

PHA Plans

5 Year Plan for Fiscal Years 2003 - 2007
Annual Plan for Fiscal Year 2003

PHA Plan Agency Identification

PHAName: Spartanburg Housing Authority

PHANumber: SC003

PHAFiscalYearBeginning: 10/2003

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)

5-YEAR PLAN
PHAF ISCAL YEARS 2003 -2007
[24CFRPart903.5]

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 Spartanburg Housing Authority is committed to providing quality, affordable housing in a safe environment. Through partnerships with our residents and other groups, we will provide opportunities for those we serve to become self -sufficient.

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.) PHA should identify these measures in the space 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:
Request additional fair share vouchers in each of the next five years.
- Reduce public housing vacancies:
Maintain a minimum 95% occupancy rate .

- Leverage private or other public funds to create additional housing opportunities:

Complete the development of Country Garden Estates. To -date this has created 40 Low Income Housing Tax Credit Units, 10 public housing units and 13 homeownership units. Over the next five years, an additional 50 Low Income Housing Tax Credit units and 25 homeownership units will be created.

- Acquire or build units or developments

Using the proceeds of sale from Country Garden Estates and SHA Section 32 Program, SHA will continue creating additional homeownership units.

- Other (list below)

- PHA Goal: Improve the quality of assisted housing
Objectives:

- Improve public housing management: (PHA Score) 94
- Improve voucher management: (SEMAP Score) 89
- Increase customer satisfaction:
- Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)

Improve upon applicant screening; communication with residents, maintain higher level of occupancy, improve internal quality control practices, and optimize internal financial management.

- Renovate or modernize public housing units:

Continuation of aggressive and efficient use of CGP Funds to improve public housing units and apply for HOPE VI, and other funding alternatives, when determination that more significant investment is required than afforded by CGP for a specific site.

- Demolish or dispose of obsolete public housing:

Demolition of obsolete public housing will occur once plan is developed and funding alternatives are secured.

Provide replacement public housing:

Replacement public housing will be incorporated into demolition of obsolete public housing if warranted.

Provide replacement vouchers:

Annually apply for an increase in vouchers.

Other: (list below)

PHA Goal: Increase assisted housing choices

Objectives:

Provide voucher mobility counseling:

Conduct outreach effort to potential voucher landlords

Increase voucher payment standards

Implement voucher homeownership program:

Plan approval submitted to HUD in FY 2002 and will be continued in 2003-2007.

Implement public housing or other homeownership programs:

Section 32 Plans submitted to HUD in FY 2002 and will be continued in 2003-2007. SHA will continue its current single -family construction/homeownership program.

Implement public housing site -based waiting lists:

Continue current site -based at SC 3 -25 Tobias Booker Hartwell and implement site -based for single family inventory (SC 3 -11, 3- 23, 3- 24).

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:

We will continue to utilize Public Housing Operating funds to provide increased security provision and for screening of applicants.

- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)

Formal designation of Frank Gooch - SC3 - 14 as elderly.

- Other: (list below)

We continually strive to improve the quality of life for residents and their families by being vigilant and diligent in the manner in which we utilize the police services. Continued strict enforcement of lease provisions and screening of applicants for housing will assure us of achieving this goal.

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:

Our FSS Program will continue to be offered and is being enhanced with the development of more community partners.

- Provide or attract supportive services to improve assistance recipients' employability:

HOPE VI Campus of Learners Opportunity Center is fully operational. We will continue to seek opportunities to develop training opportunities directed toward unemployed or underemployed residents. We will broaden accessibility to training opportunities by developing community partnerships; provide opportunities to all PH residents; and to remove transportation barriers when at all possible.

- Provide or attract supportive services to increase independence for the elderly or families with disabilities.

SHA collaborates with supportive community service agencies. Increased on-site availability of services will be explored. Assessment of need on an individual basis is continuous.

- 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)

Other PHA Goals and Objectives: (list below)

AnnualPHAPlan
PHAFiscalYear2000
[24CFRPart903.7]

i. AnnualPlanType:

SelectwhichtypeofAnnualPlanthePHAwillsubmit.

StandardPlan

StreamlinedPlan:

- HighPerformingPHA**
- SmallAgency(<250PublicHousingUnits)**
- AdministeringSection8Only**
- TroubledAgencyPlan**

ii. ExecutiveSummaryoftheAnnualPHAPlan

[24CFRPart903.79(r)]

ProvideabriefoverviewoftheinformationintheAnnualPlan,includinghighlightsofmajorinitiatives anddiscretionarypoliciesthePHAhasincludedintheAnnualPlan.

Spartanburg Housing Authority has an impressive history as a high performing, dynamic agency. The final stages of the HOPE VI Revitalization Project will be completed in FY 2003. Tied to the final stages of the project will be the construction of 50 LIHTC units in Country Garden Estates. Country Garden Estates has been the site of owner -occupied single -family homes as well. It is anticipated that in FY2003, additional units will be constructed and sold. Other new initiatives that will be undertaken in late FY2002 and through FY2003 include the Section 8 and PH Section 32 Homeownership Programs. By offering these programs, SHA will make it possible for more low -income households to affordably attain homeownership. Other homeownership activities ready for implementation include 1). the development of collaborative relations with the City Community Development Department to revitalize a blighted area of the City through new home construction; 2). enhancement of homebuyer education offered by the SHA through the creation of a Homebuyer Specialist; and 3). increased collaboration with other service providers to develop homeownership opportunities for underserved populations.

SHA has several developments that are nearing obsolescence and significant future improvements must be planned. Two developments, Woodworth Homes and Phyllis Goins require attention to improve the quality of life for the residents through facility improvements, deconcentration, special programs, law enforcement, etc. These two developments have higher vacancy, eviction, and crime rates than other SHA developments. At this time, an Architectural firm has been selected and will provide master planning services for these facilities; it is anticipated that to address many of the physical and social issues that impact these developments, the number

of units will need to be reduced and significant improvement of remaining units will be required. A master plan will also be completed for Northside Apartments. Northside Apartments is adjacent to a revitalization area that is being improved by the City of Spartanburg through single -family construction. The improvements at Northside will complement the effort of the City to revitalize the neighborhood.

The Programs Department of SHA has developed a diverse offering of programs for youth and elderly residents. New collaborative community partnerships are in the development through the efforts of the Program Department. FY 2003 will be marked with innovative new programs to assist tenants to become more self sufficient; such activities planned include increased offerings of training programs; on-site senior services; and increased and more accessible youth programs.

Increased use of available management tools will further enhance the efficiency of SHA operations. SHA has committed to improving quality control and customer service. Through these efforts, applicants and tenants will be afforded the greatest opportunity to live in safe, decent, and affordable housing. Additionally SHA will make great strides in improving communication with tenants by disseminating information through newsletters, improved coordination with Resident Councils, and utilization of the hotline. A more complete listing of activities is included in Follow-up Plant to residents survey (attachment SC003a2).

In summary, SHA will fulfill its mission of providing affordable housing through the efficient maintenance and operation of the owned public housing units, Section 8 Program, and through the development of new rental and owner -occupied units to meet changing demands. SHA services will be directed toward assisting low income households, not only in housing, but in establishing a sense of self sufficiency that will lead to temporary usage of our programs; thus creating opportunity for new applicants.

*Roy Johnson
Executive Director*

iii. Annual Plan Table of Contents

[24CFR Part 903.79(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 filename in parentheses in the space to the right of the title.

Required Attachments:

- Admissions Policy for Deconcentration
- FY2000 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
- FY2003 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)

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
XX	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
XX	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 jurisdiction to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
XX	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
XX	Most recent board - approved operating budget for the public housing program	Annual Plan: Financial Resources;
XX	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
XX	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
XX	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 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
XX	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	A&O Policy	
XX	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
XX	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
XX	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
XX	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
XX	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
XX	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
XX	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
XX	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	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
XX	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
XX	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
XX	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self - Sufficiency
XX	Most recent self - sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self - Sufficiency

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
XX	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
XX	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)

1. Statement of Housing Needs

[24CFR Part 903.79(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	2672	65%	4	4	4	2	4
Income > 30% but ≤ 50% of AMI	1487	60%	3	3	3	2	3
Income > 50% but < 80% of AMI	1648	34%	3	3	3	2	3
Elderly	1606	50%	4	4	4	2	4
Families with Disabilities	N/A	N/A		N/A	N/A	N/A	N/A
Race/Ethnicity	4422	47%	2	2	2	2	2
Race/Ethnicity	3815	30%	2	2	2	2	2
Race/Ethnicity	58	44%	2	2	2	2	2
Race/Ethnicity	N/A	N/A		N/A	N/A	N/A	N/A

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: 2000
- 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.** PHA may provide separate tables for site - based or sub - jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the 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	1309		
Extremely low income <= 30% AMI	1226	94	
Very low income (>30% but <=50% AMI)	74	6	
Low income (>50% but <80% AMI)	9	0	
Families with children	259	20	
Elderly families	42	4	
Families with Disabilities	182	1	
Race/ethnicity	330	25	
Race/ethnicity	963	74	

Housing Needs of Families on the Waiting List			
Race/ethnicity	7	0	
Race/ethnicity	9	0	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	758	58	
2BR	353	27	
3BR	181	14	
4BR	16	1	
5BR	1	0	
5+BR			
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 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	1174		
Extremely low income <= 30% AMI	1052	90	
Very low income (>30% but <=50% AMI)	117	10	
Low income (>50% but <80% AMI)	5	0	
Families with children	580	49	
Elderly families	85	7	

Housing Needs of Families on the Waiting List			
Families with Disabilities	145	12	
Race/ethnicity	226	19	
Race/ethnicity	943	81	
Race/ethnicity	4	0	
Race/ethnicity	1	0	
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)? 5 Does the PHA expect to open the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input 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.

The Spartanburg Housing Authority will apply for available vouchers. SHA will also develop additional affordable units through LIHTC applications. It is anticipated that a project to create an additional 50 LIHTC units will commence in 2003.

(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 financed 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

- Undertakemeasurestoensureaccesstoaffordablehousingamongfamilies assistedbythePHA,regardlessofunitsizerequired
- Maintainorincreasesection8lease -upratesbymarketingtheprogramto owners,particularlythoseoutsideofareasofminority andpoverty concentration
- Maintainorincreasesection8lease -upratesbyeffectivelyscreeningSection8 applicantstoincreaseowneracceptanceofprogram
- ParticipateintheConsolidatedPlandevelopmentprocesstoensure coordinationwithbroadercommunitystrategies
- Other(listbelow)

Strategy2:Increase thenumberofaffordablehousingunitsby:

Selectallthatapply

- Applyforadditionalsection8unitsshouldtheybecomeavailable
- Leverageaffordablehousingresourcesinthecommunitythroughthecreation ofmixed -financehousing
- PursuehousingresourcesotherthanpublichousingorSection8tenant -based assistance.
- Other:(listbelow)

Need:SpecificFamilyTypes:Familiesatorbelow30%ofmedian

Strategy1:Targetavailableassistancetofamiliesatorbelow30%ofAMI

Selectallthatapply

- ExceedHUDfederaltargetingrequirementsforfamiliesatorbelow30%of AMIinpublichousing
- ExceedHUDfederaltargetingrequirementsforfamiliesatorbelow30%of AMIintenant -basedsection8assistance
- Employadmissionspreferencesaimedatfamilieswiththeconomichardships
- Adoptrentpoliciestosupportandencouragework
- Other:(listbelow)

Need:SpecificFamilyTypes:Familiesatorbelow50%ofmedian

Strategy1:Targetavailableassistanceto familiesatorbelow50% ofAMI

Selectallthatapply

- Employadmissionspreferencesaimedatfamilieswhoareworking
- Adoptrentpoliciestosupportandencouragework
- Other:(listbelow)

Need:SpecificFamilyTypes:TheElderly

Strategy1: Targetavailableassistancetotheelderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special -purpose voucher 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 voucher targeted to families with disabilities, should they become available
- Affirmatively market to local non -profit agencies that assist families with disabilities
- Other: (list below)

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty/minority concentrations
- Other: (list below)

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

[24CFR Part 903.79(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 2003 grants)		
a) Public Housing Operating Fund	\$3,003,107	
b) Public Housing Capital Fund	\$2,087,000	
c) HOPEVI Revitalization		
d) HOPEVI Demolition		
e) Annual Contributions for Section 8 Tenant -Based Assistance	\$5,439,324	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	\$0.00	
g) Resident Opportunity and Self - Sufficiency Grants	\$55,000	
h) Community Development Block Grant	\$0.00	
i) HOME	\$150,000	
Other Federal Grants (list below)	\$0.00	
2. Prior Year Federal Grants (unobligated funds only) (list below)		
a). Capital Fund 2002	\$1,700,000	
b). HOPEVI Revitalization	\$219,878	
3. Public Housing Dwelling Rental Income	\$2,500,000	Public Housing Operations
4. Other income (list below)		
Interest Income	\$50,000	Public Housing Operations
4. Non -federal sources (list below)		
Total resources	\$15,304,309	

3.PHAPoliciesGoverningEligibility,Selection,andAdmissions

[24CFRPart903.79(c)]

A.PublicHousing

Exemptions:PHAsthatdonotadministerpublichousingarenotrequiredto completesubcomponent 3A.

(1)Eligibility

a. WhendoesthePHAverifyeligibilityforadmissiontopublichousing?(selectall thatapply)

- Whenfamiliesarewit hinacertainnumberofbeingofferedaunit:(state number)
- Whenfamiliesarewithinacertaintimeofbeingofferedaunit:(statetime)
- Other:(describe)

b. Whichnon -income(screening)factorsdoesthePHAusetoestablisheligibilityfor admissiontopublichousing(selectallthatapply)?

- CriminalorDrug -relatedactivity
- Rentalhistory
- Housekeeping
- Other(describe)

c. Yes No:DoesthePHArequestcriminalrecordsfromlocallaw enforcementagenciesforscreeningpurposes?

d. Yes No:DoesthePHArequestcriminalrecordsfromStatelaw enforcementagenciesforscreeningpurposes?

e. Yes No:DoesthePHAaccessFBIcriminalrecordsfromtheFBIfor screeningpurposes?(eitherdirectlyorthroughanNCIC - authorizedsource)

(2)WaitingListOrganization

a. WhichmethodsdoesthePHAplantouseitoorganizeitpublichousingwaitinglist (selectallthatapply)

- Community-widelist
- Sub-jurisdictionallists
- Site-basedwaitinglists
- Other(describe)

b. Wheremayinterestedpersonsapplyforadmissiontopublichousing?

- PHAmainadministrativeoffice
- PHAdevelopmentsitemanagementoffice
- Other(listbelow)

c. If the PHA plan 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**

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? 1 new list

Scattered-site single-family home site-based waitlist will be established in order to support Section 32 Homeowner Program.

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

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:

The Tobias Booker Hartwell Campus of Learners has 118 units. Bedroom sizes are 2 & 3. Given the limited number of vacancies, the SHA offers the next appropriate, available unit to the next applicant. Only one offer is made per the HUD approved SBWL.

(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 transfer 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)

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
 Household that contribute to meeting income goals (broad range of incomes)
 Household 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 points 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:

- 1 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
- Household that contributes to meeting income goals (broad range of incomes)
- Household that contributes 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
- Anytime 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) development(s) 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:
- Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- Other (list policies and developments targeted below)

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:

3-3 Woodworth Homes, 3 -5 Phyllis Goins; 3 -12 Prince Hall

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:

3-14 Gooch, Watson, Barksdale

B. Section 8

Exemptions: PHA 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)

Outstanding balances due to SHA or other PHA if known, previous derogatory tenancy history with SHA or other PHA if known.

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)

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- Criminal or drug -related activity
- Other (describe below)

Previous tenancy with SHA.

(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:

Disabled families if extension warranted

(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 admission 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
- Household that contribute to meeting income goals (broad range of incomes)
- Household 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 points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Date and Time

Former Federal preferences

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

Homelessness
Highrentburden

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
- Household that contribute to meeting income goals (broad range of incomes)
- Household 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 the 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 admission 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.PHARentDeterminationPolicies

[24CFRPart903.79(d)]

A.PublicHousing

Exemptions:PHAsthatdonotadministerpublichousingarenotrequiredto complete sub -component 4A.

(1)IncomeBasedRentPolicies

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.

d. 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. Rentre -determinations:

1. Between income examinations, 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
- Anytime the family experiences an income increase
- Anytime a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) _____
- Other (list below)

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

(2) Flat Rents

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)

- A 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

- Rentburdensofassistedfamilies
- Other(listbelow)

(2)MinimumRent

a. WhatamountbestreflectsthePHA’sminimumrent?(selectone)

- \$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

[24CFR Part 903.79(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)

SHA is High Performer

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:

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		
Section 8 Vouchers		
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		

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)

(2) Section 8 Management: (list below)

6. PHA Grievance Procedures

[24 CFR Part 903.79(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.

SHA is 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 offices 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 offices 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

[24CFR Part 903.79(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 Form 52837.

Select one:

- The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan as Attachment (state name) *SC003a01*

-or-

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

(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 Form 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 as Attachment (state name) *SC003a01*

-or-

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

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

Applicability of sub -component 7B: All PHAs administering public housing. Identify any approved HOPEVI 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 HOPEVI 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 HOPEVI revitalization grant (complete one set of questions for each grant)

1. Development name: Tobias Booker Hartwell Campus of Learners

2. Development (project) number: SC 16P003025

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 HOPEVI Revitalization grant in the Plan year?

If yes, list development name/s below:

- Yes No: d) Will the PHA be engaging in any mixed -financed 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:

Master Plan process for Woodworth Homes, Phyllis Goins and Northside Apartments may reveal need for development or replacement activities not yet identified.

8. Demolition and Disposition

[24CFR Part 903.79(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

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:	Phyllis Goins, Northside Apts., Woodworth Homes
1b. Development (project) number:	SC3 -3, SC3 -5, SC3 -9
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	(15/06/04)
5. Number of units affected:	Not yet determined
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 8/04 b. Projected end date of activity: 12/05

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

[24CFR Part 903.79(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

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: Frank M. Gooch Apartments	
1b. Development (project) number: SC3 -14	
2. Designation type:	
Occupancy by only the elderly	<input checked="" 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 checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	<u>01/08/03</u>
5. If approved, will this designation constitute a (select one)	
<input checked="" type="checkbox"/> New Designation Plan	

<input type="checkbox"/> Revision of a previously approved Designation Plan?
6. Number of units affected: 36
7. Coverage of action (select one)
<input checked="" type="checkbox"/> Part of the development
<input type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant -Based Assistance

[24CFR Part 903.79(j)]

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

A. Assessment of Reasonable Revitalization Pursuant to Section 202 of the HUD FY1996 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 FY1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete as 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
<p>5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)</p> <p><input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: _____)</p> <p><input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____)</p> <p><input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: _____)</p> <p><input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent</p> <p><input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units</p> <p><input type="checkbox"/> Other: (describe below)</p>

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

[24CFR Part 903.79(k)]

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**

AssetManagementTable?(If“yes”,skiptocomponent12 .If
 “No”,completetheActivityDescriptiontablebelow.)

PublicHousingHomeownershipActivityDescription (Completeoneforeachdevelopmentaffected)
1a.Developmentname:ScatteredSite 1b.Development(project)number:SC3 -11
2.FederalProgramauthority: <input type="checkbox"/> HOPEI <input checked="" type="checkbox"/> 5(h)Section32 <input type="checkbox"/> TurnkeyIII <input type="checkbox"/> Section32oftheUSHAof1937(effective10/1/99)
3.Applicationstatus:(selectone) <input type="checkbox"/> Approved;incl udedinthePHA’sHomeownershipPlan/Program <input checked="" type="checkbox"/> Submitted,pendingapproval <input type="checkbox"/> Plannedapplication
4.DateHomeownershipPlan/Programapproved,submitted,orplannedforsubmission: (05/14/03)
5. Numberofunitsaffected: 16 6.Coverageofaction:(selectone) <input type="checkbox"/> Partofthedevelopment <input checked="" type="checkbox"/> Totaldevelopment

1a.Developmentname:ScatteredSite 1b.Development(project)number:SC3 -23
2.FederalProgramauthority: <input type="checkbox"/> HOPEI <input checked="" type="checkbox"/> 5(h)Section32 <input type="checkbox"/> TurnkeyIII <input type="checkbox"/> Section32oftheUSHAof1937(effective10/1/99)
3.Applicationstatus:(selectone) <input type="checkbox"/> Approved;includedinthePHA’sHomeownershipPlan/Program <input checked="" type="checkbox"/> Submitted,pendingapproval <input type="checkbox"/> Plannedapplication
4.DateHomeownershipPlan/Programapproved,submitted,orplannedforsubmission: (05/14/03)
5. Numberofunitsaffected:20 6.Coverageof action:(selectone) <input type="checkbox"/> Partofthedevelopment

Total development

1a. Development name: Scattered Site
1b. Development (project) number: SC3 -24
2. Federal Program authority: <input type="checkbox"/> HOPEI <input checked="" type="checkbox"/> 5(h) Section 32 <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 checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (05/14/03)
5. Number of units affected: 2
6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> 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

[24CFR Part 903.79(1)]

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.

The SHA is High Performer.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

- Yes No: Has the PHA 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 programsto 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 home ownership option participation
- Preference/eligibility for section 8 home ownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

Yes No: Does the PHA coordinate, promote or provide any program to enhance the economic and social self-sufficiency of residents? (If "yes", complete the following table; if "no" skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office/ PH main office/ other provider name)	Eligibility (public housing or section 8 participants or both)

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		
Section 8		

- b. Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plan to take to achieve at least the minimum program size?
If no, list steps the PHA will take 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 notify in 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

[24CFR 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.

The SHA is a High Performer.

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 area 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 use 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 trend over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anti crime/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 plan to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plan 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

PHA eligible for FY2000 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 FY2000 in this PHA Plan?

Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: _____)

14. RESERVED FOR PET POLICY

[24CFR Part 903.79(n)]

On file for review.

15. Civil Rights Certifications

[24CFR Part 903.79(o)]

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

16. Fiscal Audit

[24CFR Part 903.79(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)?

17. PHA Asset Management

[24CFR Part 903.79(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.

The SHA is a High Performer

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 903.79(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 (Filename) *SC003a03*
- 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: (provide name here)

City of Spartanburg, SC

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

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.

- ThePHAhasparticipatedinanyconsultationprocessorganizedandofferedby theConsolidatedPlanagencyinthedevelopmentoftheConsolidatedPlan
- ThePHAhasconsultedwiththeConsolidatedPlanagencyduringthe developmentofthisPHAPlan.
- ActivitiestobeundertakenbythePHAinthecomingyearareconsistentwith theinitiativescontainedintheConsolidatedPlan.(listbelow)
- Other:(listbelow)

4.TheConsolidatedPlanofthejurisdictionssupportsthePHAPlanwiththefollowing actionsandcommitments:(describebelow)

None

D.OtherInformationRequiredbyHUD

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

Attachments

Use this section to provide any additional attachments referenced in the Plans.

CGP Annual Statement SC003a01

CGP Five - Year Plan SC003a01

Follow-up Plan to Resident Survey SC003a2

Resident Advisory Comments SC003a03

PHA Plan Table Library

Component 7 Capital Fund Program Annual Statement Parts I, II, and III

Annual Statement Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number FFY of Grant Approval: (2003)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non -CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	269,000.00
4	1410 Administration	135,000.00
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	250,000.00
8	1440 Site Acquisition	
9	1450 Site Improvement	300,000.00
10	1460 Dwelling Structures	1,254,516.00
11	1465.1 Dwelling Equipment -Nonexpendable	
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2 -19)	2,208,516.00
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

**Annual Statement
Capital Fund Program (CFP) Part II: Supporting Table**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
H.A. –Wide Management Improvements	a) Staff Computer Training	1408	10,000
	b) Computer Software Upgrade	1408	25,000
	c) Administrative Staff Professional Development Training	1408	4,000
	d) Maintenance Staff Training	1408	4,000
	e) Resident Initiatives Program	1408	1,000
	f) Develop & Implement Training & Technical Assistance to Residents	1408	5,000
	g) Security/Safety-Complex Team	1408	120,000
	h) Programs Dep't. Proration of Salaries & Benefits	1408	100,000
		SUBTOTAL 1408	

**Annual Statement
Capital Fund Program (CFP) Part II: Supporting Table**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
H.A. -Wide Administration	a) Proration Staff Salaries	1410.1	100,000
	b) Fringe Benefits	1410.1	30,000
	c) Sundry	1410.9	5,000
	SUBTOTAL 1410		135,000
H.A. Wide Fees & Costs	a) Architectural & Engineering	1430	180,000
	b) 2 Clerk of the Works	1430	70,000
	SUBTOTAL 1430		250,000
H.A. Wide Site Improvements	Drainage, Erosion, Playground, Sidewalks, Signage	1450	200,000
	Water & Sewer Lines Upgrades	1450	100,000
	SUBTOTAL 1450		300,000

CapitalFundProgram(CFP)PartII:SupportingTable

Development Number/Name HA-WideActivities	GeneralDescriptionofMajorWork Categories	Development Account Number	Total Estimated Cost
SC3 -3Woodworth Homes	AddA/C	1460	150,000
SC3 -5PhyllisGoins	AddA/C	1460	280,000
SC3 -9Northside Apts.	RepairBrickVeneer KitchenRenovations	1460	74,516 116,000
SAC3-8Archibald Rutledge	PaintInteriorHalls Re -roof	1460 1460	15,000 120,000
SC3 -7Cammie Clagett	InstallA/C	1460	220,000
SC3 -16Leland& SpruceStreets	InstallA/C ReplaceExteriorDoors	1460 1460	90,000 25,000
SC3 -11Scattered Sites	Repair/ImprovementsforHomeownership Sales	1460	114,000
SC3 -14Gooch, Watson&Barksdale	ReplaceExteriorDoors	1460	50,000
	SUBTOTAL1460		1,254,516
	TOTALES TIMATED GRANT2003		2,208,516

**AnnualStatement
CapitalFundProgram(CFP)PartIII:ImplementationSchedule**

Development Number/Name HA-WideActivities	AllFundsObligated (QuarterEndingDate)	AllFundsExpended (QuarterEndingDate)
HA –Wide Management Improvements	9/30/05	9/30/06
HA-Wide Administration	9/30/05	9/30/06
HA-WideFees& Costs	9/30/05	9/30/06
HA-WideSi te Improvements	9/30/05	9/30/06
SC3 -12PrinceHall	9/30/05	9/30/06
SC3 -3Woodworth Homes	9/30/05	9/30/06
SC3 -6CampCroft	9/30/05	9/30/06
SC3 -5PhyllisGoins	9/30/05	9/30/06
SC3 -2HubCity	9/30/05	9/30/06
SC3 -9Northside	9/30/05	9/30/06
SC3 -14Gooch, Watson,Barksdale	9/30/05	9/30/06
SC3 -16Leland& SpruceStreets	9/30/05	9/30/06

Optional Table for 5 -Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5 -Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5 -Year Action Plan Tables					
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development		
Description of Needed Physical Improvements or Management Improvements				Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated cost over next 5 years					

CAPITAL FUND PROGRAM TABLES START HERE

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

PHAName: The Housing Authority of the City of Spartanburg	Grant Type and Number Capital Fund Program Grant No: SC16P003502 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no: 1)
 Performance and Evaluation Report for Period Ending: 3 -31-03
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non -CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	\$76,630.00	\$76,630.00	\$30,630.00	
4	1410 Administration	\$130,690.00	\$130,690.00	\$125,690.00	
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$160,310.00	\$260,310.00	\$77,810.00	
8	1440 Site Acquisition				
9	1450 Site Improvement	\$652,400.00	\$450,000.00		
10	1460 Dwelling Structures	\$1,188,486.00	\$1,243,886.00		
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures		\$35,000.00		
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs		\$12,000.00		
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 -20)	\$2,208,516.00	\$2,208,516.00	\$234,130.00	
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security - Soft Costs				
25	Amount of Line 21 Related to Security - Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHAName: The Housing Authority of the City of Spartanburg		Grant Type and Number Capital Fund Program Grant No: SC16P003502 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Management Improvements	a) Staff Computer Training	1408		\$10,000.00	\$10,000.00	0	0	Pending
	b) Computer Software Upgrade	1408		\$25,000.00	\$25,000.00	0	0	“
	c) Admin. Staff Professional Training	1408		\$2,000.00	\$2,000.00	0	0	“
	d) Development Training – Maint.	1408		\$2,000.00	\$2,000.00	0	0	“
	e) Resident Initiatives	1408		\$1,000.00	\$1,000.00	0	0	“
	f) Develop & Implement Training & Tech. Assistant to Residents	1408		\$5,000.00	\$5,000.00	0	0	“
	g) Drug Elimination Activities	1408		\$1,000.00	\$1,000.00	0	0	“
	h) Asst. Family Self Sufficiency Coord. w/ Benefits	1408		\$30,630.00	\$30,630.00	\$30,630.00	0	“
	SUBTOTAL 1408			\$76,630.00	\$76,630.00	\$30,630.00	0	0

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

PHAName: The Housing Authority of the City of Spartanburg		Grant Type and Number Capital Fund Program Grant No: SC16P003502 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Administration	a) CFP Coordinator	1410		\$65,330.00	\$65,330.00	\$65,330.00	0	In Process
	b) Proration Other Staff Salaries	1410		\$31,740.00	\$31,740.00	\$31,740.00	0	“
	c) Fringe Benefits	1410		\$28,620.00	\$28,620.00	\$28,620.00	0	“
	d) Sundry	1410		\$5,000.00	\$5,000.00	0	0	“
	SUBTOTAL 1410			\$130,690.00	\$130,690.00	\$125,690.00		
Fees & Costs	a) Architectural & Engineering	1430		\$82,500.00	\$182,500.00	0	0	In Process
	b) 2 Clerk of the Works	1430		\$59,850.00	\$59,850.00	\$59,850.00	0	“
	c) 2 Clerk of the Works' Fringe Benefits	1430		\$17,960.00	\$17,960.00	\$17,960.00	0	“
	SUBTOTAL 1430			\$160,310.00	\$260,310.00	\$77,810.00	0	“
Site Improvements	Drainage, Erosion, Handrails, Playgrounds, Sidewalks, Lighting	1450		\$150,000.00	\$150,000.00	0	0	Planning Stage
	Water & Sewerline Replacement	1450		\$502,400.00	\$300,000.00	0	0	“
	SUBTOTAL 1450			\$652,400.00	\$450,000.00	0	0	

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

PHAName: The Housing Authority of the City of Spartanburg		Grant Type and Number Capital Fund Program Grant No: SC16P003502 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
SC3 -2HubCity	Replace Gable Vents	1460	84	\$20,000.00	\$20,000.00	0	0	Planning Stage
	Renovate Bathrooms	1460		\$290,133.00	0	0	0	"
SC3 -9Northside	Add A/C	1460	100	0	\$193,300.00	0	0	"
Howard St. Site	Kitchen Renovation	1460	150	\$369,013.00	\$369,013.00	0	0	"
SC3 -12PrinceHall	Floor R epairs	1460	12	0	\$120,000.00	0	0	"
SC3 -14Barksdale, Gooch, & Watson	Kitchen Renovations	1460		\$235,000.00	\$350,000.00	0	0	"
	Replace Exterior Doors	1460		\$45,000.00	0	0	0	"
SC3 -16	Reroof	1460	58	\$80,000.00	\$79,459.00	0	0	"
Leland/Spruce	Add A/C	1460	58	0	\$112,114.00	0	0	"
	Kitchen Renovations	1460	58	\$124,340.00	0	0	0	"
	Replace Exterior Doors	1460	58	\$25,000.00	0	0	0	"
	SUBTOTAL 1460			\$1,188,486.00	\$1,243,886.00	0	0	
SC3 -12PrinceHall	Reroof Admin. Bldg. (flat portion)	1470		0	\$15,000.00	0	0	Planning Stage
Central Office	Waterproof	1470		0	\$20,000.00	0	0	Planning Stage
	SUBTOTAL 1470			0	\$35,000.00	0	0	
SC3 -12PrinceHall	Relocation as needed	1495	12	0	\$12,000.00	0	0	"
	SUBTOTAL 1495			0	\$12,000.00	0	0	

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP /CFPRHF) Part I: Summary					
PHAName: The Housing Authority of the City of Spartanburg		Grant Type and Number Capital Fund Program Grant No: SC16P00350101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001
<input type="checkbox"/> Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/30/03 Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non -CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	\$75,172.00	\$75,172.00	\$52,562.00	\$42,401.00
4	1410 Administration	\$124,708.00	\$124,708.00	\$121,770.00	\$62,500.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$148,710.00	\$148,710.00	\$141,010.00	\$64,439.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$1,580,913.00	\$1,580,913.00	\$598,167.00	\$165,753.00
11	1465.1 Dwelling Equipment — Nonexpendable	\$0	\$0	0	0
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	\$200,000.00	\$200,000.00	\$200,000.00	\$200,000.00
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$2,129,503.00	\$2,129,503.00	\$1,113,509.00	\$535,093.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHAName: The Housing Authority of the City of Spartanburg		Grant Type and Number SC16P00350101 Capital Fund Program Grant No: Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
H.A. Wide	a) Staff Computer Training	1408	Lump Sum	\$10,000.00	\$10,000.00	\$3,880.00	\$3,880.00	In Process
Management	b) Computer Software Upgrade	1408	Lump Sum	\$25,000.00	\$25,000.00	\$19,510.00	\$19,510.00	In Process
Improvements	c) Admin. Staff professional Development training	1408	Lump Sum	\$2,000.00	\$2,000.00			
	d) Maintenance Staff Training	1408	Lump Sum	\$2,000.00	\$2,000.00			
	e) Resident Initiatives Program	1408	Lump Sum	\$1,000.00	\$1,000.00			
	f) Develop & Implement training & Technical assistance to residents	1408	Lump Sum	\$5,000.00	\$5,000.00			
	g) Drug Elimination Activities	1408	Lump Sum	\$1,000.00	\$1,000.00			
	h) Assistant Family Self Sufficiency Coordinator including fringe benefits	1408	Lump Sum	\$29,172.00	\$29,172.00	\$29,172.00	\$19,011.00	In Process
	SUBTOTAL 1408			\$75,172.00	\$75,172.00	\$52,562.00	\$42,401.00	

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

PHAName: The Housing Authority of the City of Spartanburg		Grant Type and Number SC16P003 50101 Capital Fund Program Grant No: Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
H.A. Wide Administration	a) Comprehensive Grant Program Coordinator	1410.1	Lump Sum	\$62,220.00	\$62,220.00	\$62,220.00	\$32,011.00	In Process
	b) Pro-rate other staff salaries	1410.1	Lump Sum	\$30,230.00	\$30,230.00	\$30,230.00	\$13,779.00	In Process
	c) Fringe Benefits	1410.9	Lump Sum	\$27,258.00	\$27,258.00	\$27,258.00	\$14,708.00	In Process
	d) Sundry	1410.9	Lump Sum	\$5,000.00	\$5,000.00	\$2,062.00	\$2,002.00	In Process
	SUBTOTAL 1410.9			\$124,708.00	\$124,708.00	\$121,770.00	\$62,500.00	
Fees & Costs	a) Architectural & Engineering	1430	Lump Sum	\$80,000.00	\$80,000.00	\$72,300.00	\$32,129.00	
	b) Clerk of the Works	1430	Lump Sum	\$68,710.00	\$68,710.00	\$68,710.00	\$32,310.00	
	SUBTOTAL 1430			\$148,710.00	\$148,710.00	\$141,010.00	\$64,439.00	

AnnualStatement/PerformanceandEvaluationReport
CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)
PartII:SupportingPages

PHAName: TheHousingAuthorityoftheCityofSpartanburg		GrantTypeandNumberSC16P00350101 CapitalFundProgramGrantNo: ReplacementHousingFactorGrantNo:			FederalFYofGrant: 2001			
DevelopmentNumber Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev. AcctNo.	Quantit y	TotalEstimatedCost		TotalActualCost		StatusofWork
				Original	Revised	Funds Obligated	Funds Expended	
SC3 -8	KitchenCabinet/FireSuppression	1460	150	\$60,000.00	\$0	0		Deferredto5yr. plan
ArchibaldRutledge	Windows/Waterproof/HVAC	1460	150			\$365,080.00	\$106,148.00	InProcess
	ElevatorUpgrades					\$27,450.00	\$6,668.00	
SC3 -9NorthsideApts.	RepairBrickVeneer	1460	80	\$60,000.00	\$0			FundinMaster Plan
HA-WideSC3 - 2,3,5,6,7,8,9,12&14	ADAUpgrades	1460	10	0		\$172,223.00	\$52,676.00	
	CeilingFans	1460		0		\$33,153.00		
SC3 -5PhyllisGoins	BatExclusion	1460		0		\$261.00	\$261.00	
SC3 -3	HeatSystemImprovementsincluding	1460	100	\$354,000.00	\$354,000.00	-0-	-0-	Pending
Woodworth	Mechanicalroomclosetadditionwith							
Homes	Lockingdoors							
						-0-	-0-	
SC3 -5PhyllisGoins	HeatSystemImprovements	1460	156	\$468,000.00	\$468,000.00			Pending
SC3 -6	HVACImprovementsincluding	1460	30	\$120,000.00	\$120,000.00	-0-	-0-	Pending
CampCroft	Mechanicalroomclosetadditionwith							
	Lockingdoors							
SC3 -12PrinceHall	HVACImprovements	1460	100	\$268,913.00	\$268,913.00	-0-	-0-	Pending
SC3 -14Barksdale,	HVACImprovements	1460	108	\$250,000.00	\$370,000.00	-0-	-0-	Pending
Gooch&Watson	Replaceexteriormechanicalroom							
	Doors							
	SUBTOTAL1460			\$1,580,913.00	\$1,580,913.00	-0-	-0-	

AnnualStatement/PerformanceandEvaluationReport
CapitalFundProgram andCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)
PartII:SupportingPages

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

PHA Name: The Housing Authority of the City of Spartanburg		Grant Type and Number SC16P00350101 Capital Fund Program No: Replacement Housing Factor No:					Federal FY of Grant: 2001	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
H.A. Wide Management Improvements	9/30/03			9/30/04				
H.A. Wide Administration	9/30/03			9/30/04				
Fees & Costs	9/30/03			9/30/04				
Dwelling Equipment	9/30/03			9/30/04				
SC3 -3	9/30/03			9/30/04				
SC3 -5	9/30/03			9/30/04				
SC3 -6	9/30/03			9/30/04				
SC3 -8	9/30/03			9/30/04				
SC3 -9	9/30/03			9/30/04				
SC3 -12	9/30/03			9/30/04				
SC3 -14	9/30/03			9/30/04				
Development Activities	9/30/03			9/30/04				

**CapitalFund ProgramFive -YearActionPlan
PartI:Summary**

PHANameTheHousingAuthority oftheCityofSpartanburg					<u>X</u> Original5 -YearPlan RevisionNo:
Development Number/Name/HA-Wide	Year1 2003	WorkStatementforYear2 FFYGrant: 2004 PHAFY: 2004	WorkStatementforYear3 FFYGrant: 2005 PHAFY: 2005	WorkStatementforYear4 FFYGrant: 2006 PHAFY: 2006	WorkStatementfor Year5 FFYGrant: 2007 PHAFY: 2007
HAWideManagement Improvements	Annual Stateme nt	\$269,000.00	\$269,000.00	\$269,000.00	\$269,000.00
HAWidePlaygrounds		\$55,000.00			
HAWideLifeSafety		\$170,360.00			
HAWideSitework			\$193,998.00		
HAWideDumpsterAreas		\$210,000.00			
HAWideRoofs				\$158,950.00	
HAWideNon -Dwelling StructuresandEquipment		\$10,000.00	\$10,000.00	\$210,000.00	
HAWideAdmin.		\$198,695.00	\$198,695.00	\$198,695.00	\$198,695.00
HAWideFees,Costs, &Relocation		\$148,710.00	\$148,710.00	\$148,710.00	\$148,710.00
HAWideInteriorPaint		\$294,501.00			
HAWideIncreaseADA Units					\$77,641.00
HAWideWater&Sewer Lines				\$25,000.00	\$25,000.00
SC3 -2HubCity		\$369,600.00	\$130,000.00		\$150,000.00
SC3 -3Woodworth			\$40,000.00	\$408,264.00	\$180,000.00
SC3 -5PhyllisGoins					\$370,360.00
SC3 -6CampCroft			\$100,000.00		\$157,000.00
SC3 -7Cammie		\$66,000.00	\$200,000.00		
SC3 -8Archibald		\$96,650.00	\$486,113.00	\$200,000.00	\$208,110.00
SC3 -9Northside&Village				\$110,000.00	
SC3 -3WoodworthHomes &SC3 -5PhyllisGoins MasterPlanDebtService		\$200,000.00	\$200,000.00	\$200,000.00	\$200,000.00
SC3 -12PrinceHall		\$120,000.00	\$120,000.00	\$279,897.00	\$120,000.00
SC3 -16Leland/Spruce			\$112,000.00		\$70,000.00
SC3 -11,23,24Scattered Sites					\$34,000.00
CFPFundsListedfor5 - yearplanning		\$2,208,516.00	\$2,208,516.00	\$2,208,516.00	\$2,208,516.00

ReplacementHousing FactorFunds					
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CapitalFundProgramFive -YearActionPlan
PartII:Supporti ngPages —WorkActivities

Activities for Year1 2003	ActivitiesforYear: <u>2</u> FFYGrant: PHAFY: 2004			ActivitiesforYear: <u>3</u> FFYGrant: PHAFY: 2005		
	Development Name/Number	MajorWorkCategories	EstimatedCost	Development Name/Number	MajorWorkCategories	EstimatedCost
	<i>HAWideManagement Improvements:</i>	<i>ComputerTraining, ComputerSoftware Programs,PoliceTeam</i>	\$269,000.00	<i>HAWideManagement Improvements:</i>	<i>ComputerTraining, ComputerSoftware Programs,PoliceTeam</i>	\$269,000.00
	<i>HAWidePlaygrounds</i>		\$55,000.00			
	<i>HAWideLifeSafety</i>		\$170,360.00			
				<i>HAWideSitework</i>	<i>Sidewalks,Handrails, erosion,utilities</i>	\$193,998.00
	<i>HAWideDumpsterAreas</i>		\$210,000.00			
	<i>HAWideNon -Dwelling StructuresandEquipment</i>	<i>HVAC</i>	\$10,000.00	<i>HAWideNon -Dwelling StructuresandEquipment</i>	<i>HVAC</i>	\$10,000.00
	<i>HAWideAdministration</i>	<i>Salaries</i>	\$198,695.00	<i>HAWideAdministration</i>	<i>Salaries</i>	\$198,695.00
	<i>HAWideFees,Costs,& Relocation</i>	<i>Engineering</i>	\$148,710.00	<i>HAWideFees,Costs,& Relocation</i>	<i>Engineering</i>	\$148,710.00
	<i>HAWide</i>	<i>InteriorPaint</i>	\$294,501.00			
	<i>SC3 -12PrinceHall</i>	<i>FloorRepair</i>	\$120,000.00	<i>SC3 -12PrinceHall</i>	<i>FloorRepair</i>	\$120,000.00
See Annual Statement	<i>SC3 -2HubCity</i>	<i>BathroomsUpgrade</i>	\$240,000.00	<i>SC3 -2HubCity</i>	<i>ElectricalUpgr ade</i>	\$100,000.00
		<i>ReplaceFloorTile</i>	\$129,600.00		<i>ReplaceCeilingsasneeded</i>	\$30,000.00
				<i>SC3 -3WoodworthHomes</i>	<i>ReplaceCeilingsasneeded</i>	\$40,000.00
				<i>SC3 -6CampCroft</i>	<i>ElectricalUpgrade</i>	\$100,000.00
				<i>SC3 -7C ammieClagett</i>	<i>RoofReplacement</i>	\$200,000.00
	<i>SC3 -7CammieClagett</i>	<i>ReplaceMechanicalRoom</i>	\$66,000.00			
		<i>Doors</i>		<i>SC3 -8ArchibaldRutledge</i>	<i>Apt.Reconfiguration</i>	\$486,113.00
				<i>SC3 -16Leland/Spruce</i>	<i>ReplaceFlooring</i>	\$112,000.00
	<i>SC3 -8ArchibaldRutledge</i>	<i>Apt.Reconfiguration</i>	\$67,100.00			
		<i>TrashChuteRepair</i>	\$3,300.00			
		<i>Replacegarbagedisposals</i>	\$26,250.00			
	<i>SC3 -3WoodworthHomes& SC3 -5PhyllisGoins SC3 -9Northside</i>	<i>MasterPlanImprovements DebtServ ice</i>	\$200,000.00	<i>SC3 -3WoodworthHomes& SC3 -5PhyllisGoins SC3 -9Northside</i>	<i>MasterPlanImprovements DebtService</i>	\$200,000.00
		TotalCFPEstimatedCost	\$2,208,516.00			\$ 2,208,516.00

**CapitalFundProgramFive -YearActionPlan
PartII:Suppor tingPages —WorkActivities**

ActivitiesforYear: <u>4</u> FFYGrant: PHAFY: 2006			ActivitiesforYear: <u>5</u> FFYGrant: PHAFY: 2007		
Development Name/Number	MajorWork Categories	EstimatedCost	DevelopmentName/Number	MajorWorkCatego ries	EstimatedCost
<i>HAWideManagement Improvements:</i>	<i>ComputerTraining Programs,policeteam</i>	\$269,000.00	<i>HAWideManagement Improvements:</i>	<i>ComputerTraining Programs,policeteam</i>	\$269,000.00
<i>HAWideRoofs</i>		\$158,950.00			
<i>HAWideNon -Dwelling StructuresandEquipment</i>	<i>Mechanical,Electrical, PlumbingStructural</i>	\$210,000.00			
<i>HAWideAdministration</i>		\$198,695.00	<i>HAWideAdministration</i>		\$198,695.00
<i>HAWideFees, Costs, & Relocation</i>		\$148,710.00	<i>HAWideFees, Costs, & Relocation</i>		\$148,710.0 0
<i>HAWide</i>	<i>Water&SewerLines</i>	\$25,000.00	<i>HAWide</i>	<i>Water&SewerLines</i>	\$25,000.00
			<i>HAWideIncreaseADAUnits</i>		\$77,641.00
			<i>SC3 -2HubCity</i>	<i>ExteriorFinish</i>	\$150,000.00
<i>SC3 -3WoodworthHomes</i>	ElectricalUpgrade	\$108,264.00	<i>SC3 -3Woodwort hHomes</i>	<i>FloorTile</i>	\$180,000.00
	Kitchen(cabinets)	\$300,000.00			
<i>SC3 -5PhyllisGoins</i>			<i>SC3 -5PhyllisGoins</i>	ElectricalUpgrade	\$20,000.00
				FasciaRepair	\$20,360.00
				FloorTile	\$330,000.00
			<i>SC3 -6CampCroft</i>	ExteriorFinish	\$157,000 .00
<i>SC3 -8ArchibaldRutledge</i>	Apt.Reconfiguration	\$200,000.00	<i>SC3 -8ArchibaldRutledge</i>	Apt.Reconfiguration	\$108,110.00
				FloorTile	\$100,000.00
<i>SC3 -9NorthsideApts.</i>	RoofReplacement	\$110,000.00			
<i>SC3 -12PrinceHallApts.</i>	BathroomRenovations	\$157,397.00	<i>SC3 -12PrinceHallApts.</i>	Flooring/Ductwork	\$120,000.00
	MailboxRainShelter	\$2,500.00	<i>SC3 -11ScatteredSites</i>	All	\$14,000.00
	FloorRepair	\$120,000.00	<i>SC3 -16Leland,Spruce</i>	CeilingRepairs	\$70,000.00
			<i>SC3 -23ScatteredSites</i>	All	\$10,000.00
			<i>SC3 -24ScatteredSites</i>	All	\$10,000.00
<i>SC3 -3WoodworthHomes</i>	MasterPlan	\$200,000.00	<i>SC3 -3WoodworthHomes</i>	MasterPlan	\$200,000.00
<i>SC3 -5PhyllisGoins</i>	Improvements		<i>SC3 -5PhyllisGoins</i>	Improvements	
<i>SC3 -9Northside</i>	DebtService		<i>SC3 -9 Northside</i>	DebtService	
TotalCFPEstimatedCost		\$2,208,516.00			\$2,208,516.00

ANNUAL PLAN - ATTACHMENT SC003a02

Follow Up Plan for 2003 HUD Resident Service and Satisfaction Survey

The results of the survey were below 75% in three areas. Therefore the SHA must submit a follow up plan giving the actions to be taken to address the issues.

The three areas are:

- 1) COMMUNICATION
- 2) SAFETY
- 3) NEIGHBORHOOD APPEARANCE

Each category is listed below along with action items intended to improve the survey results.

COMMUNICATION

This area is divided into two types of communication, external and internal. External communications are directed to the SHA residents and/or residents of the communities surrounding Public Housing. Internal communications are directed to SHA staff and/or service provider partners.

The SHA proposes to improve the external communication process by:

- Cultivate and support existing resident organizations.
- Establish or reactivate resident organizations where appropriate.
- Initiate a resident newsletter to be published quarterly.
- Utilize the phone tree to publicize events.
- Conduct additional community based events.
- Disseminate information in the monthly rent statement mailings.

The SHA proposes to improve the internal communication process by:

- Conduct senior staff meetings at least monthly. These meetings will focus on interdepartmental communication and coordination.
- Distribute resident newsletter to all SHA staff.
- Provide customer service training to staff.
- Post calendar of events on employee bulletin boards.

FollowUpPlanfor2003 HUDResidentialServiceandSatisfactionSurvey

SAFETY

TheSHAwilltakethefollowingactionstoimprovesafetyinPublicHousingcommunities:

- ReviewandreviseasnecessarythecontractforabovebaselineserviceswithSpartanburgPublicSafety.
- Evaluatecommonspacessuchasp laygrounds,parkinglotsandcommunitybuildingsforlightingandsecurity.
- Initiatehomesafetytrainingclassesforinterestedresidents.
- Initiatea“HotLine”forresidentstoreportindividualsandincidentsofconcern.
- Identifyandimplementsecurity andinspectionproceduresforvacantunits.

NEIGHBORHOODAPPEARANCE

TheSHAwilltakethefollowingactionstoimprovePublicHousingneighborhoodappearance.

- ParticipateinredevelopmentactivitiesoftheCityofSpartanburginneighborhoodscontainingpublichousingcommunities.
- RevieweachPublicHousingcommunityforphysicalimprovementsthatwouldenhancecurbappeal
- Formalizeandpriorizethemaintenancecycleforcommonareas
- Involveresidentsincommunitycleanupcampaign
- Establishay ardoftmonthprogram.

SC003a03

Resident Advisory Comments

April 28, 2003 Resident Advisory Meeting:

Twelve (12) members in attendance. Members were provided overview of proposed additions/changes for Annual and 5 -year Plan. Members supported proposed changes and did not provide additional information.

June 10, 2003 Resident Advisory Meeting:

Need for sidewalk repairs and additional parking at Woodworth Homes. Residents request additional exterior lighting at Archibald Village. Other comments provided related to specific maintenance requests that were then forwarded for repair.

Public Hearing held July 1, 2003 and no additional comments were provided by those in attendance.