

# PHA Plans

## Streamlined 5-Year/Annual Version

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

OMB No. 2577-0226  
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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.

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# Streamlined 5-Year Plan for Fiscal Years 2005 - 2009

## Streamlined Annual Plan for Fiscal Year 2005

**HOUSING AUTHORITY OF FLORENCE**

**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 Florence

**PHA Number:** SC027

**PHA Fiscal Year Beginning:** (10/01/2005)

**PHA Programs Administered:**

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

**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 2005\_\_ - 2009\_\_

[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)

### 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 MEASURE 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)
- Improve voucher management: (SEMAP score)
- 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: Comply with Asset Management Regulations

- Other: Explore alternative financing for capital improvements
- Other: Continue to provide staff training to improve the quality of Assisted Housing.

PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling:
- Conduct outreach efforts to potential voucher landlords
- Increase voucher payment standards
- Implement voucher homeownership program:
- Implement public housing or other homeownership programs:
- Implement public housing site-based waiting lists:
- Convert public housing to vouchers:
- Other: Manage LIHTC property
- Other: Continue to collaborate with other entities to provide affordable housing

**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: Seek to continue housing Law Enforcement Officers
- Other: Continue installation of A/C in units
- Other: Upgrade elevator at Elderly site

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

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

Objectives:

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

independence.

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

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing  
Objectives:
  - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
  - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
  - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
  - Other: Maintain problem-solving partnerships with PHA, residents, community, and government leadership.

**Other PHA Goals and Objectives: (list below)**

## Streamlined Annual PHA Plan

### PHA Fiscal Year 2005\_\_\_\_\_

[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.

#### **A. ANNUAL STREAMLINED PHA PLAN COMPONENTS**

- 1. Housing Needs
- 2. Financial Resources
- 3. Policies on Eligibility, Selection and Admissions
- 4. Rent Determination Policies
- 5. Capital Improvements Needs
- 6. Demolition and Disposition
- 7. Homeownership (We do plan to pursue but we are Hi-Performing and are exempt from completing this section.)
- 8. Civil Rights Certifications (included with PHA Certifications of Compliance)
- 9. Additional Information
  - a. PHA Progress on Meeting 5-Year Mission and Goals
  - b. Criteria for Substantial Deviations and Significant Amendments
  - c. Other Information Requested by HUD
    - i. Resident Advisory Board Membership and Consultation Process
    - ii. Resident Membership on the PHA Governing Board
    - iii. PHA Statement of Consistency with Consolidated Plan
    - iv. (Reserved)
- 10. Project-Based Voucher Program
- 11. Supporting Documents Available for Review
- 12. FY 2005 Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report
- 13. Capital Fund Program 5-Year Action Plan
- 14. Other (List below, providing name for each item) Capital Fund Borrowing

#### **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.

The Housing Authority of Florence has developed our Five-Year Goals for the period 2005-2009 as described in this plan. Also, we will pursue meeting the following goals in this Annual Plan as listed:

- Leverage private or other public funds to create additional housing opportunities
- Concentrate on efforts to improve specific management functions
- Renovate or modernize public housing units
- Demolish or dispose of obsolete public housing
- Comply with Asset Management Regulations
- Explore alternative financing for capital improvements.
- Continue to provide staff training to improve the quality of Assisted Housing.
- Continue to conduct outreach efforts to potential voucher landlords.
- Implement public housing or other homeownership programs
- Manage LIHTC property
- Continue to collaborate with other entities to provide affordable housing
- Seek to continue housing Law Enforcement Officers
- Continue installation of A/C in units
- Upgrade elevator at Elderly site
- Provide or attract supportive services to improve assistance in recipients' employability
- Create opportunities for residents' self-sufficiency and economic independence.
- Maintain problem-solving partnerships with PHA, residents, community, and government leadership.

**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			
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	425		
Extremely low income <=30% AMI	289	68.00	
Very low income (>30% but <=50% AMI)	134	31.53	
Low income (>50% but <80% AMI)	2	00.47	
Families with children	350	82.35	
Elderly families	7	1.65	
Families with Disabilities	32	7.53	
Other: Family w/o children	36	8.47	

<b>Housing Needs of Families on the PHA's Waiting Lists</b>			
Race/ethnicity, White	25	5.88	
Race/ethnicity, Black	400	94.12	
Race/ethnicity			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	071	16.71	
2 BR	220	51.76	
3 BR	109	25.65	
4 BR	022	05.18	
5 BR	003	00.70	
5+ BR	000		
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 September 2004			
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 type="checkbox"/> No <input checked="" type="checkbox"/> Yes			

<b>Housing Needs of Families on the PHA's Waiting Lists</b>			
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	757		
Extremely low income <=30% AMI	641	84.69	
Very low income (>30% but <=50% AMI)	114	15.05	
Low income (>50% but <80% AMI)	002	00.26	
Families with children	519	68.56	
Elderly families	013	01.72	
Families with Disabilities	056	07.40	
Other: Families w/o children	169	22.32	
Race/ethnicity	064	08.45	
Race/ethnicity	688	90.89	
Race/ethnicity	003	00.40	
Race/ethnicity	001	00.13	
Native Hawaiian	001	00.13	
Characteristics by Bedroom Size (Public Housing Only)			



<b>Housing Needs of Families on the PHA's Waiting Lists</b>			
1BR	206	27.21	
2 BR	420	55.48	
3 BR	117	15.46	
4 BR	013	01.72	
5 BR	001	00.13	
5+ BR	000	00.00	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

**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.

The Housing Authority of Florence is part of the entire housing effort for the community. While we alone cannot meet every need, we will address some of the identified needs by using appropriate resources to maintain/upgrade/replace our existing stock. We will continue to provide housing assistance to meet the housing needs throughout our jurisdiction through rental of public housing and housing choice vouchers. When appropriate and feasible, we will apply for additional grants and loans from federal, state, and local sources, including private sources to help add to the affordable housing available in our community. We intend to continue to work with our local partners to try to meet these identified needs.

**(1) Strategies**

**Need: Shortage of affordable housing for all eligible populations**

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- 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: Work towards rebuilding of units destroyed by fire (Clyde Court).

**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: Leverage private or other public funds to create additional housing opportunities.
- Other: Collaborate with other entities to provide affordable housing.

**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: Maintain rent policies to support and encourage work

**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: Maintain admissions preferences aimed at families who are working.
- Other: Maintain rent policies to support and encourage work.

**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)

**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.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2005 grants)</b>		
a) Public Housing Operating Fund	1,976,899	
b) Public Housing Capital Fund	1,208,282	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	2,737,607	
f) Resident Opportunity and Self-Sufficiency Grants	28,877	
g) Community Development Block Grant		
h) HOME		
Other Federal Grants (list below)		
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
<b>3. Public Housing Dwelling Rental Income</b>	847,185	
<b>4. Other income (list below)</b>		
Excess Utilities, Late Fees, W/O's	142,200	
<b>4. Non-federal sources (list below)</b>		
<b>Investment Income</b>	27,400	

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>Total resources</b>	6,968,450	

### **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: (0 - 50)
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe)

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 History

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

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

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

##### **(2) Waiting List Organization**

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

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

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

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

c. 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) As deemed necessary and warranted by the Housing Authority.

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) Elderly, persons with disabilities or displaced.
- Other preference(s) (list below) Working families and those currently enrolled in educational, training, or upward mobility programs.
- Other preference(s) (list below) Near elderly.

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

Date and Time

Former Federal preferences:

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



Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- 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
- 1 Other preference(s) (list below) Elderly, persons with disabilities or displaced.
- 2 Other preference(s) (list below) Working families and those currently enrolled in educational, training, or upward mobility programs.
- 3 Other preference(s) (list below) Near elderly.

4. Relationship of preferences to income targeting requirements:

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

**(5) Occupancy**

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

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

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- At an annual reexamination and lease renewal
- 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) (When applicable)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
  - Criminal or drug-related activity
  - Other (describe below) Past history, if requested and available.

**(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) By mail

**(3) Search Time**

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

If yes, state circumstances below: Medical, reasonable accommodations, repairs, market conditions, & HUD regulations.

**(4) Admissions Preferences**

a. Income targeting

Yes  No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new 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) Elderly, persons with disabilities or displaced.
- Other preference(s) (list below) Working families and those currently enrolled in educational, training, or upward mobility programs.
- Other preference(s) (list below) Near elderly.

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

- Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- 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
- 1 Other preference(s) (list below) Elderly, persons with disabilities or displaced.
- 2 Other preference(s) (list below) Working families and those currently enrolled in educational, training, or upward mobility programs.
- 3 Other preference(s) (list below) Near elderly.

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) TBRA – Program has it's own regulations
- Other (list below) HOPWA – Program has it's own regulations

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) Please note that we are in the process of increasing this amount prior the end of 2005 and possibly before submission of this plan.

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

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

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

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 (Based on 24 CFR 960.253)

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

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

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

- Market comparability study
- Fair market rents (FMR)
- 95<sup>th</sup> 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) Market comparability Study and rental value.

## **B. Section 8 Tenant-Based Assistance**

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

### **(1) Payment Standards**

Describe the voucher payment standards and policies.

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

- At or above 90% but below 100% of FMR (Best describes but occasionally we go above 100% but less than 110%)
- 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) Financial constraints.

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) Financial Conditions.

### **(2) Minimum Rent**



a. What amount best reflects the PHA's minimum rent? (select one) Please note that we are in the process of increasing this amount prior the end of 2005 and possibly before submission of this plan.

- \$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.). This funding is approved subject to the approval of the Bond Finance Application.

### 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.)

<b>Demolition/Disposition Activity Description</b>
1a. Development name: Scattered Sites
1b. Development (project) number: SC027-9; SC027-25
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>

4. Date application approved, submitted, or planned for submission: <u>(09/25/2005)</u>
5. Number of units affected: 2
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity: We will be working on this application as time permits.

**7. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program**  
[24 CFR Part 903.12(b), 903.7(k)(1)(i)] **This Housing Authority of Florence is High-Performing and is exempt from this section.**

(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 for the period FY 2000\_\_\_ - 2004\_\_\_.*

During the 5-Year period, October 1, 2000 through September 30, 2004, we met our goals as outlined in our plan. We have expanded our supply of assisted housing by acquiring 9 opted out units. In conjunction with the SEMAP Rule changes, we were able to increase the number of available Section 8 Vouchers by more than 100 during 2001. We leveraged funding assistance using Low-Income Tax Credits, HOME, and Washington Mutual funds through a partnership and currently manage approximately 72 units of housing for another Non-Profit group. We did apply for additional special purpose vouchers targeted to families with disabilities but were not approved. We pursued Homeownership opportunities and are continuing to pursue them. We partnered with two other PHAs to provide HOPWA Vouchers through DHEC for a third of the State of South Carolina. We provide counseling and have a video presentation as part of our briefing packet as well as on-going information to current clients. We also encourage landlord participation through outreach efforts, making them aware of the program advantages through workshops and mailouts. We have provided extensive on-going training to our staff through workshops, colleges & universities, tech schools and adult education, on-site training, and other educational facilities. This training along with the upgrade of our computer equipment/software has provided the necessary tools to service our community and clients with a higher level of performance. In Public Housing, we continue to use Capital Funds to renovate/modernize our public housing units. We have improved the quality of life and economic vitality in our community by installing central heat/air units in our family units with Capital funds. This effort has indirectly had a positive influence on crime reduction. During this period we have spent approximately \$6,400,000 on modernization work in our units. We have a full-time Resident Services Coordinator and FSS Coordinator and staff who have together provided a higher level of programs and services to the community. We applied for and were funded for additional FSS funds for 2003 and 2004. We have created opportunities for residents' self-sufficiency and economic independence through workshops, leadership training and exposure to educational, cultural and social activities. During this period, we set up a computer learning center for our residents and also a retail store at one of our largest sites. During this period, we provided a much-needed Community Policing Program through the use of PHDEP funds which have since been eliminated. We continue to house law enforcement officers within our communities with a Board approved pre-determined rent. We continue to seek problem-solving partnerships with the Housing Authority, residents, community and government leadership as needed. We continue to maintain

affirmative measures that all applicants and or program participants are treated equally regardless of race, color, religion, national origin, sex, familial status, and disability.

## **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 is defined as: A goal or concept that is not described in the 5-Year Plan.

b. Significant Amendment or Modification to the Annual Plan is defined as: A goal or concept that is not described in 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:

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) List of Board Members are:

Ms. Isabella Brown  
Ms. Patricia Campbell  
Ms. Lillian Crawford  
Ms. Pamela Giles  
Ms. Lamittha McCormick

### **(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: Fulton Hines

Method of Selection:

Appointment

**The term of appointment is (include the date term expires): 9/12/2000 – 6/30/2007**

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):

Date of next term expiration of a governing board member: June, 2005

Name and title of appointing official(s) for governing board (indicate appointing official for the next available position): Mayor Frank Willis and City Council

### **(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 Florence**

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)

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

- ◆ To provide decent affordable housing for either ownership or rent for low and moderate income families
- ◆ Improvement to the physical infrastructure in neighborhoods
- ◆ Provision of community services in low income areas
- ◆ Provide shelter to the homeless
- ◆ The elimination of conditions that are detrimental to health, safety, and public welfare.

#### **(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):

**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



<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
X	<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
X	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 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 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
	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 type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
	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
	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance	Annual Plan: Capital

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
X	and Evaluation Report for any active grant year.	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
X	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
X	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 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
X	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
X	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. FY 2005 Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report**

See File SC027a01

See File SC027b01

See File SC027c01

See File SC027d01

**13. Capital Fund Program 5-Year Action Plan**

See File SC027e01

**14. Capital Fund Borrowing**

See File SC027f01

## CAPITAL FUND PROGRAM TABLES START HERE

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary</b>					
<b>PHA Name:</b> Housing Authority of Florence		<b>Grant Type and Number</b> Capital Fund Program Grant No: SC16P02750102 Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b> 2002
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/05 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$127,406		\$127,406	\$108,021
3	1408 Management Improvements	\$102,047		\$102,047	\$102,047
4	1410 Administration	\$88,857		\$88,857	\$88,857
5	1411 Audit	\$1,500		\$1,500	\$1,000
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$29,556		\$29,556	\$29,556
8	1440 Site Acquisition	\$7,688		\$7,688	\$7,688
9	1450 Site Improvement	\$150,878		\$150,878	\$150,878
10	1460 Dwelling Structures	\$783,186		\$783,186	\$671,783
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$14,960		\$14,960	\$14,960
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				

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

<b>PHA Name:</b> Housing Authority of Florence	<b>Grant Type and Number</b> Capital Fund Program Grant No: SC16P02750102 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2002
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 3/31/05  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2-20)	\$1,306,078		\$1,306,078	\$1,174,790
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security –Soft Costs				
25	Amount of line 21 Related to Security-- Hard Costs	\$3,000		\$3,000	\$3,000
26	Amount of line 21 Related to Energy Conservation Measures	\$563,417		\$563,417	\$452,014

**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 Florence		Grant Type and Number Capital Fund Program Grant No: SC16P02750102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide Operations	Operations	1406	N/A	\$127,406		\$127,406	\$108,021	Ongoing Expenditure
HA Wide Mgmt	1) Security Patrols	1408	3 Officer	\$3,000		\$3,000	\$3,000	Complete
	2) Maintenance PM Program	1408	3 Staff	\$99,047		\$99,047	\$99,047	Complete
HA Wide Admin	1) Staff Salary/Benefit Prorate	1410	3 Staff	\$82,991		\$82,991	\$82,991	Complete
	2) IFB/RFP Advertising Costs	1410	N/A	\$5,866		\$5,866	\$5,866	Complete
HA Wide Audit	CFP Audit Costs (27501-02)	1411	3 Year	\$1,500		\$1,500	\$1,000	Ongoing Expenditure
HA Wide Fees/Costs	Inspection Services for CFP Work	1430	1 Staff	\$29,556		\$29,556	\$29,556	Complete
Site Acquisition	Soil & Concrete Testing Services	1440	1 Firm	\$7,688		\$7,688	\$7,688	Complete
27-2 Church Hill/Oakland/Waverly	Site Work – Parking Lot	1450	1 Site	\$50,198		\$50,198	\$50,198	Complete
27-9 Scattered	Roofing	1460	3 Houses	\$12,474		\$12,474	\$12,474	Complete
27-10 Bridgeland	1) Resurface Parking Lots	1450	14,710 SF	\$100,680		\$100,680	\$100,680	Complete
	2) Exterior Doors	1460	50 Units	\$63,434		\$63,434	\$63,434	Complete
27-11 Parkview	1) Exterior Doors	1460	34 Units	\$55,650		\$55,650	\$55,650	Complete
	2) HVAC – Heat Pumps	1460	34 Units	\$295,800		\$295,800	\$262,915	Contract Closeout
27-20 Scattered	Roofing	1460	8 Houses	\$35,285		\$35,285	\$35,285	Complete
27-21 Pine Acres	1) Exterior Doors	1460	40 Units	\$57,455		\$57,455	\$57,455	Complete
	2) HVAC – Heat Pumps	1460	40 Units	\$78,518		\$78,518	0	Contract Closeout
27-24 Scattered	Roofing	1460	12 Houses	\$53,263		\$53,263	\$53,263	Complete
27-25 Scattered	Roofing	1460	15 Houses	70,204		\$70,204	\$70,204	Complete

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

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

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

PHA Name: Housing Authority of Florence		Grant Type and Number Capital Fund Program No: SC16P02750102 Replacement Housing Factor No:				Federal FY of Grant: 2002	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA Wide Operations	9/30/04		12/31/02	9/30/06			
HA Wide Management	9/30/04		12/31/02	9/30/06		12/31/03	
HA Wide Administration	9/30/04		3/31/04	9/30/06		3/31/04	
HA Wide Audit Costs	9/30/04		12/31/02	9/30/06			
HA Wide Fees/Costs	9/30/04		12/31/02	9/30/06		9/30/03	
Site Acquisition	9/30/04		6/30/04	9/30/06		6/30/04	
27-2 Church Hill/ Oakland/Waverly	9/30/04		12/31/02	9/30/06		6/30/03	
27-9 Scattered Site	9/30/04		12/31/02	9/30/06		3/31/03	
27-10 Bridgeland	9/30/04		3/31/04	9/30/06		6/30/04	
27-11 Parkview Plaza	9/30/04		3/31/04	9/30/06			
27-20 Scattered Site	9/30/04		12/31/02	9/30/06		3/31/03	
27-21 Pine Acres	9/30/04		3/31/04	9/30/06			
27-24 Scattered Site	9/30/04		12/31/02	9/30/06		3/31/03	
27-25 Scattered Site	9/30/04		12/31/02	9/30/06		3/31/03	
27-27 Scattered Site	9/30/04		3/31/03	9/30/06		9/30/03	
HA Wide Non-Dwelling Equipment	9/30/04		12/31/02	9/30/06		6/30/03	



## CAPITAL FUND PROGRAM TABLES START HERE

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary</b>					
<b>PHA Name:</b> Housing Authority of Florence		<b>Grant Type and Number</b> Capital Fund Program Grant No: SC16P02750103 Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b> 2003
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 01) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/05 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$127,406	\$127,406	\$127,406	\$117,970
3	1408 Management Improvements	\$102,047	\$102,047	\$102,047	\$102,047
4	1410 Administration	\$86,815	\$87,654	\$85,480	\$85,480
5	1411 Audit	\$1,500	\$1,500	\$1,500	0
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$29,556	\$29,556	\$29,556	\$29,556
8	1440 Site Acquisition				
9	1450 Site Improvement	\$100,000	\$171,000	0	0
10	1460 Dwelling Structures	\$596,000	\$524,161	\$524,161	\$515,642
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 Collaterization or Debt Service				
		Original	Revised	Obligated	Expended

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

<b>PHA Name:</b> Housing Authority of Florence	<b>Grant Type and Number</b> Capital Fund Program Grant No: SC16P02750103 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2003
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: 01)  
 Performance and Evaluation Report for Period Ending: 3/31/05  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2-20)	\$1,043,324	\$1,043,324	\$870,150	\$850,695
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance	0	\$7,955	\$7,955	\$7,955
24	Amount of line 21 Related to Security --Soft Costs				
25	Amount of line 21 Related to Security-- Hard Costs	\$3,000	\$3,000	\$3,000	\$3,000
26	Amount of line 21 Related to Energy Conservation Measures	\$555,000	\$482,345	\$482,345	\$482,345

**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 Florence		Grant Type and Number Capital Fund Program Grant No: SC16P02750103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide Operations	Operations	1406	N/A	\$127,406	\$127,406	\$127,406	\$117,970	Ongoing Expenditure
HA Wide Management	1) Security Patrols	1408	3 Officer	\$3,000	\$3,000	\$3,000	\$3,000	Complete
	2) Maintenance PM Program	1408	3 Staff	\$99,047	\$99,047	\$99,047	\$99,047	Complete
HA Wide Administration	1) Staff Salary/Benefit Prorate	1410	3 Staff	\$82,991	\$82,991	\$82,991	\$82,991	Complete
	2) IFB/RFP Advertising Costs	1410	N/A	\$3,824	\$4,663	\$2,489	\$2,489	Obligate as Needed
HA Wide Audit	CFP Audit Costs	1411	4 Year	\$1,500	\$1,500	\$1,500	0	Contract Signed
HA Wide Fees/Costs	Inspection Services for CFP Work	1430	1 Staff	\$29,556	\$29,556	\$29,556	\$29,556	Complete
HA Wide Site	Seal Asphalt Parking Lots	1450	5 Sites	\$25,000	\$25,000	0	0	Bid Stage
27-1 R. Gardens	1) Exterior Siding Cleaning	1460	9 Bldg's	\$3,000	\$3,750	\$3,750	\$3,375	Contract Closeout
	2) Kitchen Range Hoods	1460	50 Units	\$10,000	\$3,400	\$3,400	\$3,400	Complete
27-2 Church Hill/ Oakland/Waverly/ Pine/Clyde	1) Sidewalk Replacement	1450	5 Sites	\$75,000	\$146,000	0	0	Preparing IFB
	2) Exterior Siding Cleaning	1460	5 Sites	\$20,000	\$19,711	\$19,711	\$17,740	Contract Closeout
	3) Replacement Windows	1460	20 Units	\$50,000	\$62,936	\$62,936	\$62,936	Complete
27-9 Scattered	1) Exterior Siding Cleaning	1460	10 Bldg's	\$1,000	\$650	\$650	\$560	Contract Closeout
	2) Replacement Windows	1460	10 Units	\$35,000	\$20,552	\$20,552	\$20,552	Complete
	3) On-Demand 504 Accessibility	1460	1 Unit	0	\$7,955	\$7,955	\$7,955	Complete
27-20 Scattered	1) Exterior Siding Cleaning	1460	32 Bldg's	\$3,500	\$2,080	\$2,080	0	Contract Closeout
	2) Replacement Windows	1460	32 Units	\$100,000	\$82,590	\$82,590	\$82,590	Complete
27-24 Scattered	1) Exterior Siding Cleaning	1460	28 Bldg's	\$3,000	\$1,820	\$1,820	0	Contract Closeout
	2) Replacement Windows	1460	28 Units	\$85,000	\$77,082	\$77,082	\$77,082	Complete

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

PHA Name: Housing Authority of Florence		Grant Type and Number Capital Fund Program Grant No: SC16P02750103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
27-25 Scattered	1) Exterior Siding Cleaning	1460	50 Bldg's	\$6,000	\$3,250	\$3,250	\$1,524	Contract Closeout Complete
	2) Replacement Windows	1460	50 Units	\$150,000	\$128,633	\$128,633	\$128,633	
27-27 Scattered	1) Exterior Siding Cleaning	1460	40 Bldg's	\$4,500	\$2,600	\$2,600	\$2,143	Contract Closeout Complete
	2) Replacement Windows	1460	40 Units	\$125,000	\$107,152	\$107,152	\$107,152	

**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 Florence		Grant Type and Number Capital Fund Program No: SC6P02750103 Replacement Housing Factor No:				Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA Wide Operations	9/16/05		12/31/03	9/16/07			
HA Wide Management	9/16/05		12/31/03	9/16/07		9/30/04	
HA Wide Administration	9/16/05			9/16/07			
HA Wide Audit Costs	9/16/05		12/31/03	9/16/07			
HA Wide Fees/Costs	9/16/05		12/31/03	9/16/07		9/30/04	
HA Wide Site	9/16/05			9/16/07			
27-1 Royal Gardens	9/16/05		6/30/04	9/16/07			
27-2 Church Hill/ Oakland/Waverly/Pine/ Clyde	9/16/05			9/16/07			
27-9 Scattered Houses	9/16/05		6/30/04	9/16/07			
27-20 Scattered Houses	9/16/05		6/30/04	9/16/07			
27-24 Scattered Houses	9/16/05		6/30/04	9/16/07			
27-25 Scattered Houses	9/16/05		6/30/04	9/16/07			
27-27 Scattered Houses	9/16/05		6/30/04	9/16/07			

## CAPITAL FUND PROGRAM TABLES START HERE

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary</b>					
<b>PHA Name:</b> Housing Authority of Florence		<b>Grant Type and Number</b> Capital Fund Program Grant No: SC16P02750203 Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b> 2003
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 02) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/05 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	\$20,000	\$20,000	\$20,000	\$10,660
4	1410 Administration	\$1,441	\$1,485	\$799	\$799
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	\$113,100	\$115,800	0	0
10	1460 Dwelling Structures	\$65,682	\$62,938	\$62,938	\$35,957
11	1465.1 Dwelling Equipment—Nonexpendable	\$7,708	\$7,708	\$7,708	\$7,708
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 Collaterization or Debt Service				
		Original	Revised	Obligated	Expended

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

<b>PHA Name:</b> Housing Authority of Florence	<b>Grant Type and Number</b> Capital Fund Program Grant No: SC16P02750203 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2003
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: 02)  
 Performance and Evaluation Report for Period Ending: 3/31/05  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2-20)	\$207,931	\$207,931	\$91,445	\$55,124
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	\$20,000	\$20,000	\$20,000	\$10,660
26	Amount of line 21 Related to Energy Conservation Measures	\$7,708	\$7,708	\$7,708	\$7,708

**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 Florence		Grant Type and Number Capital Fund Program Grant No: SC16P02750203 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide Management	Security Patrols	1408	3 Officer	\$20,000	\$20,000	\$20,000	\$10,660	Ongoing Expenditure
HA Wide Administration	IFB/RFP Advertising Costs	1410	N/A	\$1,441	\$1,485	\$799	\$799	Obligate as Needed
HA Wide Site	Landscaping	1450	15 Sites	\$113,100	\$115,800	0	0	Preparing IFB
27-1 R. Gardens	Window Shutters	1460	9 Bldg	\$15,000	\$3,239	\$3,239	\$3,239	Complete
27-2 Church Hill/ Oakland/Waverly	Window Shutters	1460	68 Bldg	\$40,000	\$32,718	\$32,718	\$32,718	Complete
27-21 Pine Acres	Electrical Upgrade	1460	40 Units	\$10,682	\$26,981	\$26,981	0	Contract Closeout
HA Wide Dwelling Equip.	Appliances	1465	34 Units	\$7,708	\$7,708	\$7,708	\$7,708	Complete



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

PHA Name: Housing Authority of Florence		Grant Type and Number Capital Fund Program No: SC16P02750203 Replacement Housing Factor No:				Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA Wide Management	2/13/06		3/31/04	2/13/08			
HA Wide Administration	2/13/06			2/13/08			
HA Wide Site	2/13/06			2/13/08			
27-1 R. Gardens	2/13/06		9/30/04	2/13/08		12/31/04	
27-2 Church Hill/ Oakland/Waverly	2/13/06		9/30/04	2/13/08		12/31/04	
27-21 Pine Acres	2/13/06		12/31/04	2/13/08			
HA Wide Dwelling Equipment	2/13/06		6/30/04	2/13/08		6/30/04	

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

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary</b>					
PHA Name: Housing Authority of Florence		Grant Type and Number Capital Fund Program Grant No: SC16P02750104 Replacement Housing Factor Grant No:		Federal FY of Grant: 2004	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 01) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/05 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$127,400	\$127,400	\$127,400	\$127,400
3	1408 Management Improvements	\$102,000	\$102,000	\$102,000	\$55,879
4	1410 Administration	\$85,559	\$88,349	\$85,481	\$37,854
5	1411 Audit	\$1,500	\$1,500	\$1,500	0
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$35,000	\$35,000	\$35,000	\$19,238
8	1440 Site Acquisition				
9	1450 Site Improvement	\$57,000	\$147,000	0	0
10	1460 Dwelling Structures	\$365,000	\$293,862	\$293,862	\$10,662
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	\$23,000	\$23,000	0	0
13	1475 Nondwelling Equipment	\$20,000	\$15,171	\$15,171	\$15,171
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	\$391,823	\$375,000	0	0

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

<b>PHA Name:</b> Housing Authority of Florence	<b>Grant Type and Number</b> Capital Fund Program Grant No: SC16P02750104 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2004
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: 01)  
 Performance and Evaluation Report for Period Ending: 3/31/05  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2-20)	\$1,208,282	\$1,208,282	\$660,414	\$266,204
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 Compliance	\$23,000	\$23,000	0	0
24	Amount of line 21 Related to Security –Soft Costs				
25	Amount of line 21 Related to Security-- Hard Costs	\$3,000	\$3,000	\$3,000	0
26	Amount of line 21 Related to Energy Conservation Measures				

**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 Florence		Grant Type and Number Capital Fund Program Grant No: SC16P02750104 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide Operations	Operations	1406	N/A	\$127,400	\$127,400	\$127,400	\$127,400	Complete
HA Wide Management	1) Security Patrols 2) Maintenance PM Program	1408 1408	1 Officer 3 Staff	\$3,000 \$99,000	\$3,000 \$99,000	\$3,000 \$99,000	0 \$55,879	Contract Signed Staff in Place
HA Wide Administration	1) Staff Salary/Benefit Prorate 2) IFB/RFP Advertising Costs	1410 1410	3 Staff N/A	\$83,000 \$2,559	\$83,000 \$5,349	\$83,000 \$2,481	\$35,373 \$2,481	Staff in Place Obligate as Needed
HA Wide Audit	CFP Audit Costs	1411	4 Year	\$1,500	\$1,500	\$1,500	0	Contract Signed
HA Wide Fees/Costs	Inspection Services for CFP Work	1430	1 Staff	\$35,000	\$35,000	\$35,000	\$19,238	Staff in Place
27-2 Church Hill/ Oakland/Waverly/ Pine Clyde	1) SiteWork - Fence 2) Bathroom Vanity Tops	1450 1460	570 LF 170 Units	\$35,000 \$165,000	\$35,000 \$124,175	0 \$124,175	0 0	Preparing IFB Contract Signed
27-10 Bridgeland	Bathroom Vanity Tops	1460	50 Units	\$50,000	\$38,100	\$38,100	0	Contract Signed
27-11 Parkview	Bathroom Vanity Tops	1460	60 Units	\$60,000	\$45,150	\$45,150	0	Contract Signed
27-12 Creekside	Elevator Renovation/Upgrade	1460	1 Elevator	\$50,000	\$10,662	\$10,662	\$10,662	Complete
27-21 Pine Acres	1) Site Work – Tree Removal 2) Bathroom Vanity Tops	1450 1460	1 Site 40 Units	\$22,000 \$40,000	\$112,000 \$75,775	0 \$75,775	0 0	Preparing IFB Contract Signed
HA Wide Non-Dwell Structures	Automatic Door Operators	1470	3 Bldgs	\$23,000	\$23,000	0	0	Preparing IFB
HA Wide Non-Dwell Equipment	Preventive Maintenance Vehicle	1475	1 Vehicle	\$20,000	\$15,171	\$15,171	\$15,171	Complete
Debt Service	CFP Bond Debt Service	1501	1 Year	\$391,823	\$375,000	0	0	Pending Closing Date

**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 Florence		Grant Type and Number Capital Fund Program No: SC16P02750104 Replacement Housing Factor No:				Federal FY of Grant: 2004	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA Wide Operations	9/07/06		9/30/04	9/07/08		3/31/05	
HA Wide Management	9/07/06		9/30/04	9/07/08			
HA Wide Administration	9/07/06			9/07/08			
HA Wide Audit Costs	9/07/06		9/30/04	9/07/08			
HA Wide Fees/Costs	9/07/06		9/30/04	9/07/08			
27-2 Church Hill/ Oakland/Waverly/Pine/ Clyde	9/07/06			9/07/08			
27-10 Bridgeland	9/07/06		3/31/05	9/07/08			
27-11 Parkview	9/07/06		3/31/05	9/07/08			
27-12 Creekside	9/07/06		9/30/04	9/07/08		3/31/05	
27-21 Pine Acres	9/07/06			9/07/08			
HA Wide Non- Dwelling Structures	9/07/06			9/07/08			
HA Wide Non- Dwelling Equipment	9/07/06		12/31/04	9/07/08		3/31/05	
Debt Service	9/07/06			9/07/08			

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

**This funding is approved subject to the approval of the Bond Finance Application**

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary</b>					
PHA Name: Housing Authority of Florence		Grant Type and Number Capital Fund Program Grant No: SC16P02750105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:    ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$120,800			
3	1408 Management Improvements	\$113,000			
4	1410 Administration	\$93,982			
5	1411 Audit	\$1,500			
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$35,000			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$469,000			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service	\$375,000			

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

<b>PHA Name:</b> Housing Authority of Florence	<b>Grant Type and Number</b> Capital Fund Program Grant No: SC16P02750105 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2005
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**Original Annual Statement**  **Reserve for Disasters/ Emergencies**  **Revised Annual Statement (revision no: )**  
 **Performance and Evaluation Report for Period Ending:**  **Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2-20)	\$1,208,282			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 Compliance				
24	Amount of line 21 Related to Security –Soft Costs				
25	Amount of line 21 Related to Security-- Hard Costs	\$3,000			
26	Amount of line 21 Related to Energy Conservation Measures				

**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 Florence		Grant Type and Number Capital Fund Program Grant No: SC16P02750105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide Operations	Operations	1406	N/A	\$120,800				
HA Wide Management	1) Security Patrols	1408	1 Officer	\$3,000				
	2) Maintenance PM Program	1408	3 Staff	\$110,000				
HA Wide Administration	1) Staff Salary/Benefit Prorate	1410	3 Staff	\$90,000				
	2) IFB/RFP Advertising Costs	1410	N/A	\$3,982				
HA Wide Audit	CFP Audit Costs	1411	4 Year	\$1,500				
HA Wide Fees/Costs	Inspection Services for CFP Work	1430	1 Staff	\$35,000				
27-10 Bridgeland	Exterior Window Shutters	1460	23 Bldg	\$5,000				
27-11 Parkview	Exterior Window Shutters	1460	17 Bldg	\$5,000				
27-12 Creekside	1) Kitchen Cabinets	1460	100 Units	\$284,000				
	2) Bathroom Vanity Tops	1460	100 Units	\$100,000				
	3) Closet Folding Doors	1460	100 Units	\$75,000				
Debt Service	CFP Bond Debt Service	1501	1 Year	\$375,000				



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

PHA Name: Housing Authority of Florence		Grant Type and Number Capital Fund Program No: SC16P02750105 Replacement Housing Factor No:					Federal FY of Grant: 2005	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
HA Wide Operations	9/30/07			9/30/09				
HA Wide Management	9/30/07			9/30/09				
HA Wide Administration	9/30/07			9/30/09				
HA Wide Audit Costs	9/30/07			9/30/09				
HA Wide Fees/Costs	9/30/07			9/30/09				
27-10 Bridgeland	9/30/07			9/30/09				
27-11 Parkview	9/30/07			9/30/09				
27-12 Creekside	9/30/07			9/30/09				
Debt Service	9/30/07			9/30/09				

## Capital Fund Program Five-Year Action Plan

### Part I: Summary

PHA Name Housing Authority of Florence		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2006 PHA FY: 2006	Work Statement for Year 3 FFY Grant: 2007 PHA FY: 2007	Work Statement for Year 4 FFY Grant: 2008 PHA FY: 2008	Work Statement for Year 5 FFY Grant: 2009 PHA FY: 2009
	Annual Statement				
HA Wide Operations		\$120,800	\$120,800	\$120,800	\$120,800
HA Wide Management		\$113,000	\$113,000	\$113,000	\$118,000
HA Wide Administration		\$93,982	\$93,982	\$93,982	\$93,982
HA Wide Audit Costs		\$1,500	\$1,500	\$1,500	\$1,500
HA Wide Fees/Costs		\$35,000	\$55,000	\$35,000	\$75,000
HA Wide Site		0	0	0	\$5,000
27-1 Royal Gardens		\$25,000	0	0	\$45,000
27-2 Church/Oakland/ Waverly/Pine/Clyde		\$201,000	0	\$409,000	\$155,000
27-9 Scattered Site		\$11,000	0	0	0
27-10 Bridgeland		\$25,000	\$70,000	\$35,000	\$5,000
27-11 Parkview Plaza		\$17,000	\$324,000	\$25,000	\$50,000
27-12 Creekside Village		0	0	0	\$50,000
27-20 Scattered Site		\$43,000	0	0	0
27-21 Pine Acres		\$20,000	0	0	\$5,000
27-24 Scattered Site		\$39,000	0	0	0
27-25 Scattered Site		\$47,000	0	0	0
27-27 Scattered Site		\$41,000	\$55,000	0	0
HA Wide Dwelling Equipment		0	0	0	\$10,000
HA Wide Non-Dwelling Structures		0	0	0	\$89,000

HA Wide Non-Dwelling Equipment		0	0	0	\$5,000
HA Wide 504		0	0	0	\$5,000
HA Wide Debt Service		\$375,000	\$375,000	\$375,000	\$375,000
CFP Funds listed for 5-year planning		\$1,208,282	\$1,208,282	\$1,208,282	\$1,208,282
Replacement Housing Factor Funds					

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

Activities for Year 1	Activities for Year : <u>2</u> FFY Grant: 2006 PHA FY: 2006			Activities for Year: <u>3</u> FFY Grant: 2007 PHA FY: 2007		
	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>
Annual Statement	HA Wide Operations	Operations	\$120,800	HA Wide Operations	Operations	\$120,800
	HA Wide Management	Security Patrols Maint. PM Program	\$3,000 \$110,000	HA Wide Management	Security Patrols Maint. PM Program	\$3,000 \$110,000
	HA Wide Administration	Staff Salary/Benefits IFB/RFP Advertising	\$90,000 \$3,982	HA Wide Administration	Staff Salary/Benefits IFB/RFP Advertising	\$90,000 \$3,982
	HA Wide Audit Costs	CFP Audit Costs	\$1,500	HA Wide Audit Costs	CFP Audit Costs	\$1,500
	HA Wide Fees/Costs	MOD Inspector	\$35,000	HA Wide Fees/Costs	MOD Inspector A&E – Parking Lot	\$35,000 \$20,000
	27-1 Royal Gardens	Washer Box Panels	\$25,000	27-10 Bridgeland	Tub Surrounds	\$70,000
	27-2 Church Hill/ Oakland/Waverly/ Pine/Clyde	Washer Box Panels	\$201,000	27-11 Parkview Plaza	Site – Parking Lot Tub Surrounds	\$240,000 \$84,000
	27-9 Scattered Site	Washer Box Panels Attic Access Stairs	\$5,000 \$6,000	27-27 Scattered Site	Tub Surrounds	\$55,000
	27-10 Bridgeland	Washer Box Panels	\$25,000	Debt Service	CFP Bond Debt Service	\$375,000
	27-11 Parkview Plaza	Washer Box Panels	\$17,000			
	27-20 Scattered Site	Washer Box Panels Attic Access Stairs Remove Attic Fans	\$16,000 \$12,000 \$15,000			
	27-21 Pine Acres	Washer Box Panels	\$20,000			
	27-24 Scattered Site	Washer Box Panels Attic Access Stairs Remove Attic Fans	\$14,000 \$10,000 \$15,000			
	27-25 Scattered Site	Washer Box Panels Attic Access Stairs	\$25,000 \$22,000			
	27-27 Scattered Site	Washer Box Panels	\$21,000			

		Attic Access Stairs	\$20,000			
	Debt Service	CFP Bond Debt Service	\$375,000			
		<b>Total Estimated Cost</b>	\$1,208,282			\$1,208,282

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

Activities for Year 1	Activities for Year : <u>4</u> FFY Grant: 2008 PHA FY: 2008			Activities for Year: <u>5</u> FFY Grant: 2009 PHA FY: 2009		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
Annual Statement	HA Wide Operations	Operations	\$120,800	HA Wide Operations	Operations	\$120,800
	HA Wide Management	Security Patrols Maint. PM Program	\$3,000 \$110,000	HA Wide Management	Security Patrols Maint. PM Program Computer Software	\$3,000 \$110,000 \$5,000
	HA Wide Administration	Staff Salary/Benefits IFB/RFP Advertising	\$90,000 \$3,982	HA Wide Administration	Staff Salary/Benefits IFB/RFP Advertising	\$90,000 \$3,982
	HA Wide Audit Costs	CFP Audit Costs	\$1,500	HA Wide Audit Costs	CFP Audit Costs	\$1,500
	HA Wide Fees/Costs	MOD Inspector	\$35,000	HA Wide Fees/Costs	MOD Inspector A&E – HVAC 27-1 A&E – A&O Addition A&E – HVAC 27-2 A&E – Parking 27-2 A&E – HVAC 27-11 A&E – Site Work 27-12	\$35,000 \$10,000 \$5,000 \$10,000 \$5,000 \$5,000 \$5,000
	27-2 Church Hill/ Oakland/Waverly/ Pine/Clyde	Electrical Upgrade	\$409,000	HA Wide Site	Landscaping	\$5,000
	27-10 Bridgeland	A/C Knockout Panels	\$35,000	27-1 Royal Gardens	Site – Mailbox Shelter HVAC – Heat Pumps Interior Flooring	\$5,000 \$25,000 \$15,000
	27-11 Parkview Plaza	A/C Knockout Panels	\$25,000	27-2 Church Hill/ Oakland/Waverly/ Pine/Clyde	Site – Mailbox Shelter Site – Handicap Ramps Site – Parking Lot HVAC – Heat Pumps Interior Flooring Refinish Interior Stairs	\$15,000 \$10,000 \$25,000 \$50,000 \$20,000 \$35,000
	Debt Service	CFP Bond Debt Service	\$375,000	27-10 Bridgeland	Site – Mailbox Shelter	\$5,000
				27-11 Parkview Plaza	Site – Mailbox Shelter	\$5,000

					HVAC – Heat Pumps	\$30,000
					Remove Attic Fans	\$5,000
					Call System Upgrade	\$10,000
			27-12 Creekside Village		Site – Retaining Wall	\$20,000
					Call System Upgrade	\$20,000
					Replace Water Heater	\$10,000
			27-21 Pine Acres		Site – Mailbox Shelter	\$5,000
			HA Wide Dwelling		Appliances	\$10,000
			Equipment			
			HA Wide Non-Dwelling		A&O Building Addition	\$44,000
			Structures		AMC Bldg. Renovation	\$10,000
					Maint. Storage Building	\$15,000
					Laundry Facility	\$20,000
			HA Wide Non-Dwelling		Computer Hardware	\$5,000
			Equipment			
			HA Wide 504		On-Demand 504	\$5,000
			Debt Service		CFP Bond Debt Service	\$375,000
			<b>Total Estimated Cost</b>			
			\$1,208,282			\$1,208,282

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

**This funding is approved subject to the approval of the Bond Finance Application**

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary</b>					
<b>PHA Name:</b> SC027 Housing Authority of Florence		<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b> Capital Fund Borrowing
<input checked="" type="checkbox"/> <b>Original Annual Statement</b> <input type="checkbox"/> <b>Reserve for Disasters/ Emergencies</b> <input type="checkbox"/> <b>Revised Annual Statement (revision no:    )</b> <input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b> <input type="checkbox"/> <b>Final Performance and Evaluation Report</b>					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$196,000			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$3,928,377			
11	1465.1 Dwelling Equipment—Nonexpendable	\$22,500			
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				



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

<b>PHA Name:</b> SC027 Housing Authority of Florence	<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> Capital Fund Borrowing
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**Original Annual Statement**    **Reserve for Disasters/ Emergencies**    **Revised Annual Statement (revision no:    )**  
 **Performance and Evaluation Report for Period Ending:**    **Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
19	1501 Collateralization or Debt Service				
20	1502 Contingency	\$207,745			
21	Amount of Annual Grant: (sum of lines 2-20)	\$4,354,622			
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	\$3,005,000			

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

PHA Name: SC027 Housing Authority of Florence		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: Capital Fund Borrowing			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide Fees/Costs	A&E Services (HVAC)	1430	1 A&E	\$196,000				
27-1 R. Gardens	Cable TV/Computer Wiring	1460	50 Units	\$25,000				
27-2 Church Hill/ Oakland/Waverly/ Pine/Clyde	1) Replacement Windows	1460	316 Units	\$869,000				
	2) A/C Knockout Panels	1460	230 Units	\$172,500				
	3) Bathroom Vanity Tops	1460	166 units	\$191,877				
	4) Cable TV/Computer Wiring	1460	336 Units	\$175,000				
27-9 Scattered Houses	1) HVAC Heat Pumps	1460	10 Units	\$60,000				
	2) Exterior Doors	1460	10 Units	\$15,400				
	3) Interior Flooring	1460	10 Units	\$46,400				
27-10 Bridgeland	HVAC Heat Pumps	1460	50 Units	\$300,000				
27-20 Scattered Houses	1) HVAC Heat Pumps	1460	32 Units	\$192,000				
	2) Exterior Doors	1460	32 Units	\$49,400				
	3) Interior Flooring	1460	32 Units	\$150,400				
27-21 Pine Acres	HVAC Heat Pumps	1460	40 Units	\$240,000				
27-24 Scattered Houses	1) HVAC Heat Pumps	1460	28 Units	\$168,000				
	2) Exterior Doors	1460	28 Units	\$42,400				
	3) Interior Flooring	1460	28 Units	\$131,400				
27-25 Scattered Houses	1) HVAC Heat Pumps	1460	50 Units	\$300,000				
	2) Exterior Doors	1460	50 Units	\$76,400				
	3) Interior Flooring	1460	50 Units	\$234,400				

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

PHA Name: SC027 Housing Authority of Florence		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:				Federal FY of Grant: Capital Fund Borrowing		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
27-27 Scattered Houses	1) HVAC Heat Pumps	1460	40 Units	\$240,000				
	2) Exterior Doors	1460	40 Units	\$61,400				
	3) Interior Flooring	1460	40 Units	\$187,400				
HA Wide Dwelling Equip.	Appliances	1465	90 Units	\$22,500				
HA Wide Contingency	Contingency	1502	N/A	\$207,745				

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

PHA Name: SC027 Housing Authority of Florence		Grant Type and Number Capital Fund Program No: Replacement Housing Factor No:					Federal FY of Grant: Capital Fund Borrowing	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
HA Wide Fees/Costs	6/30/07			6/30/09				
27-1 R. Gardens	6/30/07			6/30/09				
27-2 Church Hill/ Oakland/Waverly/ Pine/Clyde	6/30/07			6/30/09				
27-9 Scattered Houses	6/30/07			6/30/09				
27-10 Bridgeland	6/30/07			6/30/09				
27-20 Scattered Houses	6/30/07			6/30/09				
27-24 Scattered Houses	6/30/07			6/30/09				
27-25 Scattered Houses	6/30/07			6/30/09				
27-27 Scattered houses	6/30/07			6/30/09				
HA Wide Dwelling Equipment	6/30/07			6/30/09				
HA Wide Contingency	6/30/07			6/30/09				