

1.0	PHA Information PHA Name: <u>Housing Authority of Florence</u> PHA Code: <u>SC027</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>10/2010</u>																										
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>811</u> Number of HCV units: <u>707</u>																										
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only																										
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)																										
	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2" style="width:35%;">Participating PHAs</th> <th rowspan="2" style="width:10%;">PHA Code</th> <th rowspan="2" style="width:20%;">Program(s) Included in the Consortia</th> <th rowspan="2" style="width:20%;">Programs Not in the Consortia</th> <th colspan="2" style="width:15%;">No. of Units in Each Program</th> </tr> <tr> <th style="width:5%;">PH</th> <th style="width:10%;">HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program		PH	HCV	PHA 1:						PHA 2:						PHA 3:					
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5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.																										
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: Mission Statement: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.																										
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. Goals and Objectives: <u>The Housing Authority of Florence has developed our Five-Year Goals for the period 2010-2014 as described in this plan. Also, we will pursue meeting the following goals in this Five-Year/Annual Plan as listed:</u> <ul style="list-style-type: none"> • Expand leveraging private or other public funds to create additional housing opportunities • Continue to renovate or modernize public housing units to bring them more marketable • Expand Homeownership opportunities • Demolish or dispose of obsolete public housing • Continue to transition to and comply with Asset Management Regulations • Continue to provide staff training to improve the quality of Assisted Housing. • Continue to conduct outreach efforts to potential voucher landlords. • Continue to manage LIHTC property and to expand the number of available units • Continue to collaborate with other entities to provide affordable housing • Upgrade elevator at Elderly site • Provide or attract supportive services to improve assistance in recipients' employability • Create opportunities for residents' self-sufficiency and economic independence. • Maintain problem-solving partnerships with PHA, residents, community, and government leadership. 																										
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: Revision to the ACOP; Revision to the HCV Administrative Plan; (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. Agency 5-Year and Annual Plan is available at our Central Office Cost Center, our Church Hill Admin office, our Parkview Plaza Admin office and our Creekside Village Admin Office.																										

7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p>SC027-1, Royal Gardens..... We have submitted our application for Disposition/Demolition of Royal Gardens (all 50 units); We have submitted an application for mixed financing to rebuild on the existing property; we have purchased property surrounding the area to be included in the mixed financing venture. We are moving through the steps necessary to do a mixed financed housing community. We have also included demolition/relocation funds in the attached 5-Year Capital Fund Plan.</p> <p>Additionally, the Homeownership Programs and the Project-based Vouchers are not applicable.</p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable. For 8.1 and 8.2 below, See Attachments SC027j01; SC027k01; SC027l01, SC027m01; and SC027n01</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing. See 8.0</p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. See 8.0</p>
8.3	<p>Capital Fund Financing Program (CFFP). <input checked="" type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>
9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. See Attachment SC027a01</p>
9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>Strategy The Housing Authority of Florence is part of the entire housing effort for the community. While we alone cannot meet every need, we will address some of the identified needs by using appropriate resources to maintain/upgrade/replace our existing stock. We will continue to provide housing assistance to meet the housing needs throughout our jurisdiction through rental of public housing and housing choice vouchers. When appropriate and feasible, we will apply for additional grants and loans from federal, state, and local sources, including private sources to help add to the affordable housing available in our community. We intend to continue to work with our local partners to try to meet these identified needs.</p>

Additional Information. Describe the following, as well as any additional information HUD has requested.

(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.

During the 5-Year period, October 1, 2005 through September 30, 2009, we met our goals as outlined in our plan.

- **Leverage private or other public funds to create additional housing opportunities**
 - We were able to provide additional housing opportunities by applying for and receiving some Tenant Based Rental Assistance (TBRA).
 - We were able to provide additional housing opportunities for mental health participants through Shelter Plus (11 units).
 - We were able to provide additional housing opportunities for mental health participants through the management of Pee Dee Place (19 units).
 - We have purchased two homes through the NSP program (joint effort with the City of Florence) which will provide additional housing opportunities.
- **Concentrate on efforts to improve specific management functions**
 - We have restructured the agency; set up COCC; set up AMP management groups; and added a full-time IT person; revised policies and procedures, etc.
- **Renovate or modernize public housing units**
 - Received approximately \$6,579,075 of Capital Funds along with approximately \$1,772,646 of ARRA Funds that were used to renovate/modernize our public housing units. We also received Bond Financing on April 25, 2006 in the amount of \$4,876,908 to do more modernization to our public housing units. We also applied for refinancing of Pelican House and received \$1,804,400 on January 29, 2008 for modernization improvements for our 202 program which we manage .
- **Demolish or dispose of obsolete public housing**
 - We have started the process of preparing to make an application to demolish/dispose of 50 units of obsolete public housing and to revitalize the community.
 - We have applied for and received approval to demolish two units of public housing; we are waiting on the third unit to be approved.
- **Comply with Asset Management Regulations**
 - We continue to work with the transition to Asset Management
- **Explore alternative financing for capital improvements.**
 - We applied for ARRA grant for capital improvements through the Broadband Technical Opportunity Program (BTOP); still waiting for decision.
- **Continue to provide staff training to improve the quality of Assisted Housing.**
 - We have provided extensive on-going training to our staff through workshops, tech schools and adult education, on-site training, and other educational facilities.
- **Continue to conduct outreach efforts to potential voucher landlords.**
 - We provide counseling and have a video presentation as part of our briefing packet as well as on-going information to current clients. We also encourage landlord participation through outreach efforts, making them aware of the program advantages through workshops and mail outs. We continue to conduct outreach efforts.
- **Implement public housing or other homeownership programs**
 - We assisted two families with the purchase of a new home through our homeownership program. (Section 8)
- **Manage LIHTC property**
 - We continue to manage 76 units of LIHTC.
 - We are in the initial stage of applying for additional LIHTC (24 units)
- **Continue to collaborate with other entities to provide affordable housing**
 - We are working jointly with the City of Florence with NSP funds. We have purchased two homes which will provide housing opportunities to our community.
- **Seek to continue housing Law Enforcement Officers**
 - We did house some law enforcement officers during this period
- **Continue installation of A/C in units**
 - We have continued with the installation of A/C units in most of our public housing inventory during this period and only have a few left of the 812 units.
- **Upgrade elevator at Elderly site**
 - We have made limited improvements and are currently working on the preliminary stages of getting the upgrade contracted.
- **Provide or attract supportive services to improve assistance in recipients' employability**
 - We provide a GED program on-site; homework centers, programs, etc.
- **Create opportunities for residents' self-sufficiency and economic independence.**
 - We have created opportunities for residents' self-sufficiency and economic independence through workshops, leadership training and exposure to educational, cultural and social activities. During this period, we set up a computer learning center for our residents.
- **Maintain problem-solving partnerships with PHA, residents, community, and government leadership.**
 - We continue to partner with other Housing Authorities (workshops, training, sharing of information), community (non-profits), and government leadership (Mayor has been involved in our efforts to transform an obsolete community of public housing to a mixed finance project; also involved in tearing down abandon/dilapidated homes to clean up the communities.)

(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"

Substantial Deviation from the 5-Year and/or the Annual Plan is defined as: A goal or concept that is not described in the 5-Year Plan and/or Annual Plan

10.0

<p>11.0</p>	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none"> (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) See Attachment SC027b01 (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) See Attachment SC027c01 (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) See Attachment SC027d01 (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) See Attachment SC027e01 (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) See Attachment SC027e01 (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. See Attachment SC027f01 (g) Challenged Elements, See Attachment SC027g01 (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) See 8.0 (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only) See 8.0 (j) VAWA – See Attachment SC027h01 (k) Form HUD-50077-CR, Civil Rights Certification. See Attachment SC27i01
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Attachment SC027a01

9.0 Housing Needs:

Based on a review of the City of Florence Five Year Consolidated Plan (2005-2010) and a review of the Housing Authority of Florence Public Housing and Housing Choice Voucher Waiting Lists, the housing needs of the low income, very low income and extremely low income households, to include elderly families and families with disabilities, and household of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists are identified by the charts below.

03-01-10 Waiting Lists: The chart below represent those on the waiting list of the Housing Authority of Florence for both Public Housing units and Section 8 Voucher Units.

Authority #01 Florence Individual Project Sites	Total # of Units Per Site	Bedroom Distribution:					
		0	1	2	3	4	5
Royal Gardens	50	0	4	24	18	4	0
Church Hill	166	0	36	68	30	20	12
Oakland	64	0	16	24	18	6	0
Waverly	20	0	0	8	12	0	0
Parkview	60	0	26	14	16	4	0
Creekside	100	0	95	5	0	0	0
Pine Park	44	30	12	2	0	0	0
Clyde Court	50	22	26	2	0	0	0
Lakota	8	0	0	8	0	0	0
Bridgeland - Timmonsville	50	0	12	20	14	4	0
Pine Acres - Pamplico	40	0	0	0	32	8	0
Scattered Sites	158	0	0	0	142	16	0
Public Housing Totals:	810	52	227	175	282	62	12

Waiting List Totals for Public Housing	587	8	199	189	123	66	2
Waiting List Totals for Section 8	625	0	122	299	174	30	0
Total On Both Waiting Lists "Combined"	1212	8	321	488	297	96	2

The chart below outlines the percentage of extremely low-to low income applicants on the waiting lists of the Housing Authority of Florence.

	Number	% of Total
Total on Waiting List	1212	
Extremely Low Income (<= 30%)	860	70.96%
Low (>31% but <50%)	315	25.99%
African-Americans	1111	91.67%
White Caucasian	96	7.92%
Other	5	0.41%
Families with Disabled Persons	136	11.22%
Families with Elderly	19	1.57%

The number of applicants on the waiting lists has increased from 816 on the Housing Authority's 2005 to 2009 Agency Plan to 1,212 on the 2010 to 2014 Agency Plan. This represents a 48.53% increase during the preceding five year period. During this five year period the needs of families with disabilities have increased 3.5% and the need for elderly families have increased by .22%.

A review of the charts above reveals that a strong housing need continues to exist for very low and extremely low income households within the Housing Authority's jurisdiction. Over 96% of the households on the waiting lists fit into these categories and due to the economic downturn within the jurisdiction these categories of households are expected to increase. Over the past year the occupancy rate at all of the Housing Authority's Public Housing Developments has remained below 2%, and with exception given for funding shortages, the lease up rate for the Housing Choice Voucher Program has consistently been above 98%.

Afro-Americans continue to be the largest minority in the Housing Authority's jurisdiction and represent an overwhelming majority of the waiting lists (91.67%). Whites and other minorities make up only 8.33% of applicants on the waiting lists. As stated in previous needs assessments this disparity is largely contributed to the concentration of the Afro-American population in the northern sections of the city and the southeastern section of the original part of the circular city (one mile radius around Dargan & Evans Street). Also, it is noted that the concentration of low income households as well as the majority of the Housing Authority's public housing developments are in these area.

Due to the economic downturn and high unemployment rate, coupled with reduced funding of the public housing, housing choice voucher and the various programs that support affordable housing development, the affordability of housing to address the needs of the low income to extremely low income household will continue to be a major challenge.

PHA Certifications of Compliance with PHA Plans and Related Regulations	U.S. Department of Housing and Urban Development Office of Public and Indian Housing Expires 4/30/2011
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**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the X 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning 10/2010, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.


Housing Authority of Florence
PHA Name

SC027
PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 20 10 - 20 14

Annual PHA Plan for Fiscal Years 20 10 - 20 14

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)

Name of Authorized Official  Thomas E. Rogers, Jr.	Title Chairman
Signature	Date 6-1-2010

Certification for a Drug-Free Workplace

U.S. Department of Housing
and Urban Development

Applicant Name

Housing Authority of Florence

Program/Activity Receiving Federal Grant Funding

Capital Funds

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. Sites for Work Performance. The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

See Attached

Check here if there are workplaces on file that are not identified on the attached sheets.

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)

Name of Authorized Official

Cynthia W. Williams

Title

Executive Director

Signature

X

Date

06/30/2010

**HOUSING AUTHORITY OF FLORENCE
EAST 400 PINE STREET
FLORENCE, SOUTH CAROLINA 29506**

2. Sites for Work Performance

**Central Admin./ Maint.
400 East Pine Street
Florence, South Carolina 29506
(Florence County)**

**Royal Gardens Apartments
East Coker Street
Florence, South Carolina 29506
(Florence County)**

**Churchhill Apartments
Prout Drive & June Lane
Florence, South Carolina 29506
(Florence County)**

**Oakland Place Apartments
Oakland Ave., Layton St., & Rose St.
Florence, South Carolina 29506
(Florence County)**

**Waverly Acres Apartments
Waverly Avenue
Florence, South Carolina 29506
(Florence County)**

**Pine Park Apartments
Pine Street & Johns Street
Florence, South Carolina 29506
(Florence County)**

**Clyde Court Apartments
Clyde St., Jarrott St., & Gaillard St.
Florence, South Carolina 29506
(Florence County)**

**Creekside Village Apartments
2711 West Palmetto Street
Florence, South Carolina 29506
(Florence County)**

**Pine Acres Apartments
First Ave., Second Ave. & Elm St.
Pamplico, South Carolina 29583
(Florence County)**

**Lakota Place Apartments
Lakota Drive
Florence, South Carolina 29505
(Florence County)**

**Scattered Site Houses (160 Units)
Various Addresses
Florence, South Carolina 29501
(Florence County)**

**Bridgeland Apartments
Davenport Drive & Greene Drive
Timmons ville, SC 29161
(Florence County)**

**Parkview Plaza Apartments
Clements Street
Florence, South Carolina 29506
(Florence County)**

Certification of Payments to Influence Federal Transactions

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

Applicant Name

Housing Authority of Florence

Program/Activity Receiving Federal Grant Funding

Capital Funds

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

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)

Name of Authorized Official

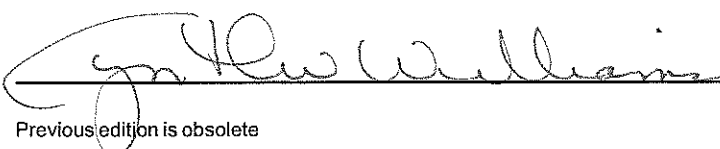
Cynthia W. Williams

Title

Executive Director

Signature

Date (mm/dd/yyyy)



06/30/2010

Attachment SC027f01, Resident Advisory Board Comments
Housing Authority of Florence

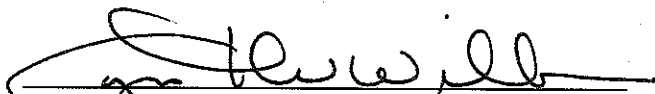
RESIDENT ADVISORY BOARD COMMENTS
REGARDING THE FIVE-YEAR/ANNUAL AGENCY PLAN FOR 2010
HOUSING AUTHORITY OF FLORENCE

The staff met with the Resident Advisory Board to discuss information pertaining to the 2010 Five Year/Annual Agency Plan for the period October 1, 2010 through September 30, 2011.

Primary focus was on the Capital Fund line items. These were discussed in detail. There was an additional request for additional bathroom renovations which was considered and has been included in this plan.

The Proposed Agency Plan was discussed in detail. Specific items discussed were: Mission Statement Goals and Objectives, Changes to ACOP and HCV Admin Plan, Mixed financing project (Royal Gardens) and the application for demolition/disposition. All policies are being reviewed and will be updated as needed. This is the first year of our new Five-Year Plan.

Various comments were made by the board and staff. There were praises made to the staff for providing safer neighborhoods where they live, thankful for unit improvements, and excited about future improvements. Overall, the board made good comments and supported the proposed Agency Plan


Cynthia W. Williams
Executive Director

Attachment SC027g01, Challenged Elements
Housing Authority of Florence

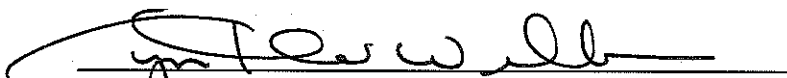
HOUSING AUTHORITY OF FLORENCE

ANNUAL AGENCY PLAN

BEGINNING OCTOBER 1, 2010

CHALLENGED ELEMENTS

There were NO challenged elements during the Public Hearing nor the Resident Advisory Board Meetings.



Cynthia W. Williams
Executive Director

Attachment SC027h01

Housing Authority of Florence

Pursuant to HUD's requirement that our Five-Year and Annual Plan contain information regarding our goals, objectives, policies, or programs that will enable us to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking we have including the following:

The following is taken from our ACOP based on The Violence Against Women and Justice Department Reauthorization Act of 2005 that protects qualified tenants and family members of tenants who are victims of domestic violence, dating violence, or stalking from being evicted or terminated from housing assistance based on acts of such violence against them.

10.4 DOMESTIC VIOLENCE POLICY

The pervasiveness and seriousness of domestic violence has illuminated it as an issue of national importance. In many instances, victims of domestic violence suffer not only the physical abuse, but also the devastation of being displaced from their homes. As a result, affordable housing issues become a serious consequence of domestic violence.

As a provider of low income affordable housing, the Housing Authority recognizes the need to establish provisions to enable victims of Domestic Violence to attain decent, safe and sanitary housing in an environment and under conditions that would help them to address their housing needs while removing themselves and families member from the abusive situation.

- A. An incident or incidents of actual or threatened domestic violence, dating violence, or stalking will not be construed as serious or repeated violations of the lease or other "good cause" for termination of the assistance, tenancy, or occupancy rights of such a victim.
- B. Criminal activity directly relating to abuse, engaged in by a member of a tenant's household or any guest or other person under the tenant's control, shall not be cause for termination of assistance, tenancy, or occupancy rights if the tenant or an immediate member of the tenant's family is the victim or threatened victim of domestic violence, dating violence, or stalking.
- C. Notwithstanding any restrictions on admission, occupancy, or terminations of occupancy or assistance, or any Federal, State or local law to the contrary, a PHA, owner or manager may "bifurcate" a lease, or otherwise remove a household member from a lease, without regard to whether a household member is a signatory to the lease, in order to evict, remove, terminate occupancy rights, or terminate assistance to any individual who is a tenant or lawful occupant and who engages in criminal acts of physical violence against family members or others. This action may be taken without evicting, removing, terminating assistance to, or otherwise penalizing the victim of the violence who is also a tenant or lawful occupant. Such eviction, removal, termination of occupancy rights, or termination of assistance shall be effected in accordance with the procedures prescribed by Federal, State, and local law for the termination of leases or assistance.
- D. Nothing in this section may be construed to limit the authority of a public housing agency, owner, or manager, when notified, to honor court orders addressing rights of access or control of the property, including civil protection orders issued to protect the victim and issued to address the distribution or possession of property among the household members in cases where a family breaks up.
- E. Nothing in this section limits any otherwise available authority of an owner or manager to evict or the public housing agency to terminate assistance to a tenant for any violation of a lease not premised on the act or acts of violence in question against the tenant or a member of the tenant's household, provided that the owner, manager, or public housing agency does not subject an individual who is or has been a victim of domestic violence, dating violence, or stalking to a more demanding standard than other tenants in determining whether to evict or terminate.
- F. Nothing in this section may be construed to limit the authority of an owner or manager to evict, or the public housing agency to terminate assistance, to any tenant if the owner, manager, or public housing agency can demonstrate an actual and imminent threat to other tenants or those employed at or providing service to the property if the tenant is not evicted or terminated from assistance.
- G. Nothing in this section shall be construed to supersede any provision of any Federal, State, or local law that provides greater protection than this section from victims of domestic violence, dating violence, or stalking.

Civil Rights Certification

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Civil Rights Certification**Annual Certification and Board Resolution**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:


The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

Housing Authority of Florence

SC027

PHA Name

PHA Number/HA Code

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)	
Name of Authorized Official Thomas E. Rogers, Jr.	Title Chairman
Signature 	Date 6-1-2010

2010 Capital Fund

Capital Fund Program (CFP) Amendment

To The Consolidated Annual Contributions Contract (form HUD-53012)

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

Whereas, (Public Housing Authority) Housing Authority of Florence (SC027) (herein called the "PHA") and the United States of America, Secretary of Housing and Urban Development (herein called "HUD") entered into Consolidated Annual Contributions Contract(s) ACC(s) Numbers(s) A3954 dated 12/1/1995

Whereas, HUD has agreed to provide CFP assistance, upon execution of this Amendment, to the PHA in the amount to be specified below for the purpose of assisting the PHA in carrying out capital and management activities at existing public housing developments in order to ensure that such developments continue to be available to serve low-income families. HUD reserves the right to provide additional CFP assistance in this FY to the PHA. HUD will provide a revised ACC Amendment authorizing such additional amounts.

\$ 1,429,919.00 for Fiscal Year 2010 to be referred to under Capital Fund Grant Number SC16P02750110

PHA Tax Identification Number (TIN): On File

Whereas, HUD and the PHA are entering into the CFP Amendment Number 36

Now Therefore, the ACC(s) is (are) amended as follows:

1. The ACC(s) is (are) amended to provide CFP assistance in the amount specified above for capital and management activities of PHA developments. This amendment is a part of the ACC(s).

2. The capital and management activities shall be carried out in accordance with all HUD regulations and other requirements applicable to the Capital Fund Program.

3. (Check one)

a. For Non-qualified PHAs:

(i) In accordance with the HUD regulations, the Annual PHA Plan has been adopted by the PHA and approved by HUD, and may be amended from time to time. The capital and management activities shall be carried out as described in the CFP Annual Statement/Performance and Evaluation Report (HUD-50075.1).

OR

(ii) If the Annual PHA Plan has not been adopted by the PHA and approved by HUD, the PHA may use its CFP assistance under this contract for work items contained in its CFP-Five-Year Action Plan (HUD-50075.2), before the Annual PHA Plan is approved.

b. For Qualified PHAs:

(i) The CFP Annual Statement/Performance and Evaluation Report (HUD-50075.1) has been adopted by the PHA and verified by HUD. The capital and management activities shall be carried out as described therein.

OR

(ii) If the CFP Annual Statement/Performance and Evaluation Report has not been adopted by the PHA and/or verified by HUD, the PHA may use its CFP assistance under this contract for work items contained in its approved CFP 5-Year Action Plan (HUD-50075.2), before the CFP Annual Statement/Performance and Evaluation Report is adopted by the PHA and verified by HUD.

For cases where HUD has approved a Capital Fund Financing Amendment to the ACC (CFF Amendment attached), HUD will deduct the payment for amortization scheduled payments from the grant immediately on the effective date of this CFP Amendment. The payment of CFP funds due per the amortization scheduled will be made directly to a designated trustee (Trustee Agreement attached) within 3 days of the due date.

The parties have executed this Agreement, and it will be effective on 7/15/2010. This is the date on which CFP assistance becomes available to the PHA for obligation.

Regardless of the selection above, the 24 month time period in which the PHA must obligate this CFP assistance pursuant to section 9(j)(1) of the United States Housing Act of 1937, as amended, (the "Act") and 48 month time period in which the PHA must expend this CFP assistance pursuant to section 9(j)(5) of the Act starts with the effective date of this CFP amendment (the date on which CFP assistance becomes available to the PHA for obligation). Any additional CFP assistance this FY will start with the same effective date.

4. Subject to the provisions of the ACC(s) and paragraph 3. and to assist in the capital and management activities, HUD agrees to disburse to the PHA or the designated trustee from time to time as needed up to the amount of the funding assistance specified herein.

5. The PHA shall continue to operate each development as low-income housing in compliance with the ACC(s), as amended, the Act and all HUD regulations for a period of twenty years after the last disbursement of CFP assistance for modernization activities for any public housing or portion thereof and for a period of forty years after the last distribution of CFP assistance for development activities for any public housing and for a period of ten years following the last payment of assistance from the Operating Fund to the PHA. However, the provisions of Section 7 of the ACC shall remain in effect for so long as HUD determines there is any outstanding indebtedness of the PHA to HUD which arose in connection with any development(s) under the ACC(s) and which is not eligible for forgiveness, and provided further that, no disposition of any development covered by this amendment shall occur unless approved by HUD.

6. The PHA will accept all CFP assistance provided for this FY. If the PHA does not comply with any of its obligations under this Amendment and does not have its Annual PHA Plan approved within the period specified by HUD, HUD shall impose such penalties or take such remedial action as provided by law. HUD may direct the PHA to terminate all work described in the Capital Fund Annual Statement of the Annual PHA Plan. In such case, the PHA shall only incur additional costs with HUD approval.

7. Implementation or use of funding assistance provided under this Amendment is subject to the attached corrective action order(s).

(mark one): [] Yes [X] No

8. The PHA acknowledges its responsibility for adherence to this Amendment.

U.S. Department of Housing and Urban Development By Date: Title

PHA Executive Director By Date: 7/6/2010 Title Cynthia W. Williams, Executive Director

Part I: Summary

PHA Name: **Housing Authority of Florence** Grant Type and Number: **Capital Fund Program Grant No: SC16P02750110** Replacement Housing Factor Grant No: **FFY of Grant: 2010**
 Date of CFPP: _____


Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$144,000			
3	1408 Management Improvements	\$3,000			
4	1410 Administration	\$142,982			
5	1411 Audit	\$2,000			
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$139,600			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$280,000			
10	1460 Dwelling Structures	\$275,000			
11	1465.1 Dwelling Equipment—Nonexpendable	\$30,000			
12	1470 Non-Dwelling Structures	\$8,500			
13	1475 Non-Dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities				
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$374,717			
19	1502 Contingency	\$30,120			
20	Amount of Annual Grant: (sum of lines 2-19)	\$1,429,919			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security--Soft Costs				
24	Amount of line 20 Related to Security--Hard Costs	\$3,000			
25	Amount of line 20 Related to Energy Conservation Measures	\$45,000			

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary

PHA Name:		Grant Type and Number		FFY of Grant:	
Housing Authority of Florence		Capital Fund Program Grant No: SC16P02750110 Replacement Housing Factor Grant No:		2010	
		Date of CFFP _____		FFY of Grant Approval:	
				2010	
<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					
Signature of Executive Director		Date		Signature of Public Housing Director	
 Cynthia W. Williams		July 6, 2010			

Part II: Supporting Pages

PHA Name:	Grant Type and Number		FFY of Grant:					
	Capital Fund Program Grant No: SC16P02750110 Replacement Housing Factor Grant No:							
Housing Authority of Florence	CFPP (Yes/No): No		2010					
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Ha Wide Operations	Operations	1406	N/A	\$144,000				
HA Wide Management	Security Patrols	1408	1 Officer	\$3,000				
HA Wide Administration	1) IFB/RFP Advertising Costs 2) CFP Management Fee	1410	N/A	\$4,482				
		1410	N/A	\$138,500				
HA Wide Audit	CFP Audit Costs	1411	4 Years	\$2,000				
HA Wide Fees/Costs	1) Annual UPCS Inspections 2) Reproduction Costs 3) Construction Inspection Costs 4) A&E Services - Waverly Site	1430	1 Firm	\$8,100				
		1430	N/A	\$1,500				
		1430	2 Staff	\$120,000				
		1430	1 Firm	\$10,000				
27-2 Clyde Court	Site Work - Storm Drainage	1450	1 Site	\$55,000				
27-5 Waverly	Site Work - Sewer Lines	1450	1 Site	\$60,000				
27-10 Bridgeland	1) Site Work - Erosion Control 2) AMC Storefront Entrance	1450	1 Site	\$70,000				
		1470	1 Bldg	\$8,500				
27-11 Parkview	1) Site Work - Water Lines 2) Hall Flooring & Handrails	1450	1 Site	\$75,000				
		1460	1 Bldg	\$50,000				
27-12 Creekside	1) Site Work - Water Lines 2) Wheelchair Platform Lift 3) Hall Handrails	1450	1 Site	\$20,000				
		1460	1 Stairwell	\$30,000				
		1460	6 Halls	\$50,000				
27-20 Houses	1) Kitchen Renovations 2) Door Weatherstrip	1460	40 Units	\$130,000				
		1460	157 Units	\$15,000				
HA Wide Dwelling Equip.	Appliances	1465	50 Units	\$30,000				
HA Wide Contingency	Contingency	1502	N/A	\$30,120				
HA Wide Debt Service	CFP Bond Debt Service	9000	N/A	\$374,717				

Part III: Implementation Schedule

Development Number Name/PHA-Wide Activities	Original	Revised	Actual	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
				Original	Revised	Actual	Original	Revised	Actual	
PHA Name: Housing Authority of Florence				Grant Type and Number Capital Fund Program No: SC16P02750110 Replacement Housing Factor No:			CFPP (Yes/No): No			FFY of Grant: 2010
HA Wide Operations	7/14/2012			7/14/2014						
HA Wide Management	7/14/2012			7/14/2014						
HA Wide Administration	7/14/2012			7/14/2014						
HA Wide Audit	7/14/2012			7/14/2014						
HA Wide Fees/Costs	7/14/2012			7/14/2014						
27-2 Clyde Court	7/14/2012			7/14/2014						
27-5 Waverly Acres	7/14/2012			7/14/2014						
27-10 Bridgeland	7/14/2012			7/14/2014						
27-11 Parkway	7/14/2012			7/14/2014						
27-12 Creekside	7/14/2012			7/14/2014						
27-20 Scattered Houses	7/14/2012			7/14/2014						
HA Wide Dwelling Equipment	7/14/2012			7/14/2014						
HA Wide Contingency	7/14/2012			7/14/2014						
HA Wide Debt Service	7/14/2012			7/14/2014						

Capital Fund Program – Five-Year Action Plan

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		Locality (City/County/State)			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
PHA Name/Number	Housing Authority of Florence	Florence / Florence / South Carolina				
Development Number/Name/PHA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2011	Work Statement for Year 3 FFY Grant: 2012	Work Statement for Year 4 FFY Grant: 2013	Work Statement for Year 5 FFY Grant: 2014	
Physical Improvements	Approved	\$560,000	\$430,000	\$568,000	\$504,000	
Management Improvements	Subsequent	\$3,000	\$3,000	\$3,000	\$23,000	
PHA-Wide Non-Dwelling Structures & Equipment		\$23,500		\$15,500	\$10,000	
Administration		\$142,982	\$142,982	\$142,982	\$142,982	
Other		\$181,720	\$185,220	\$181,720	\$231,220	
Operations		\$144,000	\$144,000	\$144,000	\$144,000	
Demolition			\$150,000			
Development						
Capital Fund Financing Debt Service		\$374,717	\$374,717	\$374,717	\$374,717	
Total CFP Funds						
Total Non-CFP Funds						
Grand Total		\$1,429,919	\$1,429,919	\$1,429,919	\$1,429,919	

Capital Fund Program – Five-Year Action Plan

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part II: Supporting Pages—Physical Needs Work Statement(s)		Work Statement for Year: 2			Work Statement for Year: 3		
Work Statement for Year 1	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	
	PHA Wide			PHA Wide			
Operations		N/A	\$144,000	Operations	N/A	\$144,000	
CFP Management Fee		N/A	\$138,500	CFP Management Fee	N/A	\$138,500	
Advertising Costs		N/A	\$4,482	Advertising Costs	N/A	\$4,482	
Audit Costs		4 Years	\$2,000	Audit Costs	4 Years	\$2,000	
Construction Inspection Costs		2 Staff	\$120,000	Construction Inspection Costs	2 Staff	\$120,000	
Annual UPICS Inspections		1 Firm	\$8,100	Annual UPICS Inspections	1 Firm	\$8,100	
Reproduction Costs		N/A	\$1,500	Reproduction Costs	N/A	\$1,500	
Appliances		15 Units	\$10,000	Appliances	15 Units	\$10,000	
Contingency		N/A	\$40,120	Contingency	N/A	\$10,120	
CFPP Debt Service		N/A	\$374,717	CFPP Debt Service	N/A	\$374,717	
	27-2 / Pine Park – Clyde Court			27-1 / Royal Gardens			
Site Work – Parking Lots & Sidewalks		2 Sites	\$130,000	Demolition	50 Units	\$150,000	
Exterior Fascia		7 Bldgs.	\$35,000	27-2 / Pine Park – Clyde Court			
Gas Furnaces		10 Units	\$10,000	A&E Services –HVAC	1 Firm	\$25,000	
	27-3 / Church Hill			HVAC / Electrical Upgrade	72 Units	\$300,000	
Exterior Fascia		45 Bldgs.	\$85,000	27-11 / Parkview Plaza			
AMC Building HVAC		1 Bldg.	\$23,500	A&E Services –HVAC	1 Firm	\$8,500	
	27-4 / Oakland Place			HVAC / Electrical Upgrade	26 Units	\$130,000	
Site Work – Parking Lots & Sidewalks		1 Site	\$150,000				
Exterior Fascia		17 Bldgs.	\$35,000				
	27-5 / Waverly Acres						
Exterior Fascia		6 Bldgs.	\$15,000				
	27-12 – Creekside Village						
Site Work – Erosion Control / Retaining Wall		1 Site	\$50,000				
Site Work – Sidewalks		1 Site	\$50,000				
	Subtotal of Estimated Cost		\$1,426,919	Subtotal of Estimated Cost		\$1,426,919	

Capital Fund Program – Five-Year Action Plan

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part II: Supporting Pages—Physical Needs Work Statement(s)

Work Statement for Year 1	Work Statement for Year: 4 FFY Grant: 2013	Work Statement for Year: 5 FFY Grant: 2014			
Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
PHA Wide			PHA Wide		
Operations	N/A	\$144,000	Operations	N/A	\$144,000
CFP Management Fee	N/A	\$138,500	CFP Management Fee	N/A	\$138,500
Advertising Costs	N/A	\$4,482	Advertising Costs	N/A	\$4,482
Audit Costs	4 Years	\$2,000	Audit Costs	4 Years	\$2,000
Construction Inspection Costs	2 Staff	\$120,000	Construction Inspection Costs	2 Staff	\$120,000
Annual UPICS Inspections	1 Firm	\$8,100	Annual UPICS Inspections	1 Firm	\$8,100
Reproduction Costs	N/A	\$1,500	Reproduction Costs	N/A	\$1,500
Computer Hardware	N/A	\$5,500	5-Year Energy Audit	1 Firm	\$4,500
On-Demand Structural Repairs	N/A	\$20,000	Appliances	85 Units	\$55,000
On-Demand Water/Sewer Repairs	N/A	\$30,000	Contingency	N/A	\$40,120
On-Demand 504 Accessibility	N/A	\$33,000	CFPP Debt Service	N/A	\$374,717
Appliances	15 Units	\$10,000	27-1 / Royal Gardens		
Contingency	N/A	\$40,120	Site Work – Parking Lots/Walks/Sewer Lines	1 Site	\$5,000
CFPP Debt Service	N/A	\$374,717	HVAC / Electrical Upgrade	50 Units	\$45,000
27-3 / Church Hill			Interior Stairs	50 Units	\$15,000
Roofing	45 Bldgs.	\$300,000	Exterior Siding	9 Bldgs.	\$3,000
27-12 / Creekside Village			Interior Flooring	50 Units	\$10,000
Tankless Water Heaters	100 Units	\$50,000	27-2 / Pine – Clyde – Lakota		
Maintenance Storage Building	1 Bldg.	\$10,000	Site Work – Clothespole Pads / Landscaping	3 Sites	\$25,500
27-20 / Scattered Houses			Site Work – Steel Security Fence	1 Site	\$5,000
Roofing	45 Bldgs.	\$135,000	Interior Flooring	80 Units	\$20,000
			Interior Doors	72 Units	\$7,500
			27-3 / Church Hill		
			Site Work – Clothespole Pads / Landscaping	1 Site	\$15,000
			Exterior Siding	45 Bldgs.	\$3,000
			Interior Flooring	166 Units	\$10,000
			Interior Doors	166 Units	\$7,500
			Laundry Facility	1 Bldg.	\$10,000

Part I: Summary

PHA Name: Housing Authority of Florence	Grant Type and Number Capital Fund Program Grant No: SC16P02750109 Replacement Housing Factor Grant No: Date of CFFP _____	FFY of Grant: 2009 FFY of Grant Approval: 2009
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 04)
 Performance and Evaluation Report for Period Ending: 3/31/2010 Final Performance and Evaluation Report

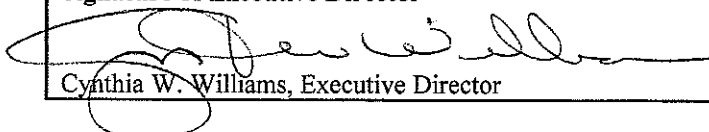
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$153,000	\$153,000	\$153,000	\$153,000
3	1408 Management Improvements	\$3,000	\$3,000	\$3,000	\$2,850
4	1410 Administration	\$144,254	\$144,355	\$141,000	\$141,000
5	1411 Audit	\$2,000	\$2,000	\$2,000	0
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$155,368	\$153,796	\$145,068	\$7,772
8	1440 Site Acquisition				
9	1450 Site Improvement	\$30,000	\$66,571	\$66,571	0
10	1460 Dwelling Structures	\$524,000	\$538,900	\$1,000	\$1,000
11	1465.1 Dwelling Equipment--Nonexpendable	\$3,000	\$3,000	\$731	\$731
12	1470 Non-Dwelling Structures	\$1,120	\$1,120	\$1,120	\$1,120
13	1475 Non-Dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities				
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$374,717	\$374,717	\$374,717	0
19	1502 Contingency	\$50,000	0	0	0
20	Amount of Annual Grant: (sum of lines 2-19)	\$1,440,459	\$1,440,459	\$888,207	\$307,473
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security --Soft Costs				
24	Amount of line 20 Related to Security-- Hard Costs	\$3,000	\$3,000	\$3,000	\$2,850
25	Amount of line 20 Related to Energy Conservation Measures	\$10,000	\$4,045	\$4,045	0

Part I: Summary			
PHA Name: Housing Authority of Florence		Grant Type and Number Capital Fund Program Grant No: SC16P02750109 Replacement Housing Factor Grant No: Date of CFFP _____	
		FFY of Grant: 2009 FFY of Grant Approval: 2009	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 04) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/2010 <input type="checkbox"/> Final Performance and Evaluation Report			
Signature of Executive Director		Signature of Public Housing Director	
<i>Cynthia W. Williams</i>			
Cynthia W. Williams, Executive Director			
Date April 1, 2010		Date	

Part II: Supporting Pages									
PHA Name: Housing Authority of Florence			Grant Type and Number Capital Fund Program Grant No: SC16P02750109 Replacement Housing Factor Grant No:				CFPP (Yes/No): No		FFY of Grant: 2009
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
HA Wide Operations	Operations	1406	N/A	\$153,000	\$153,000	\$153,000	\$153,000	Complete	
HA Wide Management	Security Patrols	1408	1 Officer	\$3,000	\$3,000	\$3,000	\$2,850	Ongoing Expenditure	
HA Wide Administration	1) IFB/RFP Advertising Costs 2) CFP Management Fee	1410 1410	N/A N/A	\$3,254 \$141,000	\$3,355 \$141,000	0 \$141,000	0 \$141,000	Obligate as Needed Complete	
HA Wide Audit	CFP Audit Costs	1411	4 Years	\$2,000	\$2,000	\$2,000	0	Contract Signed	
HA Wide Fees/Costs	1) Annual UPCS Inspections	1430	1 Firm	\$8,100	\$7,483	\$7,483	0	Contract Signed	
	2) Energy Audit (5 Year)	1430	1 Firm	\$10,000	\$4,045	\$4,045	0	Contract Signed	
	3) Reproduction Costs	1430	N/A	\$1,500	\$1,500	\$745	\$745	Obligate as Needed	
	4) Construction Inspection Costs	1430	2 Staff	\$125,768	\$125,768	\$125,768	0	Ongoing Expenditure	
	5) Soil & Concrete Testing	1430	1 Firm	\$10,000	\$15,000	\$7,027	\$7,027	Obligate as Needed	
27-3 Church Hill	Refinish Interior Stairs	1460	130 Units	\$130,000	\$130,000	0	0	Preparing IFB	
27-4 Oakland	1) Refinish Interior Stairs	1460	48 Units	\$48,000	\$48,000	0	0	Preparing IFB	
	2) Electrical Upgrade	1460	12 Units	0	\$3,000	0	0	Supplement ARRA	
	3) Appliances	1465	64 Units	\$3,000	\$3,000	\$731	\$731	Supplement ARRA	
27-5 Waverly	Refinish Interior Stairs	1460	20 Units	\$20,000	\$20,000	0	0	Preparing IFB	
27-11 Parkview	1) Site Work -- Parking Lots	1450	1 Site	\$30,000	\$66,571	\$66,571	0	Construction Phase	
	2) Fire Alarm System Upgrade	1460	1 Bldg	\$50,000	\$50,000	0	0	Preparing RFP	
27-12 Creekside	1) Elevator Upgrade	1460	1 Bldg	\$70,000	\$70,000	\$1,000	\$1,000	Preparing RFP	
	2) Fire Alarm System Upgrade	1460	1 Bldg	\$75,000	\$75,000	0	0	Preparing RFP	
27-20 Scattered Site	1) Interior Flooring	1460	159 Units	\$131,000	\$132,900	0	0	Preparing IFB	
	2) Bath Renovations	1460	40 Units	0	\$10,000	0	0	Supplement ARRA	
Non-Dwelling Structures	Termite Treatment	1470	1 Bldg	\$1,120	\$1,120	\$1,120	\$1,120	Complete	
HA Wide Contingency	Contingency	1502	N/A	\$50,000	0	0	0	Obligated in Other BLI's	
HA Wide Debt Service	CFP Bond Debt Service	9000	N/A	\$374,717	\$374,717	\$374,717	0	Ongoing Expenditure	

Part III: Implementation Schedule							
PHA Name: Housing Authority of Florence			Grant Type and Number Capital Fund Program No: SC16P02750109 CFFP (Yes/No): No Replacement Housing Factor No:			FFY of Grant: 2009	
Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA Wide Operations	9/14/2011		9/30/2009	9/14/2013		3/31/2010	
HA Wide Management	9/14/2011		9/30/2009	9/14/2013			
HA Wide Administration	9/14/2011			9/14/2013			
HA Wide Audit	9/14/2011		9/30/2009	9/14/2013			
HA Wide Fees/Costs	9/14/2011			9/14/2013			
27-3 Church Hill	9/14/2011			9/14/2013			
27-4 Oakland Place	9/14/2011			9/14/2013			
27-5 Waverly Acres	9/14/2011			9/14/2013			
27-11 Parkview	9/14/2011			9/14/2013			
27-12 Creekside	9/14/2011			9/14/2013			
27-20 Scattered Site	9/14/2011			9/14/2013			
HA Wide Non-Dwelling Structures	9/14/2011		12/31/2009	9/14/2013		12/31/2009	
HA Wide Debt Service	9/14/2011		9/30/2009	9/14/2013			

Part I: Summary					
PHA Name: Housing Authority of Florence		Grant Type and Number Capital Fund Program Grant No: SC16S02750109 Replacement Housing Factor Grant No: Date of CFFP _____			FFY of Grant: 2009 FFY of Grant Approval: 2009
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 03) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/2010 <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	\$176,338	\$175,313	\$175,313	\$125,035
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$56,200	\$48,876	\$48,876	\$12,376
8	1440 Site Acquisition				
9	1450 Site Improvement	\$355,063	\$396,035	\$396,035	\$253,422
10	1460 Dwelling Structures	\$1,106,144	\$1,072,111	\$1,072,111	\$889,801
11	1465.1 Dwelling Equipment--Nonexpendable	\$78,901	\$80,311	\$80,311	\$80,311
12	1470 Non-Dwelling Structures				
13	1475 Non-Dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities				
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	\$1,772,646	\$1,772,646	\$1,772,646	\$1,360,945
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security--Soft Costs				
24	Amount of line 20 Related to Security-- Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures	\$230,045	\$231,455	\$231,455	\$231,455

Part I: Summary			
PHA Name: Housing Authority of Florence		Grant Type and Number Capital Fund Program Grant No: SC16S02750109 Replacement Housing Factor Grant No: Date of CFFP _____	
		FFY of Grant: 2009 FFY of Grant Approval: 2009	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 03) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/2010 <input type="checkbox"/> Final Performance and Evaluation Report			
Signature of Executive Director		Signature of Public Housing Director	
 Cynthia W. Williams, Executive Director		_____ _____	
Date April 1, 2010		Date	

Part II: Supporting Pages									
PHA Name: Housing Authority of Florence		Grant Type and Number Capital Fund Program Grant No: SC16S02750109 Replacement Housing Factor Grant No:					CFPP (Yes/No): No		FFY of Grant: 2009
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
HA Wide Administration	1) IFB/RFP Advertising Costs	1410	N/A	\$2,338	\$1,313	\$1,313	\$1,313	Complete Staff in Place	
	2) Technical/Nontechnical Salaries	1410	N/A	\$174,000	\$174,000	\$174,000	\$123,722		
HA Wide Fees/Costs	1) Construction Inspection Costs	1430	2 Staff	\$35,000	\$35,000	\$35,000	0	Staff in Place	
	2) Reproduction Costs	1430	N/A	\$2,200	\$335	\$335	\$335	Complete	
	3) Soil & Concrete Testing	1430	1 Firm	\$17,500	\$12,041	\$12,041	\$12,041	Complete	
	4) CFP (ARRA) Audit Costs	1430	3 Year	\$1,500	\$1,500	\$1,500	0	Contract Signed	
27-3 Church Hill	1) Electrical Upgrade	1460	166 Units	\$325,000	\$318,751	\$318,751	\$317,392	Construction Phase	
	2) Appliances	1465	166 Units	\$55,000	\$56,410	\$56,410	\$56,410	Complete	
27-4 Oakland	1) Electrical Upgrade	1460	64 Units	\$125,000	\$122,368	\$122,368	\$53,452	Construction Phase	
	2) Mail Facility	1450	3 Structures	\$37,183	\$37,183	\$37,183	\$28,172	Construction Phase	
	3) Appliances	1465	64 Units	\$18,002	\$18,002	\$18,002	\$18,002	Complete	
27-5 Waverly	1) Electrical Upgrade	1460	20 Units	\$40,000	\$38,240	\$38,240	0	Construction Phase	
	2) Mail Facility	1450	1 Structure	\$13,887	\$13,887	\$13,887	\$10,690	Construction Phase	
	3) Appliances	1465	20 Units	\$5,899	\$5,899	\$5,899	\$5,899	Complete	
27-10 Bridgeland	1) Bathroom Renovations	1460	50 Units	\$110,000	\$102,572	\$102,572	\$102,572	Complete	
	2) Security Storm Doors	1460	50 Units	\$31,400	\$31,400	\$31,400	\$31,400	Complete	
	3) Mail Facility	1450	2 Structures	\$11,418	\$11,418	\$11,418	0	Construction Phase	
27-11 Parkview	1) Bathroom Renovations	1460	60 Units	\$135,000	\$135,859	\$135,859	\$135,859	Complete	
	2) Site Work – Parking Lots	1450	1 Site	\$257,000	\$297,972	\$297,972	\$206,444	Construction Phase	
	3) Mail Facility	1450	2 Structures	\$22,100	\$22,100	\$22,100	0	Construction Phase	
27-20 Scattered Site Houses	1) Security Storm Doors	1460	40 Units	\$119,744	\$119,744	\$119,744	\$119,744	Construction Phase	
	2) Bathroom Renovations	1460	40 Units	\$100,000	\$66,480	\$66,480	0	Construction Phase	
	3) Kitchen Renovations	1460	40 Units	\$120,000	\$136,697	\$136,697	\$129,382	Construction Phase	
27-21 Pine Acres	Mail Facility	1450	1 Structure	\$13,475	\$13,475	\$13,475	\$8,116	Construction Phase	

Part III: Implementation Schedule

PHA Name: Housing Authority of Florence		Grant Type and Number Capital Fund Program No: SC16S02750109 CFFP (Yes/No): No Replacement Housing Factor No:					FFY of Grant: 2009	
Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
HA Wide Administration	3/17/2010		12/31/2009	3/17/2012				
HA Wide Fees/Costs	3/17/2010		12/31/2009	3/17/2012				
27-3 Church Hill	3/17/2010		3/31/2010	3/17/2012				
27-4 Oakland	3/17/2010		3/31/2010	3/17/2012				
27-5 Waverly	3/17/2010		3/31/2010	3/17/2012				
27-10 Bridgeland	3/17/2010		12/31/2009	3/17/2012				
27-11 Parkview	3/17/2010		3/31/2010	3/17/2012				
27-20 Scattered Houses	3/17/2010		3/31/2010	3/17/2012				
27-21 Pine Acres	3/17/2010		6/30/2009	3/17/2012				

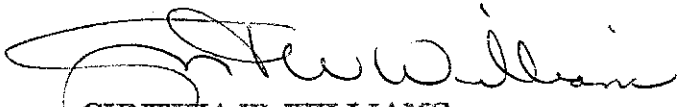
Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

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

PHA Name: Housing Authority of Florence	Grant Type and Number Capital Fund Program Grant No: SC16P02750108 Replacement Housing Factor Grant No:	Federal FY of Grant: 2008
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 03)
 Performance and Evaluation Report for Period Ending: 3/31/2010 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	\$140,000	\$140,000	\$140,000	\$140,000
3	1408 Management Improvements	\$4,750	\$8,861	\$8,861	\$4,750
4	1410 Administration	\$139,210	\$140,970	\$140,970	\$140,970
5	1411 Audit	\$1,500	\$1,500	\$1,500	\$500
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$139,528	\$139,528	\$139,528	\$111,444
8	1440 Site Acquisition				
9	1450 Site Improvement	\$18,727	\$17,569	\$17,569	\$17,569
10	1460 Dwelling Structures	\$507,779	\$527,967	\$527,967	\$527,967
11	1465.1 Dwelling Equipment—Nonexpendable	\$39,051	\$39,051	\$39,051	\$39,051
12	1470 Nondwelling Structures	\$10,250	\$10,250	\$10,250	\$10,250
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	\$374,717	\$374,717	\$374,717	0


CYNTHIA W. WILLIAMS
 Executive Director
 April 1, 2010

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

PHA Name: Housing Authority of Florence	Grant Type and Number Capital Fund Program Grant No: SC16P02750108 Replacement Housing Factor Grant No:	Federal FY of Grant: 2008
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no: 03)
 Performance and Evaluation Report for Period Ending: 3/31/2010
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	1502 Contingency	\$24,901	0	0	0
21	Amount of Annual Grant: (sum of lines 2-20)	\$1,400,413	\$1,400,413	\$1,400,413	\$992,501
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	\$4,750	\$8,861	\$8,861	\$4,750
26	Amount of line 21 Related to Energy Conservation Measures	\$92,051	\$96,620	\$96,620	\$96,620

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

PHA Name: Housing Authority of Florence		Grant Type and Number Capital Fund Program Grant No: SC16P02750108 Replacement Housing Factor Grant No:				Federal FY of Grant: 2008		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide Operations	Operations	1406	N/A	\$140,000	\$140,000	\$140,000	\$140,000	Complete
HA Wide Management	Security Patrols	1408	1 Officer	\$4,750	\$8,861	\$8,861	\$4,750	Ongoing Expenditure
HA Wide Administration	1) IFB/RFP Advertising Costs 2) CFP Management Fee	1410 1410	N/A N/A	\$3,210 \$136,000	\$4,970 \$136,000	\$4,970 \$136,000	\$4,970 \$136,000	Complete Complete
HA Wide Audit	CFP Audit Costs	1411	4 Year	\$1,500	\$1,500	\$1,500	\$500	Ongoing Expenditure
HA Wide Fees/Costs	1) Annual UPCS Inspections	1430	1 Firm	\$7,910	\$7,910	\$7,910	\$7,910	Complete
	2) Construction Inspection Costs	1430	3 Staff	\$125,768	\$125,768	\$125,768	\$97,684	Ongoing Expenditure
	3) Reproduction Costs	1430	N/A	\$1,500	\$1,500	\$1,500	\$1,500	Complete
	4) A&E Services (27-3 Church Hill)	1430	1 Firm	\$4,350	\$4,350	\$4,350	\$4,350	Complete
27-2 Pine Park	Gutters & Downspouts	1460	6 Bldgs	\$8,250	\$8,250	\$8,250	\$8,250	Complete
27-3 Church Hill	Appliances	1465	166 Units	\$39,051	\$39,051	\$39,051	\$39,051	Complete
27-10 Bridgeland	1) Roofing Replacement	1460	23 Bldgs	\$134,250	\$142,505	\$142,505	\$142,505	Complete
	2) Gutters & Downspouts	1460	23 Bldgs	\$28,000	\$28,000	\$28,000	\$28,000	Complete
27-11 Parkview	1) Plumbing (Water Supply)	1450	1 Site	\$18,727	\$17,569	\$17,569	\$17,569	Complete
	2) Roofing Replacement	1460	17 Bldgs	\$163,000	\$170,364	\$170,364	\$170,364	Complete
	3) Gutters & Downspouts	1460	17 Bldgs	\$20,000	\$20,000	\$20,000	\$20,000	Complete
	4) Security Storm Doors	1460	34 Units	\$23,000	\$25,198	\$25,198	\$25,198	Complete
	5) Office Addition	1470	120 SF	\$10,250	\$10,250	\$10,250	\$10,250	Complete
27-20 Scattered Houses	Structural/Foundation Repairs	1460	5 Houses	\$80,029	\$80,029	\$80,029	\$80,029	Complete

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

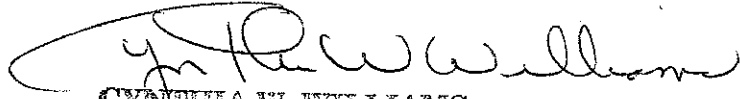
PHA Name: Housing Authority of Florence		Grant Type and Number Capital Fund Program Grant No: SC16P02750108 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
27-21 Pine Acres	1) Gutters & Downspouts 2) Security Screen Doors	1460 1460	25 Bldgs 40 Units	\$21,250 \$30,000	\$21,250 \$32,371	\$21,250 \$32,371	\$21,250 \$32,371	Complete Complete
HA Wide Contingency	Contingency	1502	N/A	\$24,901	0	0	0	Obligated in Other BLI's
HA Wide Debt Service	CFP Bond Debt Service	9000	N/A	\$374,717	\$374,717	\$374,717	0	Ongoing Expenditure

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

PHA Name: Housing Authority of Florence		Grant Type and Number Capital Fund Program No: SC16P02750108 Replacement Housing Factor No:				Federal FY of Grant: 2008	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA Wide Operations	6/12/2010		12/31/2009	6/12/2012		3/31/2010	
HA Wide Management	6/12/2010		3/31/2010	6/12/2012			
HA Wide Administration	6/12/2010		3/31/2010	6/12/2012		3/31/2010	
HA Wide Audit	6/12/2010		9/30/2008	6/12/2012			
HA Wide Fees/Costs	6/12/2010		9/30/2009	6/12/2012			
27-2 Pine Park	6/12/2010		12/31/2009	6/12/2012		12/31/2009	
27-3 Church Hill	6/12/2010		9/30/2009	6/12/2012		9/30/2009	
27-10 Bridgeland	6/12/2010		12/31/2009	6/12/2012		3/31/2010	
27-11 Parkview	6/12/2010		12/31/2009	6/12/2012		3/31/2010	
27-20 Scattered Houses	6/12/2010		6/30/2009	6/12/2012		9/30/2009	
27-21 Pine Acres	6/12/2010		12/31/2009	6/12/2012		3/31/2010	
Dwelling Equipment	6/12/2010		9/30/2009	6/12/2012		9/30/2009	
Non-Dwelling Structures	6/12/2010		9/30/2009	6/12/2012		12/31/2009	
HA Wide Debt Service	6/12/2010		9/30/2008	6/12/2012			

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 1: Summary					
PHA Name: Housing Authority of Florence		Grant Type and Number Capital Fund Program Grant No: SC16P02750107 Replacement Housing Factor Grant No:		Federal FY of Grant: 2007	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/2010 <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	\$117,000		\$117,000	\$117,000
3	1408 Management Improvements	\$22,997		\$22,997	\$22,997
4	1410 Administration	\$110,725		\$110,725	\$110,725
5	1411 Audit	\$1,500		\$1,500	\$1,000
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$135,438		\$135,438	\$135,438
8	1440 Site Acquisition				
9	1450 Site Improvement	\$80,574		\$80,574	\$80,574
10	1460 Dwelling Structures	\$391,206		\$391,206	\$391,206
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	\$27,545		\$27,545	\$27,545
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	\$374,717		\$374,717	\$249,811


CYNTHIA W. WILLIAMS
 Executive Director
 April 1, 2010

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

PHA Name: Housing Authority of Florence	Grant Type and Number Capital Fund Program Grant No: SC16P02750107 Replacement Housing Factor Grant No:	Federal FY of Grant: 2007
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 3/31/2010 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2-20)	\$1,261,702		\$1,261,702	\$1,136,296
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 Compliance				
24	Amount of line 21 Related to Security -Soft Costs				
25	Amount of line 21 Related to Security-- Hard Costs	\$3,025		\$3,025	\$3,025
26	Amount of line 21 Related to Energy Conservation Measures	\$375,849		\$375,849	\$375,849

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

PHA Name: Housing Authority of Florence		Grant Type and Number Capital Fund Program Grant No: SC16P02750107 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide Operations	Operations	1406	N/A	\$117,000		\$117,000	\$117,000	Complete
HA Wide Management	1) Security Patrols	1408	1 Officer	\$3,025		\$3,025	\$3,025	Complete
	2) Computer Software	1408	N/A	\$19,972		\$19,972	\$19,972	Complete
HA Wide Administration	1) IFB/RFP Advertising Costs	1410	N/A	\$725		\$725	\$725	Complete
	2) CFP Management Fee	1410	N/A	\$110,000		\$110,000	\$110,000	Complete
HA Wide Audit	CFP Audit Costs	1411	4 Year	\$1,500		\$1,500	\$1,000	Ongoing Expenditure
HA Wide Fees/Costs	1) Annual UPCS Inspections	1430	1 Firm	\$7,970		\$7,970	\$7,970	Complete
	2) Construction Inspection Costs	1430	3 Staff	\$125,768		\$125,768	\$125,768	Complete
	3) Reproduction Costs	1430	N/A	\$1,500		\$1,500	\$1,500	Complete
	4) Engineering Services	1430	1 Firm	\$200		\$200	\$200	Complete
27-3 Church Hill	Site – Parking Lots/Sidewalks	1450	1 Site	\$60,074		\$60,074	\$60,074	Complete
27-10 Bridgeland	Aluminum Replacement Windows	1460	50 Units	\$135,349		\$135,349	\$135,349	Complete
27-11 Parkview	1) Aluminum Replacement Windows	1460	60 Units	\$106,500		\$106,500	\$106,500	Complete
	2) Gutters & Downspouts	1460	9 Bldgs	\$2,490		\$2,490	\$2,490	Complete
	3) HVAC / Mechanical Upgrade	1460	26 Units	\$2,515		\$2,515	\$2,515	Complete
	4) Site – Parking Lots/Sidewalks	1450	1 Site	\$20,500		\$20,500	\$20,500	Complete
27-20 Houses	Roofing	1460	1 Bldg	\$7,312		\$7,312	\$7,312	Complete
27-21 Pine Acres	Aluminum Replacement Windows	1460	40 Units	\$134,000		\$134,000	\$134,000	Complete
27-28 Lakota	Termite Protection	1460	4 Bldgs	\$3,040		\$3,040	\$3,040	Complete
HA Wide Non-Dwell Structures	Roofing	1470	1 Bldg	\$27,545		\$27,545	\$27,545	Complete

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Part II: Supporting Pages

PHA Name: Housing Authority of Florence		Grant Type and Number Capital Fund Program Grant No: SC16P02750107 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide Debt Service	CFP Bond Debt Service	1501	N/A	\$374,717		\$374,717	\$249,811	Ongoing Expenditure

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

PHA Name: Housing Authority of Florence		Grant Type and Number Capital Fund Program No: SC16P02750107 Replacement Housing Factor No:				Federal FY of Grant: 2007	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA Wide Operations	9/12/09		9/30/07	9/12/11		3/31/08	
HA Wide Management	9/12/09		3/31/09	9/12/11		3/31/09	
HA Wide Administration	9/12/09		3/31/09	9/12/11		3/31/09	
HA Wide Audit	9/12/09		9/30/07	9/12/11			
HA Wide Fees/Costs	9/12/09		6/30/09	9/12/11		6/30/09	
27-3 Church Hill	9/12/09		3/31/08	9/12/11		3/31/09	
27-10 Bridgeland	9/12/09		12/31/07	9/12/11		6/30/08	
27-11 Parkview	9/12/09		6/30/09	9/12/11		12/31/09	
27-20 Houses	9/12/09		3/31/08	9/12/11		12/31/08	
27-21 Pine Acres	9/12/09		12/31/07	9/12/11		6/30/08	
27-28 Lakota	9/12/09		3/31/08	9/12/11		3/31/08	
HA Wide Non-Dwelling Structures	9/12/09		12/31/08	9/12/11		12/30/08	
HA Wide Debt Service	9/12/09		9/30/07	9/12/11			