

PHA Plans

Streamlined 5-Year/Annual Version

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

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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief to certain PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Information in PHA plans is publicly available.

Streamlined 5-Year Plan for Fiscal Years 2004 - 2008

Streamlined Annual Plan for Fiscal Year 2004

NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue. Full reporting for each component listed in the streamlined Annual Plan submitted with the 5-year plan is required.

Streamlined Five-Year PHA Plan Agency Identification

PHA Name: Housing Authority of the City of Rock Hill

PHA Number: SC022

PHA Fiscal Year Beginning: (mm/yyyy) 01/2004

PHA Programs Administered:

- Public Housing and Section 8**
 Section 8 Only
 Public Housing Only
 Number of public housing units: 369
 Number of S8 units:
 Number of public housing units:
 Number of S8 units: 531

PHA Consortia: (check box if submitting a joint PHA Plan and complete table)

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

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 and attachments (if any) 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)

Streamlined Five-Year PHA Plan

PHA FISCAL YEARS 2004 - 2008

[24 CFR Part 903.12]

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)

The Housing Authority's mission is to promote and provide safe, decent and sanitary housing that is in good repair and to expand opportunity for homeownership for all the citizens it serves.

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 ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces 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 (list below)

- PHA Goal: Improve the quality of assisted housing
Objectives:
 - Improve public housing management: (PHAS score) 94
 - Improve voucher management: (SEMAP score) 92
 - Increase customer satisfaction:
 - Concentrate on efforts 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:

- Provide replacement vouchers:
- Other: (list below)

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: (list below)

Maintain 20% Designation of its Housing Choice Vouchers for Elderly Low Income Tax Credit Project; i.e., Highland Mill, LLC.

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: (list below)

Continue to provide security services and medical clinic services through the use of Public Housing Subsidy Funds.

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: (list below)

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: (list below)

Continue fair housing, equal opportunity and affirmative measures free from discrimination currently being practiced.

Other PHA Goals and Objectives: (list below)

The Housing Authority's mission is to promote and provide safe, decent and sanitary housing that is in good repair and to expand opportunity for homeownership for all the citizens it serves.

In fulfilling our mission, we are committed to ensuring public trust through good judgment, keeping quality and innovation as cornerstones of our operations, and remaining employee and customer focused. We will provide sound leadership, maximize available resources, and promote partnerships to develop appropriate programs, operate efficiently, and administer responsible housing policy that is designed to enhance and improve the quality of life of all residents in our communities.

Streamlined Annual PHA Plan

PHA Fiscal Year 2004

[24 CFR Part 903.12(b)]

Table of Contents

Provide the following table of contents for the streamlined Annual Plan submitted with the Five-Year Plan, including all streamlined plan components, and additional requirements, together with the list of supporting documents available for public inspection.

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B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;

Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.

For PHAs APPLYING FOR CAPITAL FUND PROGRAM (CFP) GRANTS:

Form HUD-50070, Certification for a Drug-Free Workplace;

Form HUD-50071, Certification of Payments to Influence Federal Transactions;

Form SF-LLL & SF-LLLa, Disclosure of Lobbying Activities.

Executive Summary (optional)

[903.7(r)]. If desired, provide a brief overview of the contents of the streamlined 5-Year/Annual Plan.

1. Statement of Housing Needs [24 CFR Part 903.12 (b), 903.7(a)]

A. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the PHA's Waiting Lists --- Public Housing			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" 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	174		104
Extremely low income <=30% AMI	140	80%	
Very low income (>30% but <=50% AMI)	34	20%	
Low income (>50% but <80% AMI)	0	0	
Families with children	91	52%	
Elderly families	11	6%	
Families with Disabilities	23	13%	
Race/ethnicity – White	54	31%	
Race/ethnicity – Black	117	67%	
Race/ethnicity - Others	3	2%	
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	69	40%	
2 BR	94	54%	
3 BR	5	3%	
4 BR	6	3%	
5 BR	0	0	
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 checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the PHA's Waiting Lists --- Section 8 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	342		82
Extremely low income <=30% AMI	See Comments		
Very low income (>30% but <=50% AMI)	See Comments		
Low income (>50% but <80% AMI)	See Comments		
Families with children	See Comments		
Elderly families	See Comments		
Families with Disabilities	See Comments		
Race/ethnicity	See Comments		
Race/ethnicity			
Race/ethnicity			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
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)? Since February 2003			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

Comments: Due to the requirement that all information be current at issue, we have begun taking "Section 8 Pre-Applications" and as applicants near the top of the list and are about to be issued, they are then called in to complete a formal application. Information that has not been verified (which happens when the formal application is processed) is not entered into the computer system; therefore, this information is not available.

B. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families on the PHA's public housing and Section 8 waiting lists **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(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
- Maintain or increase section 8 lease-up rates by 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 (list below)

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: (list below)

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

- Employ admissions preferences aimed at families who are working
- Adopt 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 vouchers 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 vouchers 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
- Other: (list below)

Current marketing program is unbiased; locations selected by tenants are a matter of tenant choice.

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

(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

[24 CFR Part 903.12 (b), 903.7 (c)]

List on the following table 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 2002 grants)		
a) Public Housing Operating Fund	\$708,426.00	
b) Public Housing Capital Fund	529,445.00	
c) HOPE VI Revitalization	0	
d) HOPE VI Demolition	0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	2,373,855.00	
f) Resident Opportunity and Self-Sufficiency Grants	0	
g) Community Development Block Grant	0	
h) HOME	0	
Other Federal Grants (list below)		
Contract Administrator-The Glens	584,892.00	HAP to Owner
Section 8 Project Based-NS8E	90,000.00	Project-based operations
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	309,960.00	Public Housing Operations
4. Other income (list below)		
Interest Income	14,000.00	Public Housing Operations
Maintenance Charges, Sales, etc.	40,000.00	Public Housing Operations
4. Non-federal sources (list below)		
Total resources	\$4,650,578.00	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.12 (b), 903.7 (b)]

A. Public Housing

Exemptions: PHAs 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: (describe)

Preliminary screening is done on pre-applications to check police records, previous landlord record and credit. Applicants who meet the criteria are then brought in to complete a formal application closer to the time when assistance can be offered and at that time, third-party verifications are mailed out and usually received within two weeks.

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 (describe) Credit reports and to screen for those who will be lease-abiding tenants.

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)

NCIC offers checks of records for our State only, which are easy enough to obtain on our own.

(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 (*Complex in Great Falls, SC*)
- Other (list below)

c. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to d.

Site-Based Waiting Lists				
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics

2. What is the number of site based waiting list developments to which families may apply at one time? ___

3. How many unit offers may an applicant turn down before being removed from the site-based waiting list? ___

4. Yes No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

d. Site-Based Waiting Lists – Coming Year

If the PHA plans 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 list 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/s 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 transfers take precedence over new admissions? (list below)
- Emergencies
 - Over-housed
 - Under-housed
 - 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
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute 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)

Preference is given to elderly, near-elderly and disabled applicants, to applicants who have income to the household, to applicants living, working or attending school in the jurisdiction, and to applicants who are not currently assisted under any other rental assistance program.

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 point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

1 Date and Time

Former Federal preferences:

- 2 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)

- 2 Working families and those unable to work because of age or disability
- Veterans and veterans' families
- 3 Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- 3 Households that contribute to meeting income goals (broad range of incomes)
- 3 Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- 4 Other preference(s) (list below) *Non-assisted applicants.*

Preference is given to elderly, near-elderly and disabled applicants, to applicants who have income to the household, to applicants living, working and attending school in the jurisdiction, and to applicants who are not currently assisted under any other rental assistance program.

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
- Any time family composition changes
- At family request for revision
- Other (list)

(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. If yes, list these developments on the following table:

Deconcentration Policy for Covered Developments			
Development Name	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]

B. Section 8

Exemptions: PHAs 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):
 - 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 prospective landlords? (select all that apply)
- Criminal or drug-related activity
 - Other (describe below)

Whatever information is selected to be released by a signed release form; criminal or drug-related activity would disqualify applicants and they would not be issued a voucher for landlord consideration.

(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:

If bedroom size is unavailable (hard-to-house) and/or if applicant can provide documentation to prove difficulty in locating an acceptable unit.

(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 admissions to the section 8 program to 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
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute 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)

Preference is given to elderly, near-elderly and disabled applicants, to applicants who have income to the household, to applicants living, working and attending school in the jurisdiction, and to applicants who are not currently assisted under any other rental assistance program.

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 point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

- 1 Date and Time

Former Federal preferences:

- 2 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)

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

Preference is given to elderly, near-elderly and disabled applicants, to applicants who have income to the household, to applicants living, working and attending school in the jurisdiction, and to applicants who are not currently assisted under any other rental assistance program.

4. Among applicants on the waiting list with 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 this 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 ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions 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 programs to the public?

- Through published notices
 Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.12(b), 903.7(d)]

A. Public Housing

Exemptions: PHAs 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 of the following two)

- 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))
- The PHA employs discretionary policies for determining income-based rent (If selected, continue to question b.)

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? *Not required for \$0 minimum rent.*

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

c. Rents set at less than 30% of 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

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 re-determinations:

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
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- Other (list below)

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

a. 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 (list/describe below)

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 (list below)

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)

5. Capital Improvement Needs

[24 CFR Part 903.12(b), 903.7 (g)]

Exemptions from Component 5: Section 8 only PHAs are not required to complete this component and may skip to Component 6.

A. Capital Fund Activities

Exemptions from sub-component 5A: PHAs that will not participate in the Capital Fund Program may skip to component 5B. All other PHAs must complete 5A as instructed.

(1) Capital Fund Program

- a. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 12 and 13 of this template (Capital Fund Program tables). If no, skip to B.
- b. Yes No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

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

Applicability of sub-component 5B: 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.

(1) Hope VI Revitalization

- a. Yes No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to next component; if yes, provide responses to questions on chart below for each grant, copying and completing as many times as necessary)
- b. Status of HOPE VI revitalization grant (complete one set of questions for each grant)
 Development name:
 Development (project) number:
 Status of grant: (select the statement that best describes the current status)
 Revitalization Plan under development
 Revitalization Plan submitted, pending approval
 Revitalization Plan approved
 Activities pursuant to an approved Revitalization Plan underway
- c. Yes No: Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year? If yes, list development name/s below:
- d. Yes No: Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below:
- e. Yes No: 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:

6. Demolition and Disposition

[24 CFR Part 903.12(b), 903.7 (h)]

Applicability of component 6: Section 8 only PHAs are not required to complete this section.

- a. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 or 24 (Hope VI) of the U.S. Housing Act of 1937 (42 U.S.C. 1437p) or Section 202/Section 33 (Mandatory Conversion) in the plan Fiscal Year? (If “No”, skip to component 7; if “yes”, complete one activity description for each development on the following chart.)

Demolition/Disposition Activity Description
1a. Development name:
1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/>

Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)
5. Number of units affected:
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

7. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program

[24 CFR Part 903.12(b), 903.7(k)(1)(i)]

(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 24 CFR part 982 ? (If “No”, skip to the next component; if “yes”, complete each program description below (copy and complete questions for each program identified.)

(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, what is the maximum number of participants this fiscal year? __

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:

c. What actions will the PHA undertake to implement the program this year (list)?

(3) Capacity of the PHA to Administer a Section 8 Homeownership Program

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

a. Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family’s resources.

b. Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector

underwriting standards.

c. Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below).

d. Demonstrating that it has other relevant experience (list experience below).

8. Civil Rights Certifications

[24 CFR Part 903.12 (b), 903.7 (o)]

Civil rights certifications are included in the *PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans*, which is submitted to the Field Office in hard copy—see Table of Contents.

9. Additional Information

[24 CFR Part 903.12 (b), 903.7 (r)]

A. PHA Progress in Meeting the Mission and Goals Described in the 5-Year Plan

(Provide a statement of the PHA's progress against the goals and objectives established in the previous 5-Year Plan.

STATEMENT OF PROGRESS

5-YEAR PLAN MISSION AND GOALS

The Housing Authority of the City of Rock Hill continues to make exceptional progress in addressing the 5-Year Mission and Goals as listed in the Annual Plan and 5-Year Plan Years 2002-2006 dated November 15, 2002 for Fiscal Year 2003.

The mission of the Housing Authority remains unchanged and is listed on Page 1 of the 5-Year Plan to promote and provide safe, decent and sanitary housing in good repair and to expand opportunity for homeownership for all the citizens it serves. The following information will show that efforts to follow this mission are bearing fruit and more families and individuals are benefiting from the efforts of the Housing Authority to provide the type housing and living environment that all eligible participants need and deserve.

STRATEGIC GOAL: To Increase the Supply of Affordable Housing.

The Housing Authority has taken steps to expand the supply of assisted housing by participating in the application process for Section 202 Housing in South Carolina and by being included in

the process of applying for additional elderly/disabled housing through the South Carolina State Housing and Development Authority through the Tax Credit Program. The Housing Authority applied for an additional Housing Choice Vouchers from South Carolina State Housing & Development Authority and received approval for 20 vouchers on January 8, 2003.

The Housing Authority continues to be a High Performer on PHAS and received a score of 93 on PHAS and a score of 92 on SEMAP Fiscal-Year 2002. The Housing Authority's customer satisfaction continues to improve as indicated by the Resident Satisfaction Survey conducted by the Housing Authority. Documented evidence is available in Board Minutes and other files whereas current residents submit written comments thanking staff for extending extra efforts to assist them with their Maintenance and/or Management concerns. The staff continues to stress teamwork and all are aware that customer service is an indicator in their performance appraisal that will be a factor in the rating process for financial rewards. The staff, through staff meetings, staff training and conferences, work together in formulating policy change recommendations, lease and landlord changes and Management functions as they relate to timely move-in and move-out inspections, and annual and supervisory inspections in the Section 8 program. Two inspectors are now assigned to the Section 8 Program to improve the timeliness and effectiveness of Section 8 inspections.

The Housing Authority continues to modernize its units, including the replacement of: floor tile, kitchen cabinets, countertops, range hoods, bath renovations, trees, shrubs, landscape timbers, security fences, sidewalks, steps, roofs; installation of second smoke alarms, carbon monoxide detectors, new appliances, interior doors, security screen doors, and repainting of units. Plans for the Year 2004 include air conditioning for a portion of the inventory.

The Housing Authority has discussed more choices for voucher holders and has increased its supply of landlords. On June 17, 2002, the Housing Authority Board of Commissioners designated 84 Housing Choice Vouchers for use by the elderly at a new tax credit project, Highland Mill, in Rock Hill. The Housing Authority is a partner in the LLC and will manage and provide maintenance at the facility. Counseling has been held for voucher holders regarding community choices that they may investigate, and new landlords have emerged that have different choices available; i.e., new units, manufactured homes and standard trailer parks. The Housing Authority held a Landlord Appreciation Forum in the May 2003 and maintains advertisement on the local news channel encouraging new participation of landlords. In February 2001, the Housing Authority Board authorized the increase of Payment Standards to 100% of the FMR.

STRATEGIC GOAL: Improve Community Quality of Life and Economic Vitality

The Housing Authority has adopted a Deconcentration Policy and is encouraging the policy to move higher income applicants into lower income developments. At the same time, information to encourage lower income families to move into high-income developments is also underway. This policy is in its early stages and no results have as yet been analyzed. Efforts will continue to implement this policy without compromising the Waiting List or other eligible applicants.

The Housing Authority continues to contract with a private security firm to enhance its safety concerns in its developments. Crime statistics show that crime is down in our complexes and the Resident's Survey on Crime and Safety (PHDEP program) indicate that the majority of residents feel safer now than they did a year ago. In May 2002, the Police Department of the City of Rock Hill opened a sub-station in SC 22-01 in a Housing Authority site office. We feel this action will further enhance our efforts to provide safe housing for our residents. The Housing Authority recently secured a Grant from the City's allocation of CDBG funds to renovate and retrofit an existing facility to provide medical services to the residents in a 104-unit complex. North Central Family Medical Center will provide services based on income, along with staffing and equipment for the facility which began receiving patients July 22, 2002. Another clinic is under construction in SC 22-1 and another CDBG award was approved by the City to assist in construction of another clinic on an elderly site. The Housing Authority also continues to support a Rock Hill School District program identified as Parent Smart, which prepares pre-school children and parents with skills to make the most of the educational system. Sixteen families are participating. A State Grant was awarded the Housing Authority for the initial year in 1999 and the School District continues to fund this program due to its success.

STRATEGIC GOAL: Promote Self-Sufficiency and Asset Development of Families and Individuals.

The Housing Authority has encouraged residents to seek employment opportunities, provides referrals to locations, cooperates with DSS in its self-sufficiency program and has referral and communication with local back-to-work agencies, including Project Work Now, a locally operated, state-funded program. The Housing Authority made several attempts to partner with the Goodwill Industries to train and educate unemployed resident to prepare an application and/or resume for work, teach interview skills and refer to training venues, but this program was never fully developed as Goodwill Industries failed to follow through in its commitment to execute an agreement. An Agreement with Chester County School District was approved in April 2003 to provide self-sufficiency programs for two sites in Great Falls. North Central Family Medical Center plans to assist the Housing Authority in efforts to secure other local resident services at its new center, including DSS, DHEC and school district GED assistance. The Housing Authority continues to work with the local WIA in efforts to employ and train drop-out teens in our complexes.

STRATEGIC GOAL: Ensure Equal Opportunity in Housing for All Americans.

The Housing Authority continues to support and enforce Equal Opportunity measures that are law and adopted by the Housing Authority.

GOALS AND OBJECTIVES

The Housing Authority continues to be a High Performer, continues to turn around units in an acceptable time frame, and is making strong efforts to limit time on the Applicant's Waiting List to no more than six months. This goal is not being met at this time but progress is being made. A revised application process and tenant selection plan is currently being considered to streamline and reduce waiting time to allow for more timely application processing and admissions.

The Housing Authority has secured two partnerships in efforts to develop new units for its applicants; namely, the City of Rock Hill and developers interested in developing a total of 166 units for the elderly. One project will be financed with 202 funds and local match for 50 units, and the other is a Tax Credit Project that is in the planning stages. The Housing Authority is a partner in the LLC and will sell bonds to assist in its development. This is a 116 unit elderly project that the Housing Authority will manage and supply vouchers to residents.

The Housing Authority continues to encourage new landlords to participate in the program and conducted a landlord reception in the spring of 2003. Advertising continues on the local channel to entice new property owners.

The Housing Authority continues to increase its fund balance in all projects while at the same time, provides increased modernization work in all its complexes. No findings were denoted in the last fiscal audit for year ending December 2001.

Discussions are underway with a provider to conduct resident seminars for job training and employment skills.

The Housing Authority has developed and continues to promote a customer-friendly environment both for internal and external customers, and strives to operate in a fiscally prudent manner as evidenced by its financial statements, records and audits. The staff continually receives letters and comments from residents regarding exceptional customer service efforts extended by both Management and Maintenance employees.

PROVIDE A DECENT, SAFE AND SANITARY ENVIRONMENT IN ALL COMMUNITIES.

The Housing Authority continues to work closely with the Police Department, the local Drug Task Force, and our own contracted security services to reduce crime in its neighborhoods. Crime statistics show that the crime rate is down in the communities in comparison to surrounding neighborhoods.

The Housing Authority continues to partner with local agencies through an effort called One Stop Partners, housed at the Job Services Center, aimed at providing information on available programs and services in one location to assist clients in need. An informational video was

produced this year and is available for viewing by prospective residents at this location and also a local TV channel.

The Housing Authority continues to utilize Capital Funds to modernize its units, improve curb appeal and continue its high-quality preventative maintenance program.

The Housing Authority has executed a Memorandum of Understanding with North Central Family Medical Center to provide medical services in one of its complexes and will continue to seek assistance to provide job services opportunities to its residents.

The Housing Authority continues its partnership with the Rock Hill School District for the Parent Smart Program, and has increased the Scholarship Program to \$1,500, including now heads of households as eligible applicants for these funds. The Board of Commissioners awarded three scholarships on June 17, 2003.

The Housing Authority executed a lease with the local police department for the administrative building in one complex that now houses the City's Patrol Division. This new initiative is expected to contribute in reducing crime and providing additional security for the residents.

B. Criteria for Substantial Deviations and Significant Amendments

(1) Amendment and Deviation Definitions

24 CFR Part 903.7(r)

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

- a. Substantial Deviation from the 5-Year Plan
- b. Significant Amendment or Modification to the Annual Plan

There are no substantial deviations or modifications to the Annual Plan.

C. Other Information

[24 CFR Part 903.13, 903.15]

(1) Resident Advisory Board Recommendations

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

If yes, provide the comments below:

No comments were received concerning the Annual Plan during the Resident's Council meeting held on August 22, 2003.

b. 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)

(2) Resident Membership on PHA Governing Board

The governing board of each PHA is required to have at least one member who is directly assisted by the PHA, unless the PHA meets certain exemption criteria. Regulations governing the resident board member are found at 24 CFR Part 964, Subpart E.

a. Does the PHA governing board include at least one member who is directly assisted by the PHA this year?

- Yes No:

If yes, complete the following:

Name of Resident Member of the PHA Governing Board:

Method of Selection:

- Appointment
The term of appointment is (include the date term expires):
- Election by Residents (if checked, complete next section--Description of Resident Election Process)

Description of Resident Election Process

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: (describe)

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)

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)

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

- The PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis
- The PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
- Other (explain): *Resident Commissioner Pauline Benfield resigned effective May 2003 for health reasons and has not yet been replaced.*

Date of next term expiration of a governing board member:

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

(3) PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

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

Consolidated Plan jurisdiction: (provide name here) *City of Rock Hill (SC)*

a. 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 on its waiting list 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)

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

Letter from City of Rock Hill Planning Director certifying that the Agency Plan is consistent with the City of Rock Hill's latest Consolidated Plan is included with Certifications.

(4) (Reserved)

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

10. Project-Based Voucher Program

- a. Yes No: Does the PHA plan to “project-base” any tenant-based Section 8 vouchers in the coming year? If yes, answer the following questions.
- b. Yes No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option?

If yes, check which circumstances apply:

- Low utilization rate for vouchers due to lack of suitable rental units
- Access to neighborhoods outside of high poverty areas
- Other (describe below:)

- c. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

84 units in Census Tract #2 in the Highland Mill neighborhood.

To assist with increasing demand for elderly housing within our jurisdiction not currently being met by conventional housing construction. Vacancy rates for elderly units are less than 1%. Elderly population continues to grow at a high rate (30%) and is expected to continue in the coming decades in accordance with the localities HUD Consolidated Plan adopted in 2000.

11. List of Supporting Documents Available for Review for Streamlined Five-Year/ Annual PHA Plans

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans.</i>	Standard 5 Year and Annual Plans; streamlined 5 Year Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan.	5 Year Plans
	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA’s public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input checked="" type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents. <input checked="" 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 checked="" 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 (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
X	Any policies governing any Section 8 special housing types <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	Consortium agreement(s).	Annual Plan: Agency Identification and Operations/ Management
X	Public housing grievance procedures <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures. <input type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
X	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
	Consortium agreement(s), if a consortium administers PHA programs.	Joint PHA Plan for Consortia
	Consortia Joint PHA Plans ONLY: Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection	Joint PHA Plan for Consortia
	Other supporting documents (optional). List individually.	(Specify as needed)

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the City of Rock Hill (SC022)		Grant Type and Number Capital Fund Program Grant No: SC16P02250104 Replacement Housing Factor Grant No:			Federal FY Grant: 2004
<input checked="" type="checkbox"/> Original Annual Statement for Fiscal Year 2004 <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$52,000.00			
3	1408 Management Improvements	10,000.00			
4	1410 Administration	12,000.00			
5	1411 Audit	500.00			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	20,000.00			
8	1440 Site Acquisition	0			
9	1450 Site Improvement	10,000.00			
10	1460 Dwelling Structures	368,945.00			
11	1465.1 Dwelling Equipment—Nonexpendable	36,000.00			
12	1470 Nondwelling Structures	0			
13	1475 Nondwelling Equipment	20,000.00			
14	1485 Demolition	0			
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			
17	1495.1 Relocation Costs	0			
18	1499 Development Activities	0			
19	1501 Collaterization or Debt Service	0			
20	1502 Contingency	0			
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$529,445.00			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Rock Hill (SC022)			Grant Type and Number Capital Fund Program Grant No: SC16P02250104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004		
Development No. Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	Operations	1460		\$52,000.00				
	Fees & Costs	1430.1		20,000.00				
	Administration	1410		12,000.00				
	Computer Upgrade	1408		10,000.00				
	Audit Costs	1411		500.00				
	Maintenance Vehicle	1475	1	20,000.00				
22-01	Cabinets & Countertops	22-01 1460	32	70,000.00				
Workman Village	Replace Shrubs & Trees	22-01 1450	75	5,000.00				
22-02	Replace Floor Tile	22-02 1460		10,945.00				
Boyd Hill	Cabinets & Countertops	22-02 1460	32	30,000.00				
Community	Ranges & Refrigerators	22-02 1465.1	60	21,000.00				
	Replace Trees & Shrubs	22-02 1450	75	5,000.00				
	Install Showers	22-02 1460	20	20,000.00				
	Install Air Conditioners	22-02 1460	50	188,000.00				
22-07	Install Air Conditioners	22-07 1460	30	50,000.00				
Great Falls	Ranges & Refrigerators	22-07 1460	30	15,000.00				
	Subtotal of Costs:			\$529,445.00				

13. Capital Fund Program Five-Year Action Plan

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Housing Authority of the City of Rock Hill		Grant Type and Number Capital Fund Program No: SC16P02250104 Replacement Housing Factor No:				Federal FY of Grant: 2004	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA Wide	03/31/05			03/31/06			
SC 22-01	03/31/05			03/31/06			
SC 22-02	03/31/05			03/31/06			
SC 22-07	03/31/05			03/31/06			

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name Housing Authority of the City of Rock Hill				<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: PHA FY: 2005	Work Statement for Year 3 FFY Grant: PHA FY: 2006	Work Statement for Year 4 FFY Grant: PHA FY: 2007	Work Statement for Year 5 FFY Grant: PHA FY: 2008
	Annual Statement				
PHA-Wide		\$53,241.00	\$64,366.00	\$44,366.00	\$55,000.00
22-01 Workman Village		\$157,620.00	\$70,000.00	\$210,000.00	\$160,079.00
22-02 Boyd Hill Community		\$268,505.00	\$315,000.00	\$175,000.00	\$205,000.00
22-05 Keiger Place		\$30,000.00	\$50,079.00	\$100,079.00	\$49,366.00
22-07 Great Falls		\$20,079.00	\$30,000.00	0	\$60,000.00
CFP Funds Listed for 5-year planning		\$529,445.00	\$529,445.00	\$529,445.00	\$529,445.00
Replacement Housing Factor Funds					

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year : 2005			Activities for Year: 2006		
	FFY Grant:	PHA FY:		FFY Grant:	PHA FY:	
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	PHA	Ads and Legal	\$3,000.00	PHA-Wide	Ads & Legal	\$4,000.00
Annual	Wide	Fees and Costs	10,000.00		Fees & Costs	17,366.00
Statement		Computer Upgrade	6,875.00		Computer Upgrade	10,000.00
		Maintenance Vehicle	18,366.00		Maintenance Vehicle	18,000.00
		Administration	15,000.00		Administration	15,000.00
	22-01	Replace Water Lines	97,620.00	22-01	Install Air Conditioners	55,000.00
		Replace Floor Tile	50,000.00		Replace Bath Tubs	15,000.00
		Replace Lavatories	10,000.00			
	22-02	Cabinets & Countertops	75,000.00	22-02	Install showers	75,000.00
		Replace Water Lines	193,505.00		Ranges & Refrigerators	15,000.00
					Replace Bath Tubs	50,000.00
					Replace/repair Roofs	175,000.00
	22-05	Cabinets & Countertops	30,000.00	22-05	Replace Water Heaters	15,000.00
					Replace Floor Tile	35,079.00
	22-07	Cabinets & Countertops	20,079.00	22-07	Replace Lavatories	20,000.00
					Replace Commodes	10,000.00
	Total CFP Estimated Cost		\$529,445.00			\$529,445.00

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Capital Fund Program Five-Year Action Plan					
Part II: Supporting Pages—Work Activities					
Activities for Year : 2007 FFY Grant: PHA FY:			Activities for Year: 2008 FFY Grant: PHA FY:		
Development Name/ Number	Major Work Categories	Estimated Cost	Development Name/ Number	Major Work Categories	Estimated Cost
PHA Wide	Ads and Legal	\$4,366.00	PHA-Wide	Ads and Legal	\$4,000.00
	Fees and Costs	15,000.00		Fees and Costs	20,000.00
	Computer Upgrade	10,000.00		Computer Upgrade	16,000.00
	Administrative	15,000.00		Administrative	15,000.00
22-01	Install Air Conditioners	\$100,000.00	22-01	Install Air Conditioners	130,000.00
	Security Screen Doors	110,000.00		Replace Windows	30,079.00
22-02	Cabinets & Countertops	25,000.00	22-02	Air Conditioners	130,000.00
	Replace roofs	150,000.00		Replace Windows	75,000.00
22-05	Replace Windows	100,079.00	22-05	Replace Doors	49,366.00
22-07			22-07	Replace Doors	60,000.00
Subtotal Costs:		\$529,445.00			\$529,445.00

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the City of Rock Hill (SC022)		Grant Type and Number Capital Fund Program Grant No: SC16P02250103 Replacement Housing Factor Grant No:			Federal FY Grant: 2003
<input type="checkbox"/> Original Annual Statement for Fiscal Year 2004 <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1)					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$30,000.00	\$30,000.00		
3	1408 Management Improvements	5,000.00	5,000.00		
4	1410 Administration	10,000.00	10,000.00		
5	1411 Audit	500.00	500.00		
6	1415 Liquidated Damages				
7	1430 Fees and Costs	20,000.00	20,000.00		
8	1440 Site Acquisition				
9	1450 Site Improvement	10,000.00	324,925.00		
10	1460 Dwelling Structures	360,122.00	45,197.00		
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				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$435,622.00	\$435,622.00		
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	\$30,000.00	\$30,000.00		
26	Amount of line 21 Related to Energy Conservation Measures				

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Rock Hill (SC022)			Grant Type and Number Capital Fund Program Grant No: SC16P02250103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003		
Development No. Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	Operations	1406		\$30,000.00	\$30,000.00			
	Management Improvements	1408		\$5,000.00	\$5,000.00			
	Administration	1410		\$10,000.00	\$10,000.00			
	Audit Cost	1411		\$500.00	\$500.00			
	Fees and Costs	1430		\$20,000.00	\$20,000.00			
22-01	Replace Water Lines	1450	22-01	\$5,000.00	\$126,420.00			
	Replace Cabinets/Countertops	1460	22-01	3	\$70,000.00	\$4,252.00		
22-02	Replace Trees & Shrubs	1450	22-02	30	\$5,000.00	\$5,000.00		
	Replace Bath & Floor Tile	1460	22-02	14	\$10,945.00	\$10,945.00		
	Replace Cabinets/Countertops	1460	22-02	32	\$30,000.00	\$30,000.00		
	Install showers	1460	22-02		20,000.00	-		
	Install air conditioners	1460	22-02		229,177.00	-		
	Replace water lines	1450	22-02			193,505.00		
	Subtotal of Costs:				\$435,622.00	\$435,622.00		

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Housing Authority of the City of Rock Hill		Grant Type and Number Capital Fund Program No: SC16P02250103 Replacement Housing Factor No:				Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA Wide	3/31/2004			3/31/2005	3/31/2005		
SC 22-01	3/31/2004			3/31/2005	3/31/2005		
SC 22-02	3/31/2004			3/31/2005	3/31/2005		

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the City of Rock Hill (SC022)		Grant Type and Number Capital Fund Program Grant No: SC16P02250102 Replacement Housing Factor Grant No:			Federal FY Grant: 2002
<input type="checkbox"/> Original Annual Statement for Fiscal Year 2002 <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2003 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$10,000.00	\$52,000.00	\$52,000.00	\$52,000.00
3	1408 Management Improvements	2,000.00	10,000.00	10,000.00	8,506.73
4	1410 Administration	1,000.00	12,000.00	12,000.00	4,123.77
5	1411 Audit		1,000.00	1,000.00	-
6	1415 Liquidated Damages				
7	1430 Fees and Costs	20,000.00	20,000.00	20,000.00	8,626.20
8	1440 Site Acquisition				
9	1450 Site Improvement	10,000.00	10,000.00	10,000.00	1,839.27
10	1460 Dwelling Structures	435,445.00	383,445.00	383,445.00	58,901.27
11	1465.1 Dwelling Equipment—Nonexpendable	21,000.00	21,000.00	21,000.00	20,925.41
12	1470 Nondwelling Structures	10,000.00			
13	1475 Nondwelling Equipment	20,000.00	20,000.00	20,000.00	20,000.00
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				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$529,445.00	\$529,445.00	\$529,445.00	\$174,922.65
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Rock Hill (SC022)			Grant Type and Number Capital Fund Program Grant No: SC16P02250102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002 As of 6/30/2003		
Development No. Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	Operations	1406		\$10,000.00	\$52,000.00	\$52,000.00	\$52,000.00	Complete
	Management Improvements	1408		2,000.00	10,000.00	10,000.00	8,506.73	In process
	Administration	1410		1,000.00	12,000.00	12,000.00	4,123.77	In process
	Audit Cost	1411		-	1,000.00	1,000.00	-	In process
	Fees and Costs	1430		20,000.00	20,000.00	20,000.00	8,626.20	In process
	Maintenance Truck	1475	1	20,000.00	20,000.00	20,000.00	20,000.00	Complete
22-01	Replace Water Lines	22-01 1450		10,000.00	10,000.00	10,000.00	1,839.27	Complete
	Cabinets and Countertops	22-01 1460	82	148,000.00	148,000.00	148,000.00	31,052.00	In process
22-02	Replace Trees and Shrubs	22-02 1450	75	5,000.00	5,000.00	5,000.00	-	Bids
	Replace Bath & Floor Tile	22-02 1460		35,079.00	35,079.00	35,079.00	7,100.27	In process
	Ranges & Refrigerators	22-02 1465	60	21,000.00	21,000.00	21,000.00	20,925.41	In process
	Replace Cabinet/Countertops	22-02 1460	100	185,000.00	180,000.00	180,000.00	18,749.00	In process
	Install showers	22-02 1460	12	15,366.00	15,366.00	15,366.00	2,000.00	
22-07	Install HVAC	22-07 1460	35	57,000.00	-	-	-	
	Subtotal of Costs:			\$529,445.00	\$529,445.00	\$529,445.00	\$174,922.65	

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Housing Authority of the City of Rock Hill		Grant Type and Number Capital Fund Program No: SC16P02250102 Replacement Housing Factor No:				Federal FY of Grant: 2002	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA Wide	3/31/03	5/31/04		3/31/03	5/31/04		
SC 22-01	3/31/03	5/31/04		3/31/03	5/31/04		
SC 22-02	3/31/03	5/31/04		3/31/03	5/31/04		

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the City of Rock Hill (SC022)		Grant Type and Number Capital Fund Program Grant No: SC16P02250101 Approved April 7, 2003 Replacement Housing Factor Grant No:			Federal FY Grant: 2001
<input type="checkbox"/> Original Annual Statement for Fiscal Year 2001 <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line	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	\$20,000.00	\$13,757.54	\$13,757.54	\$13,757.54
4	1410 Administration	22,000.00	12,187.54	12,187.54	12,187.54
5	1411 Audit	1,000.00	-	-	-
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$27,000.00	\$25,021.67	\$25,021.67	\$25,021.67
8	1440 Site Acquisition				
9	1450 Site Improvement	\$43,000.00	40,119.70	40,119.70	40,119.70
10	1460 Dwelling Structures	405,366.00	416,044.56	416,044.56	416,044.56
11	1465.1 Dwelling Equipment—Nonexpendable	21,000.00	31,234.99	31,234.99	31,234.99
12	1470 Nondwelling Structures	20,000.00	21,000.00	21,000.00	21,000.00
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				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$559,366.00	\$559,366.00	\$559,366.00	\$599,366.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Rock Hill (SC022)		Grant Type and Number Capital Fund Program Grant No: SC16P02250101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001 Approved April 7, 2003			
Development No. Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	Fees and Costs	1430.1		\$27,000.00	\$25,021.67	\$25,021.67	\$25,021.67	Complete
	Ads and Legal	1410		22,000.00	12,187.54	12,187.54	12,187.54	Complete
	Computer Upgrade	1408		20,000.00	13,757.54	13,757.54	13,757.54	Complete
	Audit Costs	1411		1,000.00	-	-	-	Complete
	Maintenance Vehicle	1475	1	20,000.00	21,000.00	21,000.00	21,000.00	Complete
22-01	Cabinets & Countertops	1460	32	80,000.00	64,886.00	64,886.00	64,886.00	Complete
	Replace Lavatories	1460	5	10,000.00	10,000.00	10,000.00	10,000.00	Complete
	Replace Bath & Floor Tile	1460	14	33,694.00	35,000.00	35,000.00	35,000.00	Complete
	Security Screen Doors	1460	158	-	25,000.00	25,000.00	25,000.00	Complete
22-02	Replace Bath & Floor Tile	1460	8	19,000.00	15,044.56	15,044.56	15,044.56	Complete
	Cabinets & Countertops	1460	50	125,672.00	60,000.00	60,000.00	60,000.00	Complete
	Replace Ranges & Refrig.	1465.1	60	21,000.00	31,234.99	31,234.99	31,234.99	Complete
	Replace Trees & Shrubs	1450	20	5,000.00	29,868.70	29,868.70	29,868.70	Complete
	Sidewalks/Retaining Walls	1450		38,000.00	10,251.00	10,251.00	10,251.00	Complete
	Security Screen Doors	1460	192	-	30,114.00	30,114.00	30,114.00	Complete
22-05	Install HVAC	1460	60	137,000.00	176,000.00	176,000.00	176,000.00	Complete
22-07	Ranges & Refrigerators	1465.1	20					
	Subtotal of Costs:			\$559,366.00	\$559,366.00	\$559,366.00	\$559,366.00	

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Housing Authority of the City of Rock Hill			Grant Type and Number Capital Fund Program No: SC16P02250101 Replacement Housing Factor No:			Federal FY of Grant: 2001	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA Wide	3/31/02		3/31/02	3/31/03		3/31/03	
SC 22-01	3/31/02		3/31/02	3/31/03		3/31/03	
SC 22-02	3/31/02		3/31/02	3/31/03		3/31/03	
SC 22-05	3/31/02	6/30/02	6/30/02	3/31/03		3/31/03	
SC 22-07							