

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

PHA Plans

5 Year Plan for Fiscal Years 2000 - 2004

Annual Plan for Fiscal Year 2000

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN ACCORDANCE WITH
INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

**PHA Plan
Agency Identification**

PHA Name: Housing Authority of the City of Rock Hill

PHA Number: SC022

PHA Fiscal Year Beginning: (mm/yyyy) 01/2000

Public Access to Information

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

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

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

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

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

HOUSING AUTHORITY OF THE CITY OF ROCK HILL
5-YEAR PLAN
PHA FISCAL YEARS 2000 - 2004

[24 CFR Part 903.5]

A. Mission

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)

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

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

- PHA Goal: Expand the supply of assisted housing
- Objectives:
- Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)

- PHA Goal: Improve the quality of assisted housing
Objectives:
 - Improve public housing management: (PHAS score)
 - Improve voucher management: (SEMAP score)
 - Increase customer satisfaction:
 - Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
 - Renovate or modernize public housing units:
 - Demolish or dispose of obsolete public housing:
 - Provide replacement public housing:
 - Provide replacement vouchers:
 - Other: (list below)

- PHA Goal: Increase assisted housing choices
Objectives:
 - Provide voucher mobility counseling:
 - Conduct outreach efforts to potential voucher landlords
 - Increase voucher payment standards
 - Implement voucher homeownership program:
 - Implement public housing or other homeownership programs:
 - Implement public housing site-based waiting lists:
 - Convert public housing to vouchers:
 - Other: (list below)

HUD Strategic Goal: Improve community quality of life and economic vitality

- PHA Goal: Provide an improved living environment
Objectives:
 - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - Implement public housing security improvements:
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - Other: (list below)

Continue to provide security services and Boys & Girls Club activities through the use of Public Housing Drug Elimination Grant funds.

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

- PHA Goal: Promote self-sufficiency and asset development of assisted households
Objectives:
 - Increase the number and percentage of employed persons in assisted families:
 - Provide or attract supportive services to improve assistance recipients' employability:
 - Provide or attract supportive services to increase independence for the elderly or families with disabilities.
 - Other: (list below)

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

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
 - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - Other: (list below)

Continue equal opportunity and affirmative measures currently being practiced.

Other PHA Goals and Objectives: (list below)

See Pages 1 through 3 of FY 2000 Plan.

Housing Authority of the City of Rock Hill
Annual PHA Plan
PHA Fiscal Year 2000

[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

- High Performing PHA**
 Small Agency (<250 Public Housing Units)
 Administering Section 8 Only

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

Executive Summary

The Housing Authority of the City of Rock Hill has prepared this Agency Plan in compliance with Section 511 of the Quality Housing and Work Responsibility Act of 1998 and the ensuing HUD requirements.

We have adopted the following Mission Statement to guide the activities of the Housing Authority:

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

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

Goal One: Manage the Housing Authority's existing public housing program in an efficient and effective manner thereby remaining a high performer under HUD's Management Assessment criteria.

Objectives:

1. HUD shall continue to recognize the Housing Authority of the City of Rock Hill as a high performer.
2. The Housing Authority shall make its public housing units more marketable to the community to meet the needs of its applicants and decrease the wait for housing to no more than a six-month wait.
3. The Housing Authority shall endeavor to develop public and private partnerships and continue to use its resources to develop additional housing for the low-income and very-low income individuals it serves.
4. The Housing Authority shall increase the numbers of Section 8 Landlords by 10% per year for the next five years to provide decent, safe and affordable housing for its Section 8 Participants.
5. The Housing Authority shall operate its programs in a prudent manner and strive to increase its reserve levels and manage its resources responsibly and in accordance with HUD's requirements.
6. The Housing Authority shall promote and foster a motivating work environment with a capable and efficient team of employees to operate as a customer-friendly and fiscally prudent leader in the affordable housing industry.

Goal Two: Provide a decent, safe and sanitary environment in all communities.

Objectives:

1. The Housing Authority of the City of Rock Hill shall partner with Rock Hill Police Department and contracted security services to reduce crime in its developments so that the crime rate is less than the surrounding neighborhoods by December 31, 2004.
2. The Housing Authority of the City of Rock Hill shall continue to maintain and provide a high level of security to its residents by utilizing contracted security services in addition to the local police department base line services.
3. The Housing Authority of the City of Rock Hill will continue to provide a positive living environment in all its communities and will continue to partner with public and private groups and firms and seek to develop new relationships to maintain existing programs and develop new initiatives to enhance the quality of life of its residents.
4. The Housing Authority of the City of Rock Hill shall continue to seek funds to modernize its inventory, to improve curb appeal of its communities and to provide a high quality and professional repair program for all its residents.

5. The Housing Authority of the City of Rock Hill shall seek to establish a job opportunities and a medical services program in two of its communities by Fiscal Year 2000.
6. The Housing Authority of the City of Rock Hill shall seek to establish a pre-school Parent-Smart Preparation Program in one of its communities by Fiscal Year 2001.
7. The Housing Authority of the City of Rock Hill shall continue to provide and seek to enhance its current scholarship program by providing additional funding in the Fiscal Year 2000 Budget.
8. The Housing Authority of the City of Rock Hill shall continue its partnership with the Boys & Girls Club of York County and its programs of drug prevention, teen pregnancy prevention, computer training and homework assistance, and increase its resident participation by 40% by the Year 2001.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment’s name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

- Admissions Policy for Deconcentration
- FY 2000 Capital Fund Program Annual Statement
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart
- FY 2000 Capital Fund Program 5 Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)

Comments of Resident Advisory Board: The Resident Advisor Board had no comments that related to changes in the 5 Year Action Plan nor the Annual Plan.
See Table Library for Policy on Deconcentration, FY 2000 Annual Statement and the Organizational Chart.

Supporting Documents Available for Review

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	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
	Public Housing Admissions and (Continued) Occupancy	Annual Plan: Eligibility,

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and	Annual Plan: Eligibility, Selection, and Admissions Policies
X	2. Documentation of the required deconcentration and income mixing analysis	
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input 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	Public housing grievance procedures <input checked="" 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 HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other	Annual Plan: Capital Needs

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	approved proposal for development of public housing	
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

Please see Table Library *Table of Contents*(Page 49) for list of supporting documents.

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the “Overall” Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being “no impact” and 5 being “severe impact.” Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	1523	5	4	4		4	3
Income >30% but <=50% of AMI	1123	4	4	4		3	3
Income >50% but <80% of AMI	1382	3	3	4		3	3
Elderly	N/A	3	3	4		3	3
Families with Disabilities	N/A	N/A	N/A	N/A		N/A	N/A
White	65.5%	N/A	N/A	N/A		N/A	N/A
Black	33.1%	N/A	N/A	N/A		N/A	N/A
All Others	1.4%	N/A	N/A	N/A		N/A	N/A
N/A = Not Available							

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s
Indicate year:
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

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

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

Housing Needs of Families on the Public Housing Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	130		122
Extremely low income <=30% AMI	122	93.8%	
Very low income (>30% but <=50% AMI)	8	6.2%	
Low income (>50% but <80% AMI)	0	0	
Families with children	94	72.3%	
Elderly families	7	5.4%	
Families with Disabilities	19	14.6%	
White	31	23.8%	
Black	92	70.8%	
American Indian	6	4.6%	
Asian	1	.8%	
Characteristics by Bedroom Size (Public			

Housing Needs of Families on the Public Housing Waiting List			
Housing Only)			
1BR	32	24.6%	
2 BR	87	66.9%	
3 BR	10	7.7%	
4 BR	0	0	
5 BR	1	.8%	
5+ BR	0	0	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Section 8 Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	141		70
Extremely low income <=30% AMI	116	82.3%	
Very low income (>30% but <=50% AMI)	25	17.7%	
Low income (>50% but <80% AMI)	0		
Families with children	125	88.7%	
Elderly families	0	0	
Families with			

Housing Needs of Families on the Section 8 Waiting List			
Disabilities	7	5.0%	
White	18	12.8%	
Black	122	86.5%	
American Indian	1	.7%	
Asian	0	0	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 9 MONTHS			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

C. Strategy for Addressing 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**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units

- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)
Current marketing program is unbiased and locations selected by tenants are a matter of choice.

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

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2000 grants)		
a) Public Housing Operating Fund	\$425,000	
b) Public Housing Capital Fund	\$259,531	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$1,798,566	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	\$81,180	
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
Contract Administrator-The Glens	\$600,000	HAP to Owners
Section 8 Project-Based	\$70,000	Project Operations
2. Prior Year Federal Grants (unobligated funds only) (list below)		
Public Housing Comp Funds-1999	\$279,531	Capital Improvements
3. Public Housing Dwelling Rental Income	\$365,000	Public Housing Operations
4. Other income (list below)		
Interest Income	\$25,000	PH Operations
Maintenance Charges, Equip. Sales	\$28,000	PH Operations

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
4. Non-federal sources (list below)		
State Grant (Parent/Child Education)	\$2,500	Education Program
Total resources	\$3,934,308	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe) At the time of application; usually within two weeks, all third party verifications are returned.

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe) Credit.

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

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

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

This source is not available to PHA.

(2)Waiting List Organization

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

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

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

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

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?

2. Yes No: Are any or all of the PHA’s site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?

3. Yes No: May families be on more than one list simultaneously
If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One

- Two
- Three or More

b. Yes No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- Emergencies
- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)

Employment and child care needs.

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

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

- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

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

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

2 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

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

- At an annual reexamination and lease renewal
 Any time family composition changes
 At family request for revision
 Other (list)

(6) Deconcentration and Income Mixing

a. Yes No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. Yes No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- Adoption of site-based waiting lists
If selected, list targeted developments below:
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
Boyd Hill Community and Workman Street Complex.

Employing new admission preferences at targeted developments
If selected, list targeted developments below:

Other (list policies and developments targeted below)

Public Housing Admissions and Continued Occupancy Plan and Section 8 Admissions Plan have been modified by Resolution to incorporate Deconcentration and Income Targeting requirements.

d. Yes No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

Workman Street Complex and Boyd Hill Community

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

Baskins Road Apartments (Keiger Street) and Eastwood Complex

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.
Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- Criminal or drug-related activity only to the extent required by law or regulation
 - Criminal and drug-related activity, more extensively than required by law or regulation
 - More general screening than criminal and drug-related activity (list factors below)
 - Other (list below)
- b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
Not available to PHA.
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
 - Other (describe below)

Previous Landlord information if available to PHA.

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- None
 - Federal public housing
 - Federal moderate rehabilitation
 - Federal project-based certificate program

Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance?
(select all that apply)

PHA main administrative office

Other (list below)

(3) Search Time

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

If yes, state circumstances below:

If bedroom size is unavailable and/or if participant can provide documentation to prove difficult circumstances.

(4) Admissions Preferences

a. Income targeting

Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

Victims of domestic violence

Substandard housing

Homelessness

High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

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

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

2 Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

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

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)

- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

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

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- Through published notices
- Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

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

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

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

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

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

c. Rents set at less than 30% than adjusted income

1. Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

For household heads

For other family members

For transportation expenses

For the non-reimbursed medical expenses of non-disabled or non-elderly families

Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

Yes for all developments

Yes but only for some developments

No

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

For all developments

For all general occupancy developments (not elderly or disabled or elderly only)

For specified general occupancy developments

For certain parts of developments; e.g., the high-rise portion

For certain size units; e.g., larger bedroom sizes

Other (list below)

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

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) \$800.00
- Other (list below)

g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood

- Other (list/describe below)

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

- At or above 90% but below 100% of FMR
 100% of FMR
 Above 100% but at or below 110% of FMR
 Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
 The PHA has chosen to serve additional families by lowering the payment standard
 Reflects market or submarket
 Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
 Reflects market or submarket
 To increase housing options for families
 Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually
 Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

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

b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached.
- A brief description of the management structure and organization of the PHA follows:

See (Table Library – Page 14) Table Library Section.

Table Library *Table of Contents* is listed on Page 49.

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use “NA” to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	369 Units	119
Section 8 Vouchers	202	35
Section 8 Certificates	219	25
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers New Section 8-Elderly	56	3
Public Housing Drug Elimination Program (PHDEP)	369 Public Housing, 56 NS8	
Other Federal Programs(list individually)		

C. Management and Maintenance Policies

List the PHA’s public housing management and maintenance policy documents, manuals and handbooks that contain the Agency’s rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

- (1) Public Housing Maintenance and Management: (list below)
 - a. Public Housing Continued Occupancy and Administrative Plan
 - b. Public Housing Dwelling Lease
 - c. Capitalization Policy
 - d. Drug Free Policy
 - e. Criminal Records Management
 - f. Equal Housing Opportunity Plan
 - g. Grievance Procedures
 - h. Rules for Apartment Living

- i. Maintenance Policy (includes required Pest Control policy)
- j. Personnel Policy
- k. Procurement Policy
- l. Pet Policy
- m. Safety Standards Policy
- n. Resident Initiative Policy
- o. Parking Policy
- p. Investment Policy
- q. Check Signing Policy
- r. Rent Collection Policy
- s. Disposition of Surplus Property Policy
- t. Travel Policy

(2) Section 8 Management: (list below)

- a. Section 8 Administrative Plan
- b. Grievance Procedures
- c. Information to Owners Policy

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

Housing Authority of the City of Rock Hill is a High Performer.

A. Public Housing

1. Yes No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)
- PHA main administrative office
 - PHA development management offices
 - Other (list below)

B. Section 8 Tenant-Based Assistance

1. Yes No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)
- PHA main administrative office
 - Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA’s option, by completing and attaching a properly updated HUD-52837.

Select one:

- The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) Table Library – Page 1 .

-or-

- The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

- a. Yes No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

- The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name Table Library – Page 4.

-or-

- The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

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

Applicability of sub-component 7B: 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.

- Yes No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
 Revitalization Plan submitted, pending approval
 Revitalization Plan approved

Activities pursuant to an approved Revitalization Plan underway

Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:

Yes No: d) 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:

Yes No: e) 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:

Discussions with City of Rock Hill and also private developer in process on possible future developments.

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description (Not Applicable)

Yes No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

Demolition/Disposition Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Activity type: Demolition <input type="checkbox"/>	
Disposition <input type="checkbox"/>	
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>	
5. Number of units affected:	
6. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity:	
b. Projected end date of activity:	

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description Not Applicable.

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

Designation of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Designation type:	Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)	
5. If approved, will this designation constitute a (select one)	<input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected:	
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. Yes No: Have any of the PHA’s developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If “No”, skip to component 11; if “yes”, complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 11. If “No”, complete the Activity Description table below.

Conversion of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)	<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: _____) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: _____) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

Housing Authority of the City of Rock Hill is a High Performer; this section is not required.

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission:

(DD/MM/YYYY)

5. Number of units affected:

6. Coverage of action: (select one)

Part of the development

Total development

B. Section 8 Tenant Based Assistance

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 component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

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, which statement best describes the number of participants? (select one)

25 or fewer participants

26 - 50 participants

51 to 100 participants

more than 100 participants

b. PHA-established eligibility criteria

Yes No: Will the PHA’s program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

- Yes No: Has the PHA has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? DD/MM/YY

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937
--

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.79 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed “in and around” public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

3. Which developments are most affected? (list below)

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

2. Which developments are most affected? (list below)

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan

- Police provide crime data to housing authority staff for analysis and action
 - Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
 - Police regularly testify in and otherwise support eviction cases
 - Police regularly meet with the PHA management and residents
 - Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
 - Other activities (list below)
2. Which developments are most affected? (list below)

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

- 1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
- 2. Yes No: Was the most recent fiscal audit submitted to HUD?
- 3. Yes No: Were there any findings as the result of that audit?
- 4. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? ____
- 5. Yes No: Have responses to any unresolved findings been submitted to HUD?

If not, when are they due (state below)?

There were no findings.

17. PHA Asset Management (Not Required of High Performer)

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?

2. What types of asset management activities will the PHA undertake? (select all that apply)
 Not applicable
 Private management
 Development-based accounting
 Comprehensive stock assessment
 Other: (list below)

3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

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

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
 Attached at Attachment (File name)
 Provided below:

3. In what manner did the PHA address those comments? (select all that apply)
 Considered comments, but determined that no changes to the PHA Plan were necessary.
 The PHA changed portions of the PHA Plan in response to comments
List changes below:
 Other: (list below)

B. Description of Election process for Residents on the PHA Board

- 1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

- 2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)

b. Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

C. Statement of Consistency with the Consolidated Plan

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

- 1. Consolidated Plan jurisdiction: (City of Rock Hill)

- 2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (City of Rock Hill)

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

- Other: (list below)

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

- (1) Letter from City of Rock Hill Planning Director certifying that Agency Plan is consistent with the City of Rock Hill's latest Consolidated Plan.
- (2) Letter from City of Rock Hill Police Chief supporting Safety and Crime Prevention Plan and pledge to work together to enhance safety of residents.

Both original letters have been made a part of the hard copy of PHA's Agency Plan and are available for review.

D. Other Information Required by HUD

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

All Attachments are contained in the Table Library.

The next Section contains The Table Library.

Table Library Contents

PHA Plan Annual StatementPage 1
Five-Year Action Plan (HUD-52834).....Page 4
Capital Improvements Plan (HUD 52831, 52832).....Page 7
Management Needs Assessment (HUD-52833).....Page 12
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Location and Number of Public Housing Units.....Page 13
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PHA Plan

Table Library

Component 7 Comprehensive Grant Annual Statement Parts I, II, and II

Annual Statement

Comprehensive Grant Program (CGP) Part I: Summary

Comprehensive Grant Number SC16P02250100

FFY of Grant Approval: (MM/1999)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	0
3	1408 Management Improvements	10,000.00
4	1410 Administration	2,000.00
5	1411 Audit	1,000.00
6	1415 Liquidated Damages	0
7	1430 Fees and Costs	7,000.00
8	1440 Site Acquisition	0
9	1450 Site Improvement	53,000.00
10	1460 Dwelling Structures	165,531.00
11	1465.1 Dwelling Equipment-Nonexpendable	21,000.00
12	1470 Nondwelling Structures	0
13	1475 Nondwelling Equipment	20,000
14	1485 Demolition	0
15	1490 Replacement Reserve	0
16	1492 Moving to Work Demonstration	0
17	1495.1 Relocation Costs	0
18	1498 Mod Used for Development	0
19	1502 Contingency	0
20	Amount of Annual Grant (Sum of lines 2-19)	279,531
21	Amount of line 20 Related to LBP Activities	0
22	Amount of line 20 Related to Section 504 Compliance	0
23	Amount of line 20 Related to Security	0

**Annual Statement
Comprehensive Program (CGP) Part II: Supporting Table**

Development Number/Name Housing Authority- Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
PHA WIDE:	Fees and Costs	1430.1	7,000
	Ads and Legal	1410	2,000
	Computer Upgrade	1408	10,000
	Audit Costs	1411	1,000
	Maintenance Vehicle	1475	20,000
SC 22-1	Pave Parking Areas	1450	28,000
	Repair Playground	1450	10,000
SC 22-2	Repair Baths, Floor Tile (8 units)	1460	19,000
	Replace Counter Tops and Cabinets (50)	1460	110,531
	Replace Refrigerators (60)	1465.1	21,000
	Plant/Replace Shrubs and Trees	1450	5,000
	Replace Sidewalk and Retaining Walls	1450	10,000
	Replace Gutters	1460	36,000
SC 22-5	GRAND TOTAL		\$279,531

Annual Statement
Comprehensive Grant Program (CGP) Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
PHA Wide	06/30/2000	12/31/2001
SC 22-1	06/30/2000	12/31/2001
SC 22-2	06/30/2000	12/31/2001
SC 22-5	06/30/2000	12/31/2001
SC 22-7	06/20/2000	12/31/2001

Five-Year Action Plan

Part I: Summary

Comprehensive Grant Program (CGP)

U. S. Department of Housing
and Urban Development

Office of Public and Indian Housing

OMB Approval No. 2577-0157 (exp. 7/31/98)

HA Name: Rock Hill Housing Authority		Locality: Rock Hill, York County, South Carolina		[x] Original [] Revision No. _____	
A. Development Number/Name	Work Stmt. For Year 1 FFY: 1999	Work Statement for Year 2 FFY: 2000	Work Statement for Year 3 FFY: 2001	Work Statement for Year 4 FFY: 2002	Work Statement for Year 5 FFY: 2003
SC 22-001	See Annual Statement	\$141,000	\$40,443	\$78,000	\$78,000
SC 22-002		\$88,345	\$144,400	\$130,000	\$130,000
SC 22-005		\$12,000	\$37,200	\$60,000	\$60,000
SC 22-007		0	\$14,400	0	0
B. Physical Improvements Subtotal		\$241,345	\$236,443	\$268,000	\$268,000
C. Management Improvements		\$5,000	\$4,902	\$7,531	\$7,531
D. HA-Wide Improvements		\$16,000	\$16,000	0	0
E. Administration		\$4,282	\$4,282	\$1,000	\$1,000
F. Other		\$12,904	\$17,904	\$3,000	\$3,000
G. Operations		0	0	0	0
H. Demolition		0	0	0	0
I. Replacement Reserve		0	0	0	0
J. Mod Used for Development		0	0	0	0
K. Total CGP Funds		\$279,531	\$279,531	\$279,531	\$279,531
L. Total Non-CGP Funds		0	0	0	0
M. Grand Total		\$279,531	\$279,531	\$279,531	\$279,531
Signature of Executive Director & Date Jim Boyles 6/28/99			Signature of Public Housing Director/Office of Native American Programs Administrator & Date		

Five-Year Action Plan
Part II: Supporting Pages

Physical Needs
 Comprehensive Grant Program (CGP)

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

Year 1 FFY: 1999	Year 2: FFY 2000		Year 3: FFY 2001		Year 4: FFY 2002		Year 5: FFY 2003	
See Annual Statement	Development Number/Name Major Work Category	Estimated Costs	Development No./Name Major Work Category	Estimated Costs	Development No./Name Major Work Category	Estimated Costs	Development No./Name Major Work Category	Estimated Costs
	SC 22-1: Replace bath tubs Replace Counter tops/ Cabinets (18) Replace 70 Lavatories	\$84,000 \$50,000 \$7,000	SC 22-1: Repair ceramic floors & tile baths (14)	\$40,443	SC 22-1: Air Conditioning (30)	\$55,638	SC 22-1: Air Conditioning (49)	\$78,000
	SC 22-2: Ceramic & tile baths Replace ranges and Refrigerators (60) Replace cabinets and Countertops (15)	\$27,902 \$20,000 \$40,443	SC 22-2: Replace cabinets and Counter Tops (45) Replace ranges and Refrigerators (72)	\$116,400 \$28,000	SC 22-2: Replace cabinets and countertops (25)	\$60,000	SC 22-2: Replace Kitchen cabinets and countertops (50)	\$130,000
	SC 22-5: Replace water heaters (16) Replace ranges and refrigerators (20)	\$4,800 \$7,200	SC 22-5: Replace cabinets and countertops (12) Replace ranges and refrigerators (20)	\$30,000 \$7,200	SC 22-5: Air Conditioners (30)	\$60,000	SC 22-5: Air Conditioners (30)	\$60,000
	SC 22-7:		SC 22-7: Replace cabinets and counter tops (6)	\$14,400	SC 22-7: Air Conditioners (30)	\$60,000	SC 22-7:	
	Subtotal of Estimated Cost	\$241,345		\$236,443		\$235,638		\$268,000

Five-Year Action Plan
Part III: Supporting Pages
 Management Needs
 Comprehensive Grant Program (CGP)

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

Year 1 FFY: 1999	Year 2: FFY 2000		Year 3: FFY 2001		Year 4: FFY 2002		Year 5: FFY 2003	
	Development Number/Name Major Work Category	Estimated Costs	Development No./Name Major Work Category	Estimated Costs	Development No./Name Major Work Category	Estimated Costs	Development No./Name Major Work Category	Estimated Costs
See Annual Statement								
	Ads and Legal Notice	\$4,282	Ads and Legal Notice	\$4,282	Ads and Legal	\$3,500	Ads and Legal	\$1,000
	Fees and Costs	\$12,904	Fees and Costs	\$17,904	Fees and Costs	\$22,050	Fees and Costs	\$3,000
	Maintenance Vehicle	\$16,000	Maintenance Vehicle (1-D)	\$16,000	Maintenance Vehicle (1-D)	\$16,000	Computer Upgrade	\$7,531
	Computer Upgrade (1-C)	\$5,000	Computer Upgrade	\$4,902	Computer Upgrade	\$2,343		
	Subtotal of Estimated Cost	\$38,186		\$43,088		\$43,893		\$11,531

EXECUTIVE SUMMARY OF
 PRELIMINARY ESTIMATED COSTS
 Physical and Management/
 Operations Needs
 Comprehensive Grant Program (CGP)

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

OMB Approval No. 2577-0157

Public Reporting Burden for this collection of information is estimated to average 10.0 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, Office of Information Policies and Systems, U. S. Department of Housing and Urban Development, Washington, D.C.. 20410-3600 and to the Office of Management and Budget, Paperwork Reduction Project (2577-0157), Washington, D.C. 20503. Do not send this completed form to either of these addresses.

PHA/IHA Name: **Rock Hill Housing** Federal Fiscal Year **1999**

Authority

Development Number/Name Name	Total Current Units	Total Preliminary Estimated Hard Cost	Per Unit Hard Cost	Exceeds Reasonable Cost	Percentage of Vacant Units
SC 22-001	79	\$787,251	\$9,965	No	0
SC 22-002	200	\$2,118,254	\$10,591	No	0
SC 22-005	60	\$395,815	\$6,579	No	0
SC 22-007	30	\$110,200	\$3,673	No	0

Total Preliminary Estimated Hard Cost for Physical Needs \$ 3,411,520

Total Preliminary Estimated Cost for PHA-Wide Management/Operations Needs \$ 181,700

Total Preliminary Estimated for PHA-Wide Nondwelling Structures and Equipment \$ -

Total Preliminary Estimated for PHA-Wide Administration \$ 16,064

Total Preliminary Estimated for PHA-Wide Other \$ 102,060

Grand Total of PHA Needs \$ 3,711,344

Signature of Executive Director:
 Jim Boyles Date:
 6/28/99

U. S. Department of Housing
and Urban Development

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PHA/HA NAME:	Rock Hill Housing Authority P. O. Box 11579 Rock Hill SC 29731-1579	[x]	Original
		[]	Revision Number ____

Development Number: SC 22-1	Development Name: Workman Street Apartments	DOFA Date: 1971
--------------------------------	--	--------------------

Development Type:	Occupancy Type:	Structure Type:	Number of Buildings:	Vacant Units Number:
Rental [x]		Detached/		0
Turnkey III []	Family []	Semi Detached [x]	Current Bedroom Distribution	% 0
Mutual Help []	Elderly []	Row []	0 ____ 1 <u>28</u> 2 <u>36</u>	Total Current Units:
Section 23, []	Mixed [x]	Walk-Up [x]	3 <u>12</u> 4 <u>3</u> 5 ____	79
Bond Financed		Elevator []	5+ ____	

General Description of Needed Physical Improvements:	Urgency of Need (1-5)
Convert required units to meet 504	1
Install new roof w/attic ventilation	2
Paint stairways	2
Replace exhaust fans	2
Install security screens	3
Repair upstairs floors, replace tile and cove base	1
Replace remainder of cabinets and counter tops	2
Replace bathroom heaters and controls	3
Replace 41 lavatories	3
Replace tubs, surrounds, valves	3
Paint interior	3
Replace ceramic tile on bathroom floors	1
Repair, resurface and restripe parking area	2
Install storm drainage	2
Construct security fence	2
Air conditioning	2
Repair playground	1
Total Preliminary Estimated Hard Cost for Needed Physical Improvements:	\$787,251
Per Unit Hard Cost:	\$9,965
Hard Cost Exceed 90% of TDC (if Yes, attach viability analysis.)	Yes No x
Development Has Long-Term Physical and Social Viability	Yes x No
Data Assessment Prepared:	06/28/99
Source(s) of Information:	

PHYSICAL NEEDS ASSESSMENT

Comprehensive Grant Program (CGP)

OMB Approval No.
2577-0157

PHA/HA NAME: Rock Hill Housing Authority
P. O. Box 11579
Rock Hill SC 29731-1579

Development Number: SC 22-2	Development Name: South Wilson, Rock, Hampton, Boyd Hill, Confederate, Eastwood	DOFA Date: 1970
Development Type: Rental [x] Turnkey III [] Mutual Help [] Section 23, Bond Financed []	Occupancy Type: Family [] Elderly [] Mixed [x]	Structure Type: Detached/ Semi Detached [x] Row [] Walk-Up [] Elevator []
Number of Buildings: 54 Current Bedroom Distribution 0 <u>30</u> 1 <u>36</u> 2 <u>52</u> 3 <u>52</u> 4 <u>30</u> 5 ____ 5+ ____		Vacant Units Number: 0 % 0 Total Current Units: 200

General Description of Needed Physical Improvements:	Urgency of Need (1-5)
Install new metal insulated entry doors	3
Replace remainder deteriorated floor tile and cove base	2
Replace remainder deteriorated base cabinets and counter tops	3
Install new window sill	3
Replace ceramic floor tile	3
Install lavatory faucets	3
Replace tubs, surrounds and valves	3
Install handrails at elderly porches	2
Correct drainage problem at Site #2	3
Correct erosion problems with new landscaping, sod, etc.	3
Install heavy duty pvc downspouts on gutters	3
Replace deteriorated sidewalks/porches	2
Replace roof on ACM building	2
Replace floor covering in ACM building	2
Construct additional warehouse storage	3
Clean gas exhaust stacks	2
Replace sidewalks at ACM building (splaining)	3
Repair concrete in vehicle bay area	3
Air conditioning	2
Correct drainage problem at ACM Building	2
Total Preliminary Estimated Hard Cost for Needed Physical Improvements:	\$2,118,254
Per Unit Hard Cost:	\$10,591
Hard Cost Exceed 90% of TDC (if Yes, attach viability analysis.)	Yes No x
Development Has Long-Term Physical and Social Viability	Yes x No
Data Assessment Prepared:	6/28/99
Source(s) of Information:	Work orders Unit Inspections
	Staff input Regulatory standards
	Public input Resident comments

PHYSICAL NEEDS ASSESSMENT
Comprehensive Grant Program (CGP)

OMB Approval No. 2577-0157

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PHA/HA NAME:	Rock Hill Housing Authority	[x]	Original
	P. O. Box 11579		
	Rock Hill SC 29731-1579	[]	Revision Number

Development Number:	Development Name	DOFA Date:
SC 22-5	Keiger Street	1982

Development Type:	Occupancy Type:	Structure Type:	Number of Buildings:	Vacant Units Number:
Rental [x]		Detached/	30	0
Turnkey III []	Family []	Semi Detached [x]	Current Bedroom Distribution	% 0
Mutual Help []	Elderly []	Row []	0 0 1 10 2 26	Total Current Units:
Section 23, []	Mixed [x]	Walk-Up []	3 24 4 0 5 0	60
Bond Financed		Elevator []	5+ _____	

General Description of Needed Physical Improvements:	Urgency of Need (1-5)
Convert required units to meet 504	1
Paint interior of 30 units	1
Install security screen doors	2
Replace 40 counter tops and kitchen cabinets	2
Replace roof with adequate attic ventilation	1
Replace plumbing fixtures	3
Repair, resurface and restripe parking areas	2
Replace water meter boxes	3
Equipment reserve (stoves and refrigerators)	2
Clean exhaust stacks	1
Air conditioning	2
Replace gutters and downspouts	2
Construct security fence	1
Total Preliminary Estimated Hard Cost for Needed Physical Improvements:	\$395,815
Per Unit Hard Cost:	\$6,597

Hard Cost Exceed 90% of TDC (if Yes, attach viability analysis.)	Yes	No	x
Development Has Long-Term Physical and Social Viability	Yes	x	No

Data Assessment Prepared:	6/28/99
Source(s) of Information:	Work orders Unit Inspections
	Staff input Regulatory standards
	Public input Resident comments

The Housing Authority of the City of Rock Hill operates the following programs:

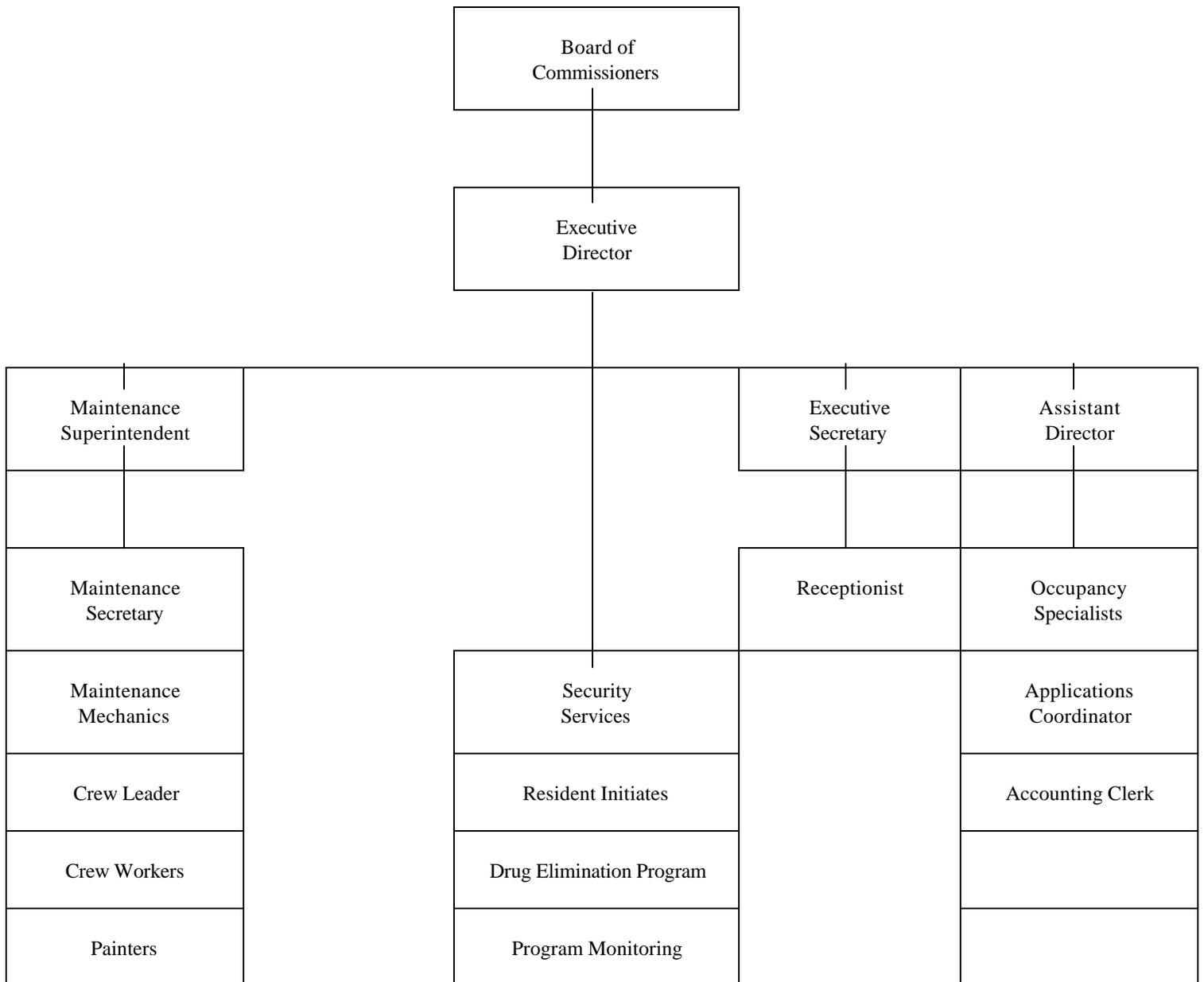
PROGRAM	BRIEF DESCRIPTION
Public Housing	369 units of public housing.
Section 8	219 Certificates and 202 vouchers, 81 Section 8 owned, Contract Administrator for 88 units.
PHDEP	Security services provided to all public housing complexes by Turbeville Security. Boys & Girls Club on-site learning centers at two of the largest complexes and another club within close proximity of a ph complex and one housing Section 8 participants. Programs include Smart Moves, Drug Awareness, Teen Pregnancy Prevention, Homework Assistance and Computer Training.
Comp Grant	Modernization of units, replacement of appliances, upgrade of computer equipment.
Parent-Smart Program	With Rock Hill School District 3, educational grant to prepare pre-schoolers for the education experience.
Homeownership Program (Rock Hill Joint Ventures for Affordable Housing)	With the City of Rock Hill, refer eligible and interested residents and participants for homeownership program.
Job Training Program	With Goodwill Industries, supply employment enhancement and training to public housing residents.
The Glens	Contract Administrator of unit based complex.
North Central Family Medical Center	Medical care provided to public housing residents, currently being established on-site at Boyd Hill and Workman Street.

The Housing Authority of the City of Rock Hill has 369 public housing units in the following locations:

DEVELOPMENT NAME	NUMBER OF UNITS	AVERAGE ANNUAL TURNOVER
22-1: Workman Street Complex	79	25
22-2: Boyd Hill Complex	104	40
22-2: Eastwood/Gordon/Cummings	28	7
22-2: Pendleton-Confederate Elderly Complex	50	12
22-2: South Wilson Street	13	6
22-2: Rock/Hampton	5	1
22-5: Baskins Road Apartments	60	21
22-7: Great Falls Complex	30	7
TOTAL PUBLIC HOUSING:	369	119
NS8: Eastside Elderly Complex (North Jones & Hutchinson)	56	8

HOUSING AUTHORITY OF THE CITY OF ROCK HILL

ORGANIZATIONAL CHART



HOUSING AUTHORITY OF THE CITY OF ROCK HILL

Commissioners

James A. Keiger, Chairman
Terry B. Millar, Vice-Chairman
Jim Boyles, Executive Director

Daniel O. Sutton
James M. Young
Edward R. Newton

RESOLUTION

POLICY ON THE DECONCENTRATION OF POVERTY

WHEREAS, the Quality Housing and Work Responsibility Act of 1998 (QHWRA) provides for the deconcentration of poverty and income mixing by bringing higher income tenants into lower income public housing projects and bringing the lower income tenants into higher income public housing projects; and

WHEREAS, the Housing Authority of the City of Rock Hill hereby amends their Admissions and Continued Occupancy Plan in order to meet QHWRA of 1998; and

WHEREAS, The Admissions and Continued Occupancy Plan, Section I, Background and Administration of Programs is amended to include the following:

The Housing Authority of the City of Rock Hill shall endeavor to maintain a cross-section of income in its public housing communities by deconcentration of families with incomes below 30% of the area median income and make every effort to meet requirements for income mixing. The Housing Authority of the City of Rock Hill shall continually examine and maintain records that compare relative tenant incomes in each community to ensure deconcentration of poverty. Offers of housing for all new admissions will be made based upon the relative mix of the community's current population.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of Rock Hill that the Admissions and Continued Occupancy Policy be amended as stated, in order to comply with the Quality Housing and Work Responsibility Act of 1998, Section 513 of the Act.

{ Approved and effective this the 17th day of May, 1999. }

HOUSING AUTHORITY OF THE CITY OF ROCK HILL

Commissioners

James A. Keiger, Chairman
Terry B. Millar, Vice-Chairman
Jim Boyles, Executive Director

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RESOLUTION

ADDENDUMS TO THE ADMISSIONS AND CONTINUED OCCUPANCY PLAN FOR PUBLIC HOUSING

- Section I, Background and Administration of Programs

Amended to include the following:

The Housing Authority of the City of Rock Hill shall ensure that each fiscal year, at least 40% of families admitted to public housing will have incomes that do not exceed 40% of the area median income, unless the Housing Authority opts to utilize the fungibility (interchange percentages between public housing and the Section 8 programs) provisions of the QHWRA Act of 1998.

- Section IX, Selections and Exceptions, Subsection A – Selections

Amended to include the following:

The Housing Authority may offer incentives to eligible families to locate in certain Housing Authority communities where income mix does not meet the area median income. Additionally, the Housing may utilize the practice of skipping a family's name on the waiting list when necessary to accomplish the necessary income mix when offering a specific unit in a public housing community. Such necessary skipping will be specifically demonstrated in the resident's file and on the waiting list control log.

- Section X, Occupancy Standards, Income Inclusions/Deductions, Application Updates and Lease-Up

Amended to include the following:

Established rental amounts will not be reduced/decreased for families whose welfare assistance is reduced specifically because of fraud or failure to participate in an economic self-sufficiency program or comply with a work activities requirement. This reduction of rent prohibition does not include families who have welfare reduction due to:

1. *Lifetime limit on receiving benefits; or*
2. *Family complied with welfare programs requirements, but cannot obtain employment.*

Such denials for reduction in rent must be based upon written verification from the welfare agency that the family's benefits have been reduced because of noncompliance with economic self-sufficiency or work programs or because of fraud.

HOUSING AUTHORITY OF THE CITY OF ROCK HILL

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RESOLUTION ADDENDUMS TO THE SECTION 8 ADMINISTRATIVE PLAN

- Section I, Background and Administration of Programs

Amended to include the following:

The Housing Authority of the City of Rock Hill shall target at least 75% of new voucher admissions to families with incomes that do not exceed 30% of the area median income, unless the Housing Authority opts to utilize the fungibility (interchange percentages between public housing and the Section 8 programs) provision of the QHWRA Act.

- Section XI, Income Determinations, Deductions from Income, Housing Assistance Payment Calculations

Amended to include the following:

Established rental amounts will not be reduced/decreased for families whose welfare assistance is reduced specifically because of fraud or failure to participate in an economic self-sufficiency program or comply with a work activities requirement. This reduction of rent prohibition does not include families who have welfare reductions due to:

1. *Lifetime limit on receiving benefits; or*
2. *Family complied with welfare program requirements, but cannot obtain employment.*

Such denials for reduction in rent must be based upon written verification from the welfare agency that the family's benefits have been reduced because of noncompliance with economic self-sufficiency or work programs or because of fraud.

- Section XI, Payment Standards, Rent Reasonableness and Rent Increases

Amended to include the following:

Section 209 of the FY 1999 HUD Appropriations Act eliminated the "shopping incentive" for families that are admitted to the voucher program on or after December 20, 1998. This includes families who are admitted to the voucher program on or after December 20, 1998; includes those families that are currently receiving assistance and remained in the same unit or complex; and where the applicable payment standard exceeds the gross rent for the unit. The applicable payment standard is the lower of the payment standard for the "family unit size" or the payment standard for the unit actually rented by the family.

Housing Authority of the City of Rock Hill
Resident Service & Satisfaction Survey
Follow Up Plan – FY 2000

COMMUNICATION

- 1) The Housing Authority will hold Resident Council meetings on a quarterly basis beginning April 1, 2000.
- 2) The Housing Authority will continue and enhance its customer training program by utilizing outside facilitators to conduct training beginning June 1, 2000.
- 3) The Housing Authority will continue to make available proposed rule and policy changes and notify residents of the comment period available to them for input beginning March 1, 2000.
- 4) The Housing Authority will, beginning March 1, 2000, increase publications of hand-delivered newsletters to residents and other general information to keep residents informed.
- 5) The Housing Authority will increase promotion of resident meetings in conjunction with major program changes, including Comp Grant input, effective June 1, 2000.
- 6) The Housing Authority will continue to involve and inform residents of site improvements and renovations via hand-delivered questionnaires, asking for resident's comments and suggestion. New emphasis will begin April 1, 2000.

SAFETY

- 1) The Housing Authority will set a meeting with the Resident's Council and review recommendations regarding resident safety concerns and if needed, schedule resident's meetings to address stated concerns.
- 2) The Housing Authority executed a formal partnership with the local police department to reduce crime in its communities in 1999. The police department works closely with Housing Authority security to target trouble spots and to address the concerns of residents. Part II Crimes continue to drop as a result of this partnership. Vacant units are available for surveillance as needed.
- 3) The Housing Authority involves the police department in its Drug Grant application process and community policing efforts. A renewed emphasis will be placed on this area by June 1, 2000.
- 4) The Housing Authority has an Agreement with the local police department to provide incident reports on crime in its communities and has a system established for tracking crime and crime-related problems in its communities.
- 5) The Housing Authority uses strict screening of applicant's; police record checks are obtained on all applicants, reports are obtained from previous landlords, and the *One Strike Provision* is utilized. This will be continued.

- 6) The Housing Authority conducts lease reviews and enforces rules regarding behavior of residents and guests, no-trespassing procedures, parking policy and unauthorized occupants. Terminations are enforced.
- 7) The Housing Authority had conducted a lighting survey with local utility provider and been advised by the report that lighting levels meet acceptable candlelight requirements.
- 8) The Housing Authority repairs and/or changes damaged locks on windows and doors on the same day of the occurrence. This item is treated as an emergency and is placed in “first priority operations.”
- 9) The Housing Authority sites are all adjacent to city playgrounds, parks or in close proximity to City neighborhood recreation facilities. The Housing Authority partners with and provides computer learning centers, after-care programs at its two largest sites. Drug prevention programs are available at these sites through a Drug Elimination Grant and partnership with the Boys & Girls Club of York County.
- 10) The Housing Authority provides a high-level security service under contract with a private firm which includes community policing, enforcement of parking policy, and assisting local police departments with crime and safety problems.