

PHA Plans
Streamlined Annual
Version

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

OMB No. 2577-0226
(exp. 06/30/2006)

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
Beaufort Housing Authority
PO Box 1104
Beaufort,S.C. 29901

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: Beaufort Housing Authority

PHA Number: SC026

PHA Fiscal Year Beginning: 10/2006

PHA Programs Administered:

Public Housing and Section 8

Number of public housing units: 295
Number of S8 units: 574

Section 8 Only

Number of S8 units:

Public Housing Only

Number of public housing 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: Edward L .Boyd
TDD: 1-800-735-2905

Phone: (843) 525-7061
Email:beaufortha@charter.net

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	Page
<input type="checkbox"/>	1. Site-Based Waiting List Policies 903.7(b)(2) Policies on Eligibility, Selection, and Admissions	
<input checked="" type="checkbox"/>	2. Capital Improvement Needs 903.7(g) Statement of Capital Improvements Needed	6
<input checked="" type="checkbox"/>	3. Section 8(y) Homeownership 903.7(k)(1)(i) Statement of Homeownership Programs	7
<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.	9
	PHA policies and programs have not changed, however our PHA is in a new Regional Planning Area formed since the last plan submission. Consistency with this new plan was evaluated and the statement checked for that reason.	
X	6. Supporting Documents Available for Review	10
X	7. Additional Information A. Progress in meeting 5-year mission and goals (sc026a01) B. Criteria for substantial deviation and significant amendments (sc026b01) C. Other information requested by HUD 1. Resident Advisory Board consultation process (sc026c01) 2. Resident membership on PHA governing board (sc026d01) 3. Financial Resources (sc026e01)	
<input checked="" type="checkbox"/>	8. Supporting Documents Available for Review	
<input checked="" type="checkbox"/>	9. Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Reports A.SC026-501-06 Annual Statement (sc026f01) B.SC026-501-03 Performance & Evaluation Report (sc026g01) C.SC026-501-04 Performance & Evaluation Report (sc026h01) D.SC026-501-05 Performance & Evaluation Report (sc026i01) E.Capital Fund Finance Program Performance & Evaluation Report (sc026j01)	
<input checked="" type="checkbox"/>	10. Capital Fund Program 5-Year Action Plan (sc026k01)	

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? 16

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:

The family or individual must have been assisted by Section 8 or lined in public housing for the previous 9 months. During this assistance period, all program requirements must have been complied with.

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

1. Provide training to staff in the Section 8 Home Ownership Program
2. Use the Family Self Sufficiency (FSS) Program to identify and prepare prospective participants for homeownership.
3. Utilize program income & recaptured funds from the HOME program as a source of gap funding.
4. Continue to administer a Budget & Credit Repair Program.
5. Utilize the Home Ownership Counseling Program administered by the Lowcountry Community Development Corporation.

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.

1. 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:)
2. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts): NA

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)

Lowcountry Regional HOME Consortium Consolidated Plan

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

- The PHA has based its statement of needs of families 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)

1. Provide affordable homeownership opportunities.
2. Increase low income rental units
3. Seek additional Section 8 funding when available
4. Provide economic development opportunities by administering a Family Self Sufficiency Program.
5. Utilize ceiling rents as an incentive for family economic development

Other: (list below)

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

The Lowcountry Council of Governments will provide funding opportunities for housing programs administered by the Beaufort Housing Authority.

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
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>	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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
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
NA	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 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
NA	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
NA	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
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 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
NA	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
NA	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
X	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
NA	Approved or submitted applications for designation of public housing	Annual Plan: Designation of

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	(Designated Housing Plans).	Public Housing
NA	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
NA	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program (Section 23 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
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
NA	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 type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: 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
NA	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
NA	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:		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant:
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)				
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				

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name				<input 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:	Work Statement for Year 3 FFY Grant: PHA FY:	Work Statement for Year 4 FFY Grant: PHA FY:	Work Statement for Year 5 FFY Grant: PHA FY:
	Annual Statement				
CFP Funds Listed for 5-year planning					
Replacement Housing Factor Funds					

Attachment: sc026a01

Progress in Meeting Five Year Goals

Goal: Expand the supply of assisted housing

1. Beaufort Housing Authority (BHA) has executed an agreement to purchase six (6) lots in a new subdivision to develop affordable rental units. The units will be placed on the housing voucher landlord list.
2. On March 17, 2006, the BHA was awarded a \$175,000 HOME grant to provide tenant based rental assistance to twenty-five 25 families for a one year period. This is the third HOME grant received for vouchers in the past 5 years.

Goal: Improve the quality of assisted housing

1. BHA has been awarded high performer designation consistently each year since Fiscal Year 2000 in the Public Housing Assessment Program (PHAS) and the Section 8 Management Assessment Program (SEMAP).
2. BHA scored 9.2 out of 10 on the FY 2005 resident assessment portion of the evaluation.
3. We have implemented a system to receive feed back from residents regarding our performance in providing maintenance services. We are striving for improvement in this area by providing additional training opportunities for the staff.
4. We continue to modernize our public housing units through our participation in the Capital Fund Program. We have an on-going Five-Year Plan, and we are on schedule to keep each development modernized. All units received air conditioning during the period 1999-2004.

Goal: Increase assisted housing choices.

We administer a Section 8 Homeownership Program and have set a goal of five (5) closings during the period 2005/2009. The market value of real estate in our area makes this a real challenge.

Goal: Improve community quality of life and economic vitality

1. We continue to strive to improve community life in each development. We have established Resident Councils in each community. These organizations are involved in the decisions and plans to improve each community. We work hard on curb appeal of each development.

2. We have made customer service a priority and will provide training to “front line” staff in this area.

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

1. BHA continues to administer a Family Self Sufficiency Program consisting of approximately 65 participants. Currently 40 participants have escrow deposits. We have had 9 successful completions since October 2003, with an average escrow distribution of \$1264.
2. BHA has a local selection preference for those families who are working or in a self-improvement program.

Goal: Ensure Equal Opportunity in Housing

BHA continues to administer its housing programs ensuring that all applicants/residents are treated equally regardless of race, religion, natural origin, sex, or disability.

Goal: Improve administrative maintenance facilities.

We have engaged an architect to develop new facilities, and he is in the later stages of plan development. A Capital Fund Program loan in the amount of \$585,000 has been secured to fund this project.

Goal: Apply for grants to increase the inventory of affordable housing

We are in the process of making application to the Federal Home Loan Bank Board of Atlanta to help develop additional units. We will also apply to the State Housing Authority and Beaufort County for funding.

We serve on the Governing Council of the Beaufort County Affordable Housing Consortium to assist in finding solutions to the affordable housing shortage in our community.

sc026b01

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

Substantial deviation is defined as significant changes to the stated goals that fundamentally change the mission, objectives, or plans of the agency and require formal approval of the Board of Commissioners.

a. Significant Amendment or Modification to the Annual Plan

Substantial deviations or significant amendments or modifications are defined as discretionary changes in the plans or policies of the agency that fundamentally change the mission, goals, objectives, or plans and require formal approval of the Board of Commissioners.

Beaufort Housing Authority

Resident Advisory Board

June 13, 2006

Board Members in attendance: Ms. Annette Frazier, Marsh Pointe
Ms. Tracy Robinson, Oak Hill Terrace
Ms. Deborah Maxwell, Yemassee Heights
Ms. Michelle Green, Section 8

Board Members absent: Ms. Hattie Wilkerson, Sandalwood Terrace
Ms. Dorothyann Mullen, Beaufort

Comments on the Annual Plan for Fiscal Year 2006:

A thorough review of the Annual Plan for Fiscal Year 2006 for Beaufort Housing Authority was conducted by the Resident Advisory Board.

Part of the plan is to replace interior doors at Oak Hill Terrace. This was thought to be an excellent idea. No other comments were made about the plan.

sc026d01

Resident Membership on Governing Board

Ms.Dorothyann V.Mullen
1909 C Lovejoy Street
Beaufort,S.C. 29902

sc026e01

Fiscal Year 2006 Financial Resources

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2006 grants)		
a) Public Housing Operating Fund	336,830	
b) Public Housing Capital Fund	430,000	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	2,669,000	
f) Resident Opportunity and Self- Sufficiency Grants		
g) Community Development Block Grant		
h) HOME	150,000	Housing Development
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
SC26-501-05	58,000	Public Housing
HOME	125,000	Ten.Based Rental Asst.
3. Public Housing Dwelling Rental Income	810,000	Public Housing
4. Other income (list below)		
Interest Income	17,000	Public Housing
Late Fees	15,000	Public Housing
4. Non-federal sources (list below)		
Fed.Home Loan Bank Board	150,000	Housing Development
South Carolina Housing Trust Fund	250,000	Housing Development
Total resources	5,010,830	

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

PHA Name: Beaufort Housing Authority	Grant Type and Number Capital Fund Program Grant No: CFP 501-06 Replacement Housing Factor Grant No: sc026f01	Federal FY of Grant: 2006
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no.)
 Performance and Evaluation Report for Program Year Ending
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations	-	-	-	-
3	1408 Management Improvements	-	-	-	-
4	1410 Administration	3,000.00	-	-	-
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	22,900.00	-	-	-
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	91,000.00	-	-	-
10	1460 Dwelling Structures	260,574.00	-	-	-
11	1465.1 Dwelling Equipment - Nonexpendable	750.00	-	-	-
12	1470 Nondwelling Structures	-	-	-	-
13	1475 Nondwelling Equipment	7,000.00	-	-	-
14	1485 Demolition	-	-	-	-
15	1490 Replacement Reserve	-	-	-	-
16	1492 Moving to Work Demonstration	-	-	-	-
17	1495.1 Relocation Costs	-	-	-	-
18	1499 Development Activities	-	-	-	-
19	1501 Collateralization or Debt Service	45,000.00	-	-	-
20	1502 Contingency	-	-	-	-
21	Amount of Annual Grant (Sum of lines 2-20)	\$ 430,224.00	\$ -	\$ -	\$ -
22	Amount of line 21 Related to LBP Activities	-	-	-	-
23	Amount of line 21 Related to Section 504 Compliance	-	-	-	-
24	Amount of line 21 Related to Security - Soft Costs	-	-	-	-
25	Amount of line 21 Related to Security - Hard Costs	-	-	-	-
26	Amount of line 21 Related to Energy Conversation Measures	-	-	-	-

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

PHA Name: Beaufort Housing Authority	Grant Type and Number Capital Fund Program Grant No: CFP 501-03 Replacement Housing Factor Grant No: sc026g01	Federal FY of Grant: 2003
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no. -)
 Performance and Evaluation Report for Program Year Ending -
 Final Performance and Evaluation Report **March 31,2006**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations	10,000.00	10,000.00	10,000.00	10,000.00
3	1408 Management Improvements	-	-	-	-
4	1410 Administration	1,800.00	5,864.00	5,864.00	5,864.00
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	13,500.00	29,000.00	29,000.00	29,000.00
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	92,000.00	120,010.00	120,010.00	69,279.00
10	1460 Dwelling Structures	305,000.00	154,603.00	154,603.00	169,579.00
11	1465.1 Dwelling Equipment - Nonexpendable	19,300.00	8,393.00	8,393.00	8,393.00
12	1470 Nondwelling Structures	-	-	-	-
13	1475 Nondwelling Equipment	7,720.00	31,055.00	31,055.00	31,055.00
14	1485 Demolition	-	-	-	-
15	1490 Replacement Reserve	-	-	-	-
16	1492 Moving to Work Demonstration	-	-	-	-
17	1495.1 Relocation Costs	-	-	-	-
18	1499 Development Activities	-	-	-	-
19	1501 Collaterization or Debt Service	-	-	-	-
20	1502 Contingency	-	-	-	-
21	Amount of Annual Grant (Sum of lines 2-20)	\$ 449,320.00	\$ 358,925.00	\$ 358,925.00	\$ 323,170.00
22	Amount of line 21 Related to LBP Activities	-	-	-	-
23	Amount of line 21 Related to Section 504 Compliance	-	-	-	-
24	Amount of line 21 Related to Security - Soft Costs	-	-	-	-
25	Amount of line 21 Related to Security - Hard Costs	-	-	-	-
26	Amount of line 21 Related to Energy Conversation 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:		Grant Type and Number				Federal FY of Grant:		
Beaufort Housing Authority		Capital Fund Program Grant No: CFP 501-03 Replacement Housing Factor Grant March 31,2006				2003		
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	
HA Wide	Transfer to Operating	1406.00		10,000.00	10,000.00	10,000.00	10,000.00	
	Computer Software	1408.00						Delete
	Administration	1410.00		1,800.00	5,864.00	5,864.00	5,864.00	
	A/E Fees	1430.00		13,500.00	29,000.00	29,000.00	29,000.00	
	Cycle Painting	1460.00	30 Units	30,000.00	22,424.00	22,424.00	37,400.00	
	Prune Trees	1450.00		15,000.00	18,555.00	18,555.00	18,555.00	
	Replace Mower	1475.00		7,720.00	7,591.00	7,591.00	7,591.00	
	Admin Vehicle	1475.00			16,022.00	16,022.00	16,022.00	From 501-02
	Computer Hardware	1475.00			7,442.00	7,442.00	7,442.00	5 Yr Plan
SC26-1								
Scattered	Bath Vanity w/ Lavatory	1460.00	65 Units	30,000.00	31,241.00	31,241.00	31,241.00	
	Water Saver Toilets	1460.00	65 Units	22,000.00	12,000.00	12,000.00	12,000.00	
SC26-2								
Oak Hill T.	Upstairs Floor Repair	1460.00	14 Units	15,000.00				Delay
	New Floor Tile & Base	1460.00	39 Units	95,000.00				To 501-02
	Repairs to Lift Station	1450.00		27,000.00				To 501-02
SC26-4	Light Fixtures Kitchen	1460.00	80 Units		19,017.00	19,017.00	19,017.00	5 Yr Plan
Sandalwood	Water Saver Toilets	1460.00	80 Units	46,000.00	29,146.00	29,146.00	29,146.00	
	Replace Damaged Int.Doors	1460.00	40 Units		-			Delay
	Resurface Parking Lot	1450.00			66,104.00	66,104.00	46,649.00	5 Yr Plan
	Erosion Repairs	1450.00			31,276.00	31,276.00		5Yr Plan
SC26-6								
Yemassee H	Replace Exterior Door Locks	1460.00	50 Units	10,000.00				To 501-01
	Resurface Parking Lot	1450.00		50,000.00				Delay

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

PHA Name: Beaufort Housing Authority	Grant Type and Number Capital Fund Program Grant No: CFP 501-04 Replacement Housing Factor Grant No: sc026h01	Federal FY of Grant: 2004
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no.)
 Performance and Evaluation Report for Program Year Ending **March 31, 2006**
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations	-	1,000.00	-	-
3	1408 Management Improvements	-	-	-	-
4	1410 Administration	2,000.00	7,000.00	6,229.00	6,229.00
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	11,500.00	11,500.00	11,500.00	10,442.00
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	7,500.00	64,733.00	3,900.00	3,900.00
10	1460 Dwelling Structures	292,394.00	251,516.00	160,196.00	151,751.00
11	1465.1 Dwelling Equipment - Nonexpendable	47,200.00	29,919.00	10,342.00	10,342.00
12	1470 Nondwelling Structures	-	-	-	-
13	1475 Nondwelling Equipment	10,080.00	5,006.00	5,006.00	5,006.00
14	1485 Demolition	-	-	-	-
15	1490 Replacement Reserve	-	-	-	-
16	1492 Moving to Work Demonstration	-	-	-	-
17	1495.1 Relocation Costs	-	-	-	-
18	1499 Development Activities	-	-	-	-
19	1501 Collateralization or Debt Service	45,000.00	45,000.00	45,000.00	-
20	1502 Contingency	-	-	-	-
21	Amount of Annual Grant (Sum of lines 2-20)	\$ 415,674.00	\$ 415,674.00	\$ 242,173.00	\$ 187,670.00
22	Amount of line 21 Related to LBP Activities	-	-	-	-
23	Amount of line 21 Related to Section 504 Compliance	-	-	-	-
24	Amount of line 21 Related to Security - Soft Costs	-	-	-	-
25	Amount of line 21 Related to Security - Hard Costs	-	-	-	-
26	Amount of line 21 Related to Energy Conversation 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:		Grant Type and Number				Federal FY of Grant:		
Beaufort Housing Authority		Capital Fund Program Grant No: CFP 501-04 Replacement Housing Factor Grant				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	
HA Wide	Transfer to Operating	1406.00			1,000.00			
	Administration	1410.00		2,000.00	7,000.00	6,229.00	6,229.00	
	A/E Fees	1430.00		11,500.00	11,500.00	11,500.00	10,442.00	
	Cycle Painting	1460.00	25 Units	15,000.00	15,000.00			
	Maint. Utility Vehicle	1475.00		5,300.00	5,006.00	5,006.00	5,006.00	
	Debt Service Bond	1501.00		45,000.00	45,000.00	45,000.00		
	HD Paper Shredder	1475.00						Delete
SC26-2	Replace Refrigerators	1465.10	38 units	15,200.00	10,005.00	10,005.00	10,005.00	
Oak Hill T.								
SC26-4	Replace Refrigerators	1465.10	80 Units	32,000.00	19,914.00	337.00	337.00	
Sandalwood	Playground Equipment	1450.00			28,016.00			5 Yr Plan
	Resurface Parking Lot	1450.00			4,800.00			Additional
SC26-6	New Mail Boxes w/Shelter	1450.00		7,500.00	3,900.00	3,900.00	3,900.00	
Yemassee H	Counter Tops & Cabinets Kitch.	1460.00	50 units	110,085.00	114,594.00	114,594.00	114,594.00	
	Replace Floor Tile & Base	1460.00	50 units	104,989.00	69,200.00			
	New Vanities w/Sink	1460.00	50 units	30,000.00	24,277.00	24,277.00	24,277.00	
	New Water Saver Toilet	1460.00	50 units	10,000.00	10,000.00	10,000.00	10,000.00	
	Playground Equipment	1450.00			28,017.00			5 Yr Plan
SC26-8	Replace Carpet w/ Floor Tile	1460.00	5 units	15,820.00	10,000.00	2,880.00	2,880.00	
SF Homes	Replace Refrigerators	1475.00	12 Units	4,780.00				To 501-03
	Install window in Unit	1460.00	1 Unit	500.00	445.00	445.00		Emergency
	Replace Windows	1460.00	2 Units	6,000.00	8,000.00	8,000.00		Emergency
	TOTAL			415,674.00	415,674.00	242,173.00	187,670.00	

Capital fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

**Actual Comprehensive Grant
Cost Certificate**
Comprehensive Grant Program (CGP)

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

OMB Approval No. 2577-0157
(Exp. 3/31/2002)

PHA/IHA Name Beaufort Housing Authority	Comprehensive Grant Number CFP 501-04
	FFY of Grant Approval 2004

The PHA/IHA hereby certifies to the Department of Housing and Urban Development as follows:

1. That the total amount of Modernization Cost (herein called the "Actual Modernization Cost") of the Comprehensive Grant, is as shown below:

A. Original Funds Approved	\$ 415,674.00
B. Revised Funds Approved	415,674.00
C. Funds Advanced	
D. Funds Expended (Actual Modernization Cost)	187,670.00
E. Amount to be Recaptured (A-D)	228,004.00
F. Excess of Funds Advanced (C-D)	\$ (187,670.00)

2. That all modernization work in connection with the Comprehensive Grant has been completed;
3. That the entire Actual Modernization Cost or liabilities therefor incurred by the PHA/IHA have been fully paid;
4. That there are no undischarged mechanics', laborers', contractors', or material-men's liens against such modernization work on public office where the same should be filed in order to be valid against such modernization work; and
5. That the time in which such liens could be filed has expired.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729)

Signature X	Date 07/12/2006
---------------------------	-------------------------------

For HUD Use Only

The Cost Certificate is approved for audit.

Approved for Audit (Director, Public Housing Division) X	Date
--	------

The audited costs agree with the costs shown above.

Verified (Director, Public Housing Division) X	Date
--	------

Approved (Field Office Manager) X	Date
---	------

**Actual Modernization
Cost Certificate**

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

OMB Approval No. 2577-0044 (exp. 12/31/99)
OMB Approval No. 2577-0157 (exp. 12/31/99)

**Comprehensive Improvement Assistance Program (CIAP)
Comprehensive Grant Program (CGP)**

Public reporting burden for this collection of information is estimated to average 2 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. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Reports Management Officer, Paperwork Reduction Project (2577-0044 and 0157), Office of Information Technology, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3600. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

Do not send this form to the above address.

This collection of information requires that each Housing Authority (HA) submit information to enable HUD to initiate the fiscal closeout process. The information will be used by HUD to determine whether the modernization grant is ready to be audited and closed out. The information is essential for audit verification and fiscal close out. Responses to the collection are required by regulation. The information requested does not lend itself to confidentiality.

HA Name: Beaufort Housing Authority	Modernization Project Number: CFP 501-04
---	--

The HA hereby certifies to the Department of Housing and Urban Development as follows:

1. That the total amount of Modernization Cost (herein called the "Actual Modernization Cost") of the Modernization Grant, is as shown below:

A. Original Funds Approved	\$	415,674.00
B. Funds Disbursed	\$	187,670.00
C. Funds Expended (Actual Modernization Cost)	\$	187,670.00
D. Amount to be Recaptured (A - C)	\$	228,004.00
E. Excess of Funds Disbursed (B - C)	\$	-

2. That all modernization work in connection with the Modernization Grant has been completed;

3. That the entire Actual Modernization Cost or liabilities therefore incurred by the HA have been fully paid;

4. That there are no undischarged mechanics', laborers', contractors', or material-men's liens against such modernization work on file in any public office where the same should be filed in order to be valid against such modernization work; and

5. That the time in which such liens could be filed has expired.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Signature of Executive Director & Date:

X

7/12/2006

For HUD Use Only

The Cost Certificate is approved for audit:

Approved for Audit (Director, Office of Public Housing / ONAP Administrator)

Date:

X

The audited costs agree with the costs shown above:

Verified: (Designated HUD Official)

Date:

X

Approved: (Director, Office of Public Housing / ONAP Administrator)

Date:

X

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Input Range						
Acct	Original	Revised	Obligated	Expended	Acct	Original
1406	0.00	1,000.00	0.00	0.00	1406	0.00
1410	2,000.00	7,000.00	6,229.00	6,229.00	ACCT	
1430	11,500.00	11,500.00	11,500.00	10,442.00	1408	0.00
1460	15,000.00	15,000.00	0.00	0.00	ACCT	
1475	5,300.00	5,006.00	5,006.00	5,006.00	1410	2,000.00
1501	45,000.00	45,000.00	45,000.00	0.00	ACCT	
1475	0.00		0.00	0.00	1411	0.00
0			0.00	0.00	ACCT	
1465	15,200.00	10,005.00	10,005.00	10,005.00	1415	0.00
#VALUE!	0.00	0.00	0.00	0.00	ACCT	
0	0.00	0.00	0.00	0.00	1430	11,500.00
1465	32,000.00	19,914.00	337.00	337.00	ACCT	
1450		28,016.00	0.00	0.00	1440	0.00
1450	0.00	4,800.00	0.00	0.00	ACCT	
1450	7,500.00	3,900.00	3,900.00	3,900.00	1450	7,500.00
1460	110,085.00	114,594.00	114,594.00	114,594.00	ACCT	
1460	104,989.00	69,200.00		0.00	1460	292,394.00
1460	30,000.00	24,277.00	24,277.00	24,277.00	ACCT	
1460	10,000.00	10,000.00	10,000.00	10,000.00	1465	47,200.00
1450		28,017.00	0.00	0.00	ACCT	
1460	15,820.00	10,000.00	2,880.00	2,880.00	1470	0.00
1475	4,780.00	0.00	0.00	0.00	ACCT	
1460	500.00	445.00	445.00	0.00	1475	10,080.00
1460	6,000.00	8,000.00	8,000.00	0.00	ACCT	
0	0.00	0.00	0.00	0.00	1485	0.00
0	415,674.00	415,674.00	242,173.00	187,670.00	ACCT	
0			0.00	0.00	1490	0.00
0			0.00	0.00	ACCT	
0	0.00	0.00	0.00	0.00	1492	0.00
0	0.00	0.00	0.00	0.00	ACCT	
0	0.00	0.00	0.00	0.00	1495	0.00
0		0.00	0.00	0.00	ACCT	
0	0.00	0.00	0.00	0.00	1499	0.00
0	0.00	0.00	0.00	0.00	ACCT	
#VALUE!	0.00	0.00	Federal FY o	0.00	1501	45,000.00
#VALUE!	CFP 501-04	0.00	2004	0.00	ACCT	

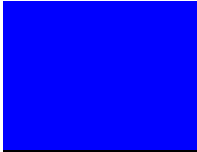
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Criteria Range			Output Range			
Revised	Obligated	Expended	Acct	Original	Revised	Obligated
1,000.00	0.00	0.00	1406.00	0.00	1,000.00	0.00
			1408.00	0.00	0.00	0.00
0.00	0.00	0.00	1410.00	2,000.00	7,000.00	6,229.00
			1411.00	0.00	0.00	0.00
7,000.00	6,229.00	6,229.00	1415.00	0.00	0.00	0.00
			1430.00	11,500.00	11,500.00	11,500.00
0.00	0.00	0.00	1440.00	0.00	0.00	0.00
			1450.00	7,500.00	64,733.00	3,900.00
0.00	0.00	0.00	1460.00	292,394.00	251,516.00	160,196.00
			1465.10	47,200.00	29,919.00	10,342.00
11,500.00	11,500.00	10,442.00	1470.00	0.00	0.00	0.00
			1475.00	10,080.00	5,006.00	5,006.00
0.00	0.00	0.00	1485.00	0.00	0.00	0.00
			1490.00	0.00	0.00	0.00
64,733.00	3,900.00	3,900.00	1492.00	0.00	0.00	0.00
			1495.10	0.00	0.00	0.00
251,516.00	160,196.00	151,751.00	1499.00	0.00	0.00	0.00
			1501.00	45,000.00	45,000.00	45,000.00
29,919.00	10,342.00	10,342.00	1502.00	0.00	0.00	0.00
0.00	0.00	0.00				
5,006.00	5,006.00	5,006.00				
0.00	0.00	0.00				
0.00	0.00	0.00				
0.00	0.00	0.00				
0.00	0.00	0.00				
0.00	0.00	0.00				
45,000.00	45,000.00	0.00				

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Expended

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3,900.00
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Annual Statement / Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Beaufort Housing Authority	Grant Type and Number Capital Fund Program Grant No: CFP 501-05 Replacement Housing Factor Grant No: sc026i01	Federal FY of Grant: 2005
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no.)
 Performance and Evaluation Report for Program Year Ending **March 31.2006**
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations	3,000.00		-	-
3	1408 Management Improvements	-	-	-	-
4	1410 Administration	16,500.00	12,500.00	-	-
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	13,000.00	17,550.00	17,550.00	-
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	80,986.00	74,986.00	2,590.00	2,590.00
10	1460 Dwelling Structures	295,900.00	304,350.00	-	-
11	1465.1 Dwelling Equipment - Nonexpendable	-	-	-	-
12	1470 Nondwelling Structures	-	-	-	-
13	1475 Nondwelling Equipment	19,200.00	19,200.00	1,393.00	1,393.00
14	1485 Demolition	-	-	-	-
15	1490 Replacement Reserve	-	-	-	-
16	1492 Moving to Work Demonstration	-	-	-	-
17	1495.1 Relocation Costs	-	-	-	-
18	1499 Development Activities	-	-	-	-
19	1501 Collateralization or Debt Service	45,000.00	45,000.00	-	-
20	1502 Contingency	-	-	-	-
21	Amount of Annual Grant (Sum of lines 2-20)	\$ 473,586.00	\$ 473,586.00	\$ 21,533.00	\$ 3,983.00
22	Amount of line 21 Related to LBP Activities	-	-	-	-
23	Amount of line 21 Related to Section 504 Compliance	-	-	-	-
24	Amount of line 21 Related to Security - Soft Costs	-	-	-	-
25	Amount of line 21 Related to Security - Hard Costs	-	-	-	-
26	Amount of line 21 Related to Energy Conversation 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:		Grant Type and Number				Federal FY of Grant:		
Beaufort Housing Authority		Capital Fund Program Grant No: CFP 501-05 Replacement Housing Factor Grant				2005		
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	
HA Wide	Administration	1410.00		6,000.00	5,000.00			
	Revise Employee Handbook	1410.00		4,000.00	3,000.00			
	Salary Comparability Study	1410.00		4,000.00	2,000.00			
	Receipt System	1410.00		2,500.00	2,500.00			
	A/E Fees	1430.00		13,000.00	17,550.00	17,550.00		
	Chainsaw	1475.00		400.00	400.00	764.00	764.00	
	Mulching & Sewer Machines	1475.00		2,700.00	2,700.00	629.00	629.00	
	Administrative Vehicle	1475.00		16,100.00	16,100.00			
	Prune Trees	1450.00		12,824.00	7,824.00			
	Battery Operated Smoke Alarms	1460.00	200 Units	3,000.00	3,000.00			
	Cycle Paint	1460.00	49 units	22,400.00	22,400.00			
	Transfer to Operating	1406.00		3,000.00				Delete
SC26-2								
Oakhill Terr.	Weatherstrip Doors	1460.00	38 units	10,000.00				Delay
SC26-6	Weather Strip Doors				10,000.00			5Yr Plan
Yemassee H	Replace Storage Doors	1460.00	50 units	20,000.00	20,000.00			
Yemassee H	Replace Ceiling Texture	1460.00	50 units	63,000.00	63,000.00			
	Replace Kitchen Light	1460.00	50 units	9,000.00	9,000.00			
	Resurface Parking Lot	1450.00	50 units	62,000.00	62,000.00			
SC26-7								
Marsh Pointe	Replace Roof	1460.00	30 units	67,000.00	67,000.00			
SC26-8	Exterior Painting	1460.00	4 units		8,450.00			5 Yr Plan
SF Homes	Replace Drain Field	1450.00	3units	6,162.00	5,162.00	2,590.00	2,590.00	
	Replace Windows	1460.00	6 units	12,000.00	12,000.00			
	Replace Roofs	1460.00	7 units	31,500.00	31,500.00			
	Replace HVAC Sys.	1460.00	16 units	56,000.00	56,000.00			
SC26-9								
Duplex	Paint Exterior	1460.00	2 units	2,000.00	2,000.00			
HA Wide	Debt Servise	1501.00		45,000.00	45,000.00			
	Total			473,586.00	473,586.00	21,533.00	3,983.00	

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

PHA Name: Beaufort Housing Authority	Grant Type and Number sc026j01	Federal FY of Grant: 2006
	Capital Fund Program Grant No: CFFP Program	
	Replacement Housing Factor Grant No: March 31,2006	

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no.)

Performance and Evaluation Report for Program Year Ending
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations	-	-	-	-
3	1408 Management Improvements	-	-	-	-
4	1410 Administration	-	3,000.00	-	-
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	20,360.00	45,174.00	45,174.00	42,497.00
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	-	-	-	-
10	1460 Dwelling Structures	-	-	-	-
11	1465.1 Dwelling Equipment - Nonexpendable	-	-	-	-
12	1470 Nondwelling Structures	476,000.00	447,967.00	-	-
13	1475 Nondwelling Equipment	-	-	-	-
14	1485 Demolition	-	-	-	-
15	1490 Replacement Reserve	-	-	-	-
16	1492 Moving to Work Demonstration	-	-	-	-
17	1495.1 Relocation Costs	-	-	-	-
18	1499 Development Activities	-	-	-	-
19	1501 Collateralization or Debt Service	51,573.00	51,792.00	51,792.00	6,826.00
20	1502 Contingency	37,296.00	37,296.00	(185.00)	(185.00)
21	Amount of Annual Grant (Sum of lines 2-20)	\$ 585,229.00	\$ 585,229.00	\$ 96,781.00	\$ 49,138.00
22	Amount of line 21 Related to LBP Activities	-	-	-	-
23	Amount of line 21 Related to Section 504 Compliance	-	-	-	-
24	Amount of line 21 Related to Security - Soft Costs	-	-	-	-
25	Amount of line 21 Related to Security - Hard Costs	-	-	-	-
26	Amount of line 21 Related to Energy Conversation Measures	-	-	-	-

Capital Fund Program Five-Year Action Plan
Part 1: Summary

PHA Name Beaufort Housing Authority		<input checked="" type="checkbox"/> Original 5-Year <input type="checkbox"/> Revision No.			
Development Number/Name/HA-Wide	Year 1 2006	Work Statement for Year 2 FFY Grant: 2007 PHA FY: 10/1/2007	Work Statement for Year 3 FFY Grant: 2008 PHA FY: 10/1/2008	Work Statement for Year 4 FFY Grant: 2009 PHA FY: 10/1/2009	Work Statement for Year 5 FFY Grant: 2010 PHA FY: 10/1/2010
	Annual Statement				
HA Wide		148,500.00	155,000.00	90,000.00	122,000.00
SC26-1 Scattered Apts.		199,000.00	150,000.00		150,000.00
SC26-2 Oak Hill Terrace			132,000.00		25,000.00
SC26-4 Sandalwood Terrace		60,000.00	55,000.00	331,000.00	200,000.00
SC26-6 Yemassee Heights		20,000.00			308,000.00
SC26-7 Marsh Pointe				341,000.00	
SC26-8 Single Family Homes		120,000.00	53,000.00		155,000.00
SC26-9 Duplex		26,000.00	2,800.00	800.00	
CFP Funds Listed for 5-year planning		573,500.00	547,800.00	762,800.00	960,000.00
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>2008</u> FFY Grant: <u>2007</u> PHA FY: <u>10/1/2006</u>			<u>2009</u> Activities for Year: FFY Grant: <u>2008</u> PHA FY:			
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	
See Annual Statement							
		Total CFP Estimated Cost		€ -			€ -

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Macros:

\0 {GOTO}j:A1~{WAIT @NOW+@TIME(0,0,2)}/fal{PANELON}{GOTO}A:A1~/wgpe{QUIT}

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Macros 52832

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Deletes a page

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Macros 52833

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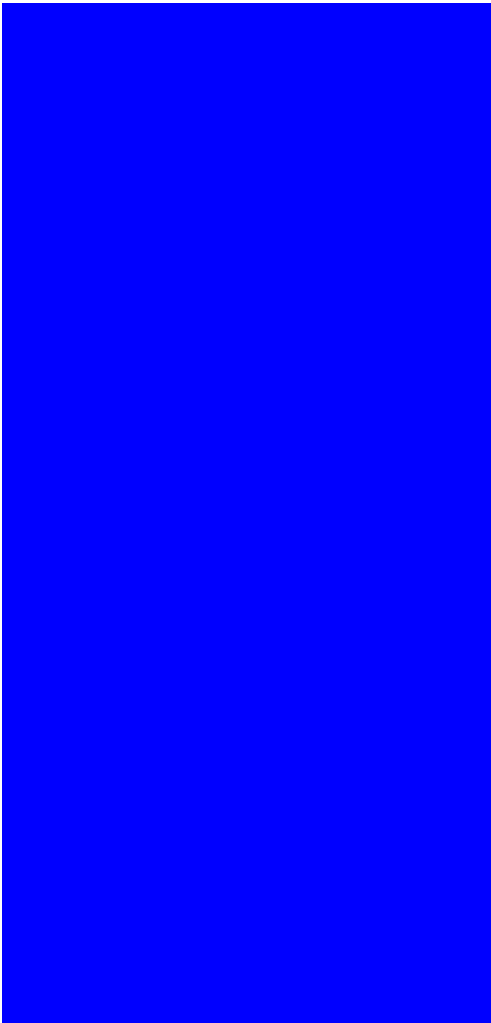
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{L 14}~/WGPD/wdr{D 41}~/WGPE{u 1}{r 5}~{QUIT}



nt4~g:prcrsprnt5~g{quit}

wprq{d 9}~/WGPE{QUIT}

·:wprq{d 10}~/WGPE{QUIT}

}~:wprq{d 7}{r 1}~/WGPE{QUIT}