

PHA Plans

Streamlined Annual Version

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

OMB No. 2577-0226
(exp. 05/31/2006)

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 for certain types of PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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

Streamlined Annual PHA Plan

for Fiscal Year: 2006

**PHA Name: HOUSING AUTHORITY OF THE
CITY OF NEWBERRY**

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.

Streamlined Annual PHA Plan Agency Identification

PHA Name: HOUSING AUTHORITY OF THE CITY OF NEWBERRY **PHA Number:** SC35

PHA Fiscal Year Beginning: (mm/yyyy) 01/2006

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:				

PHA Plan Contact Information:

Name: JAN B. PIERSOL Phone: 803-276-1049 EXT 5
TDD: Email (if available): jan_piersol@yahoo.com

Public Access to Information

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

PHA's main administrative office PHA's development management offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plan revised policies or program changes (including attachments) are available for public review and inspection. Yes No.

If yes, select all that apply:

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

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

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

Streamlined Annual PHA Plan
Fiscal Year 2006
[24 CFR Part 903.12(c)]

Table of Contents

[24 CFR 903.7(r)]

Provide a table of contents for the Plan, including applicable additional requirements, and a list of supporting documents available for public inspection.

A. PHA PLAN COMPONENTS

<input checked="" type="checkbox"/>	1. Site-Based Waiting List Policies	
	903.7(b)(2) Policies on Eligibility, Selection, and Admissions	
<input type="checkbox"/>	2. Capital Improvement Needs	
	903.7(g) Statement of Capital Improvements Needed	
<input type="checkbox"/>	3. Section 8(y) Homeownership	
	903.7(k)(1)(i) Statement of Homeownership Programs	
<input type="checkbox"/>	4. Project-Based Voucher Programs	
<input checked="" type="checkbox"/>	5. PHA Statement of Consistency with Consolidated Plan. Complete only if PHA has changed any policies, programs, or plan components from its last Annual Plan.	
<input checked="" type="checkbox"/>	6. Supporting Documents Available for Review	
<input checked="" type="checkbox"/>	7. Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report	
<input checked="" type="checkbox"/>	8. Capital Fund Program 5-Year Action Plan	
<input checked="" type="checkbox"/>	9. Other (List below, providing name for each item)	
	ATTACHMENT NO. SC035a01:	
	NHA's Admissions Policy on Deconcentration -----	19
	ATTACHMENT NO. SC035b01:	
	The PHA's Certification of Compliance with the PHA Plans and related regulations	20
	ATTACHMENT NO. SC035c01:	
	Certification of Consistency with the Consolidated Plan -----	22
	ATTACHMENT NO. SC035d01:	
	Certification for Drug-Free Workplace -----	23
	ATTACHMENT NO. SC035e01:	
	Certification of Payments to Influence Transactions -----	24
	ATTACHMENT NO. SC035f01:	
	Disclosure of Lobbying Activities -----	25
	ATTACHMENT NO. SC035g01:	
	Resident Advisory Board -----	26
	ATTACHMENT NO. SC035hP&E:	
	Performance & Evaluation Report -----	27
	ATTACHMENT NO. SC035i01:	
	Environmental Review -----	32

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50076, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Streamlined Annual Plan identifying policies or programs the PHA has revised since submission of its last Annual Plan, and including Civil Rights certifications and assurances the changed policies were presented to the Resident Advisory Board for review and comment,

approved by the PHA governing board, and made available for review and inspection at the PHA’s principal office;

For PHAs Applying for Formula Capital Fund Program (CFP) Grants:

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

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

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

1. Site-Based Waiting Lists (Eligibility, Selection, Admissions Policies)

[24 CFR Part 903.12(c), 903.7(b)(2)]

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

A. 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 B.

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:

B. 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 next component.

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)

2. Capital Improvement Needs

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

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

A. Capital Fund Program

1. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 7 and 8 of this template (Capital Fund Program tables). If no, skip to B.
2. Yes No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

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

Applicability: 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. Yes No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to #3; if yes, provide responses to the items on the chart located on the next page, copying and completing as many times as necessary).

2. Status of HOPE VI revitalization grant(s):

HOPE VI Revitalization Grant Status	
a. Development Name:	
b. Development Number:	
c. Status of Grant:	
	<input type="checkbox"/> Revitalization Plan under development
	<input type="checkbox"/> Revitalization Plan submitted, pending approval
	<input type="checkbox"/> Revitalization Plan approved
	<input type="checkbox"/> Activities pursuant to an approved Revitalization Plan underway

3. Yes No: Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name(s) below:

4. 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:

5. 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:

3. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program
(if applicable) [24 CFR Part 903.12(c), 903.7(k)(1)(i)]

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If "No", skip to the next component; if "yes", complete each program description below (copy and complete questions for each program identified.)

2. Program Description:

a. Size of Program

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

If the answer to the question above was yes, what is the maximum number of participants this fiscal year?

b. PHA-established eligibility criteria

- Yes No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria? If yes, list criteria:

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):

- 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.
- 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.
- Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below):
- Demonstrating that it has other relevant experience (list experience below):

4. Use of the Project-Based Voucher Program

Intent to Use Project-Based Assistance

Yes No: Does the PHA plan to "project-base" any tenant-based Section 8 vouchers in the coming year? If the answer is "no," go to the next component. If yes, answer the following questions.

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

5. 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) only if the PHA has provided a certification listing program or policy changes from its last Annual Plan submission.

1. Consolidated Plan jurisdiction: (provide name here)

NEWBERRY COUNTY

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

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

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

The Newberry HA mission statement and goals and objectives fit right in with Newberry County's Consolidated Plan. As for the Annual Plan, it also fits right in with Newberry County's Consolidated Plan in that:

In the Public Housing Program, the NHA has adopted several policies over the last few years that promote and encourage self-sufficiency, such as adding to our deductions for working families, as well as, deferring rent increases for qualified residents that transition from welfare to work. We also established flat rents, based on our existing FMR's and Reasonableness system that has been established through our Section Housing Choice Voucher Program, to assist in keeping rents lower, which will in turn encourage employment and self-sufficiency.

6. Supporting Documents Available for Review for Streamlined 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
N/A	<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>	5 Year and Annual Plans
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan</i>	Streamlined Annual Plans
X	<i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.</i>	5 Year and standard Annual 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	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input checked="" type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
X	Any policies governing any Section 8 special housing types <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
N/A	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
N/A	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
N/A	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
N/A	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
X	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
N/A	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
N/A	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.	Annual Plan: Pet Policy
N/A	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
X	Other supporting documents (optional) SC35g01 – Resident advisory board (list individually; use as many lines as necessary) Environmental review	(specify as needed)
N/A	Consortium agreement(s) and for Consortium Joint PHA Plans <u>Only</u> : 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 Annual PHA Plan for Consortia: Agency Identification and Annual Management and Operations

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: HOUSING AUTHORITY OF THE CITY OF NEWBERRY		Grant Type and Number Capital Fund Program Grant No: SC16PO3550106 Replacement Housing Factor Grant No:			Federal FY of Grant:2006
<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	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	30,000			
3	1408 Management Improvements	20,000			
4	1410 Administration	30,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	20,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	130,000			
10	1460 Dwelling Structures	310,227			
11	1465.1 Dwelling Equipment—Nonexpendable	16,000			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	20,000			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	576,227			
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				

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: HOUSING AUTHORITY OF THE CITY OF NEWBERRY			Grant Type and Number Capital Fund Program Grant No: SC16PO3550106 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA WIDE	OPERATIONS	1406		30,000				
	MANAGEMENT IMPROVEMENTS -TRAINING – 10,000 -COMPUTERS – 4,000 -INSPECTOR – 6,000	1408		20,000				
	ADMINISTRATION	1410		30,000				
	A/E FEES	1430		20,000				
	EQUIPMENT - VEHICLE REPLACEMENT	1475		20,000				
SC35-1 - JULIAN E. GRANT HOMES	REPLACE SCREEN DOORS	1450		106,000				
	LANDSCAPE (EROSION CONTROL)	1460		14,000				
	CYCLE PAINTING	1460		4,000				
	REPLACE STOVES & REFRIGERATORS	1465.1		8,000				
SC35-3 BETHLEHEM GARDENS	CYCLE PAINTING	1460		2,500				
	REPLACE STOVES & REFRIGERATORS	1465.1		4,000				
	FENCE AROUND A/C UNITS	1450		24,000				

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: HOUSING AUTHORITY OF THE CITY OF NEWBERRY		Grant Type and Number Capital Fund Program Grant No: SC16PO3550106 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
SC35-4 E. GORDON ABLE HOMES	REPLACE STOVES & REFRIGERATORS	1465.1		4,000				
	CYCLE PAINTING	1460		2,727				
	ROOF @ ALL BUILDINGS	1460		121,000				
	A/C @ 1, 2. AND 4 BR UNITS	1460		116,000				
	REPLACE TUB SURROUNDS	1460		50,000				

8. Capital Fund Program Five-Year Action Plan

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: HOUSING AUTHORITY OF THE CITY OF NEWBERRY			Grant Type and Number Capital Fund Program No: SC16PO3550106 Replacement Housing Factor No:			Federal FY of Grant: 2006	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
SC35-1 - JULIAN E. GRANT HOMES	3-31-08			6-30-09			
SC35-3 BETHLEHEM GARDENS	3-31-08			6-30-09			
SC35-4 E. GORDON ABLE HOMES	3-31-08			6-30-09			

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name HOUSING AUTHORITY OF THE CITY OF NEWBERRY			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:		
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: PHA FY: 2007	Work Statement for Year 3 FFY Grant: PHA FY: 2008	Work Statement for Year 4 FFY Grant: PHA FY: 2009	Work Statement for Year 5 FFY Grant: PHA FY: 2010
SC35-1,3,4 PHA WIDE	Annual Statement				
OPERATIONS		30,000	30,000	35,000	30,000
MANAGEMENT IMPROVEMENTS		20,761	25,000	20,000	20,000
ADMINISTRATION		32,000	40,000	40,000	40,000
A/E FEES		20,000	20,000	20,000	20,000
EQUIPMENT		20,000		25,000	25,000
CFP Funds Listed for 5-year planning					
Replacement Housing Factor Funds					

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year :2007 FFY Grant: PHA FY:			Activities for Year:2008 FFY Grant: PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	SC035-1 JULIAN E. GRANT HOMES			SC035-1 JULIAN E. GRANT HOMES	LANDSCAPE (EROSION CONTROL)	10,000
Annual		LANDSCAPE (EROSION CONTROL)	10,000		CYCLE PAINTING	4,000
Statement		CYCLE PAINTING	4,000		REPLACE STOVES & REFRIGERATORS	8,000
		REPLACE STOVES & REFRIGERATORS	10,000		MISSING SECURITY SCREENS	10,000
		A/C @ 3 BR HOUSES	116,725		A/C 2 BR APARTMENTS	265,000
	SC035-3 BETHLEHEM GARDENS			SC035-3 BETHLEHEM GARDENS		
		LANDSCAPE (EROSION CONTROL)	5,000		CYCLE PAINTING	4,000
		CYCLE PAINTING	3,000		REPLACE STOVES & REFRIGERATORS	2,227
		REPLACE STOVES & REFRIGERATORS	8,000		LANDSCAPE (EROSION CONTROL)	5,000
		FURNACES	42,000		REPLACE HOT WATER HEATERS	21,000
		FLOORING	75,000		REFINISH CABINETS	36,000
		VINYLE SIDING REPLACEMENT	50,000		REPLACE VENT COVERS HC	6,000

8. Capital Fund Program Five-Year Action Plan

	Activities for Year :2007		Activities for Year :2008		
	SC035-4 E. GORDON ABLE		SC035-4 E. GORDON ABLE	CYCLE PAINTING	3,000
		LANDSCAPE (EROSION CONTROL)	5,000	REPLACE STOVES & REFRIGERATORS	4,000
		CYCLE PAINTING	3,000	LANDSCAPE (EROSION CONTROL)	5,000
		REPLACE STOVES & REFRIGERATORS	6,741	CIRCULAR PUMPS FOR HEAT SYSTEM	52,000
		A/C 3 BEDROOM UNITS	115,000	PORCH POST	26,000
	Total CFP Estimated Cost		453,466		461,227

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part II: Supporting Pages—Work Activities					
Activities for Year :2009 FFY Grant: PHA FY:			Activities for Year: 2010 FFY Grant: PHA FY:		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
SC035-1 JULIAN E. GRANT HOMES			SC035-1 JULIAN E. GRANT HOMES	ROOFS ON APARTMENTS	145,000
	LANDSCAPE (EROSION CONTROL)	10,000		LANDSCAPE (EROSION CONTROL)	10,000
	CYCLE PAINTING	5,000		CYCLE PAINTING	8,000
	REPLACE STOVES & REFRIGERATORS	8,000		REPLACE STOVES & REFRIGERATORS	8,000
	TUB SURROUNDS FOR 2&3 BEDROOM	85,000		REPLACE HOT WATER HEATERS	10,000
	A/C 3 BR APARTMENTS	104,000		PEST CONTROL	10,000
	ROOFS ON HOUSES	125,000		FOUNDATION PAINTING/CRACK REPAIR	10,000
				LAUNDRY & HEATER ROOM DOORS	20,000
				REPLACE RANGE HOODS	15,000
				PLAYGROUND EQUIPMENT	20,000
				REPAIRS AND UPGRADE OFFICE AREA	115,602
SC035-3 BETHLEHEM GARDENS			SC035-3 BETHLEHEM GARDENS		
	CYCLE PAINTING	3,000		CYCLE PAINTING	4,000
	REPLACE STOVES & REFRIGERATORS	4,000		REPLACE STOVES & REFRIGERATORS	4,000
	LANDSCAPE (EROSION CONTROL)	5,000		LANDSCAPE (EROSION CONTROL)	5,000
	PLAYGROUND EQUIPMENT	20,000		FOUNDATION PAINTING/CRACK REPAIR	5,000
	COUNTER TOPS	43,227		GFI'S IN KITCHEN, BRREZEWAY, BATH	15,000
				REPLACE RANGE HOODS	4,500
SC035-4 E. GORDON ABLE			SC035-4 E. GORDON ABLE		
	CYCLE PAINTING	3,000		CYCLE PAINTING	4,000
	REPLACE STOVES & REFRIGERATORS	4,000		REPLACE STOVES & REFRIGERATORS	4,000
	LANDSCAPE (EROSION CONTROL)	5,000		LANDSCAPE (EROSION CONTROL)	5,000
	REPLACE HOT WATER HEATERS	12,000		FOUNDATION PAINTING/CRACK REPAIR	5,000
				GFI'S IN KITCHEN, BATH	10,000
				REPLACE RANGE HOODS	4,125
Total CFP Estimated Cost		\$ 436,227			\$325,625

NHA's Admissions Policy on Deconcentration

The NHA's admission policy is designed to provide for deconcentration of poverty and income mixing by bringing higher income tenants into lower income projects and lower income tenants into higher income projects.

Gross annual income is used for income limits at admission and for income-mixing purposes.

Skipping of a family on the waiting list specifically to reach another family with a lower or higher income is not to be considered an adverse action to the family. Such skipping will be uniformly applied until the target threshold is met.

The NHA will gather data and analyze, at least annually, the tenant characteristics of its public housing stock, including information regarding tenant incomes, to assist in the NHA's deconcentration efforts.

The NHA will use the gathered tenant incomes information in its assessment of its public housing developments to determine the appropriate designation to be assigned to the project for the purpose of assisting the NHA in its deconcentration goals.

HOUSING AUTHORITY OF THE CITY OF NEWBERRY
RESIDENT ADVISORY BOARD

The members of the Newberry Housing Authority's Advisory Board are as follows:

Ms. Lou Coleman
Ms. Sue McClurkin
Ms. Mildred Cooper
Ms. Glenda Johnson
Ms. Bobbie Goins
Ms. Rhonda Cromer
Ms. DeeAnn Davis
Ms. Lois McCauley

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

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: The Housing Authority of the City of Newberry		Grant Type and Number Capital Fund Program Grant No: SC16PO3550104 Replacement Housing Factor Grant No:			Federal FY of Grant: 1-2004
<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:9/30/05 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	50,000	30,000		79%
3	1408 Management Improvements	20,000	18,000		86%
4	1410 Administration	32,000	32,000		98%
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	20,000	20,000		81%
8	1440 Site Acquisition				
9	1450 Site Improvement	37,000	35,455		99%
10	1460 Dwelling Structures	253,085	204,577		63%
11	1465.1 Dwelling Equipment—Nonexpendable	36,830	12,128		91%
12	1470 Nondwelling Structures	60,000	156,755		0%
13	1475 Nondwelling Equipment	25,000	25,000		100%
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	533,915	533,915		
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: The Housing Authority of the City of Newberry		Grant Type and Number Capital Fund Program Grant No: SC16PO3550104 Replacement Housing Factor Grant No:				Federal FY of Grant: 1/2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA WIDE	OPERATIONS	1406		50,000	30,000			79%
	MANAGEMENT IMPROVEMENTS	1408		20,000	18,000			86%
	ADMINISTRATION	1410		32,000	32,000			98%
	A/E FEES	1430		20,000	20,000			81%
	EQUIPMENT	1475		25,000	25,000			100%
SC35-1 - JULIAN E. GRANT HOMES	AIRCONDITIONING	1460		0	0			
	REPLACE STOVES	1465.1		4,000	2,500			72%
	REPLACE REFRIGERATORS	1465.1		4,000	2,500			72%
	REPLACE HOTWATER HEATERS	1460		10,830	6,806			100%
	REPLACE FLOORS	1460		37,225	0			
	REPLACE MEDICINE CABINETS	1460		7,360	6,715			100%
	PEST CONTROL (BAT EXCLUSION)	1460		6,000	0			
	CYCLE PAINTING	1460		20,000	20,000			65%
	LANDSCAPE (EROSION CONTROL)	1450		20,000	20,000			99%
	ROOF (OFFICE, COMM BLDG & SHOP)	1470		60,000	122,145			
	A/C COMMUNITY BLDG	1470		25,000	34,610			
	SECURITY GATE AT SHOP	1450		7,000	5,455			100%

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: The Housing Authority of the City of Newberry		Grant Type and Number Capital Fund Program Grant No: SC16PO3550104 Replacement Housing Factor Grant No:				Federal FY of Grant: 1/2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
SC35-3 BETHLEHEM GARDENS	TUB SURROUNDINGS AND SHOWER VALVES	1460		72,000	115,245			
	REPLACE STOVES	1465.1		2,000	1,782			100%
	REPLACE REFRIGERATORS	1465.1		2,000	1,781			100%
	REPLACE HOTWATER HEATERS	1460		10,000	3,181			64%
	REPLACE BLINDS	1460		10,000	3,000			32%
	REPLACE FLOORING	1460		30,000	1,051			100%
	GFI RECEIPTAL	1460		3,000	3,000			
	PEST CONTROL (BAT EXCLUSION)	1460		3,000	5,100			100%
	LANDSCAPING (EROSION CONTROL)	1450		5,000	5,000			99%
	CYCLE PAINTING	1460		10,000	10,000			49%
SC35-4 E. GORDON ABLE HOMES	AIRCONDITIONING	1460		0	0			
	REPLACE STOVES	1465.1		2,000	1,782			100%
	REPLACE REFRIGERATORS	1465.1		2,000	1,781			100%
	REPLACE BLINDS	1460		10,000	3,000			32%
	GFI RECPTS. IN BATHROOMS	1460		3,500	2,156			100%
	PEST CONTROL (BAT EXCLUSION)	1460		3,000	10,325			100%
	LANDSCAPING	1450		5,000	5,000			99%
	CYCLE PAINTING	1460		10,000	10,000			61%

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: The Housing Authority of the City of Newberry		Grant Type and Number Capital Fund Program Grant No: SC16PO3550104 Replacement Housing Factor Grant No:			Federal FY of Grant: 1/2004			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	GFI RECPTS. IN KITCHEN	1460		3,000	3,000			0%
	HOT WATER HEATERS	1460		0	2,000			100%

13. Capital Fund Program Five-Year Action Plan

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: The Housing Authority of the City of Newberry			Grant Type and Number Capital Fund Program No: SC16PO3550104 Replacement Housing Factor No:				Federal FY of Grant: 1/2004
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
SC35-1 - JULIAN E. GRANT HOMES	3-31-06	9/13/06		6-30-07	9/13/08		
SC35-3 BETHLEHEM GARDENS	3-31-06	9/13/06		6-30-07	9/13/08		
SC35-4 E. GORDON ABLE HOMES	3-31-06	9/13/06		6-30-07	9/13/08		

SC035i01

ENVIRONMENTAL REVIEW

NHA is in the process of completing their required Environmental Review in conjunction with Central Midlands. Our representative at Central Midlands is Robin Cooley. She has gotten the required maps and is completing the HUD form 4128 and preparing to send appropriate paper work to other agencies to be signed off. As soon as we have the completed review, we will forward it to HUD.