors WasherBoxes	\$42,000 \$11,300
				27-25ScatteredSite	ExteriorDoors	\$75,000

					WasherBoxes	\$20,000
				27-27ScatteredSite	ExteriorDoors	\$60,000
					WasherBoxes	\$16,000
TotalEstimatedCost			\$1,306,078			\$1,306,078

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

Activities for Year 1	Activities for Year: <u>4</u> FFY Grant: 2006 PHAFY: 2006			Activities for Year: <u>5</u> FFY Grant: 2007 PHAFY: 2007		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
Annual Statement	HA Wide Operations	Operations	\$127,406	HA Wide Operations	Operations	\$127,406
	HA Wide Management	Security Patrols Maint. PM Program	\$3,000 \$99,047	HA Wide Management	Security Patrols Maint. PM Program Computer Software	\$3,000 \$99,047 \$25,000
	HA Wide Administration	Staff Salary/Benefits IFB/RFP Advertising	\$82,991 \$4,878	HA Wide Administration	Staff Salary/Benefits IFB/RFP Advertising	\$82,991 \$4,878
	HA Wide Audit Costs	CFP Audit Costs	\$1,500	HA Wide Audit Costs	CFP Audit Costs	\$1,500
	HA Wide Fees/Costs	MOD Inspector Energy Audit Update	\$29,556 \$10,000	HA Wide Fees/Costs	MOD Inspector A&E Services –Site A&E Services –HVAC A&E Services –Office	\$29,556 \$15,000 \$20,000 \$15,000
	HA Wide Site	Landscaping	\$63,700	HA Wide Site	Central Admin Parking	\$19,700
	27-1 Royal Gardens	Interior CTV Wiring	\$25,000	27-1 Royal Gardens	HVAC –Heat Pumps	\$150,000
	27-2 Church/Oakland/ Waverly/Pine/Clyde	Refinish Interior Stairs Interior CTV Wiring	\$170,000 \$125,000	27-2 Church/Oakland / Waverly/Pine/Clyde	Site Work –Parking Lot Site Work –Ramps Site Work –Fence Replacement Windows	\$100,000 \$30,000 \$25,000 \$50,000
	27-9 Scattered Site	Interior Flooring	\$15,000	27-9 Scattered Site	Exterior Siding Attic Stairs	\$5,000 \$5,000
	27-10 Bridgeland	Closet Doors	\$9,000	27-10 Bridgeland	Window Shutters	\$10,000
	27-12 Creekside Village	Retaining Wall Kitchen Cabinets Closet Doors	\$90,000 \$200,000 \$25,000	27-11 Parkview Plaza	Window Shutters Attic Fans	\$10,000 \$7,000
	27-20 Scattered Site	Interior Flooring	\$48,000	27-20 Scattered Site	Exterior Siding Attic Stairs Attic Fans	\$10,000 \$15,000 \$9,000
	27-24 Scattered Site	Interior Flooring	\$42,000	27-21 Pine Acres	Attic Fans	\$12,000

