

U.S.DepartmentofHousingandUrbanDevelopment
OfficeofPublicandIndianHousing

PHAPLans

5-YearPlanforFiscalYears2003 -2007
AnnualPlanforfiscalyear2003

**NOTE:THISPHAPLANSTEMPLATE(HUD50075)ISTOBEC OMPLETEDIN
ACCORDANCEWITHINSTRUCTIONSLOCATEDINAPPLICABLEPIHNOTICES**

**PHA Plan
Agency Identification**

PHAName: South Carolina Regional Housing Authority No.3

PHANumber: SC024

PHAFiscalYearBeginning:(mm/yyyy) 07/2003

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)
 SC Regional Housing Authority No.3 (SCRHA#3) is dedicated to providing this community with quality; affordable housing that is decent, well maintained and free from drugs and violent crime. We endeavor to provide livable communities that are made up of a diverse range of economic incomes so that the children of these communities have role models that are visibly striving to make economic gains for their families. We are committed to providing our residents with as many opportunities as possible to become economically self -sufficient. We shall do all of these things while serving our residents and neighboring citizens with the biggest degree of professional courtesy, empathy and respect.

B.Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHA 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 EN COURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targetss 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:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)

PHAGoal:Improvethethequalityoffassistedhousing

Objectives:

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

PHA Goal: Increase assisted housing choices

Objectives:

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

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

PHA Goal: Provide an improved living environment

Objectives:

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- Implement public housing security improvements: (PHDEP Grant and Cooperative Agreements)
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- Other: (Provide an accessible work training program)

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

- PHA Goal: Promote self-sufficiency and asset development of assisted households
- Objectives:
 - Increase the number and percentage of employed persons in assisted families:
 - Provide or attract support services to improve assistances recipients' employability:
 - Provide or attract support services to increase independence for the elderly or families with disabilities.
 - Other: (Implement an on-site educational and employment outreach program and provide accessible job training (ROSS Grant))

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:)

Other PHA Goals and Objectives: (list below)

Educate employees and service families on fair housing
Provide information on discrimination and procedures required to report incidents
Display any Fair Housing Posters Available

AnnualPHAPlan
PHAFiscalYear2003
[24CFRPart903.7]

i. AnnualPlanType:

SelectwhichtypeofAnnualPlanthePHAwillsubmit.

StandardPlan

StreamlinedPlan:

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

TroubledAgencyPlan

ii. ExecutiveSummaryoftheAnnualPHAPlan

[24CFRPart903.79(r)]

ProvideabriefoverviewoftheinformationintheAnnualPlan,includinghighlightsofmajorinitiativesanddiscretionarypolicies,thePHAhasincludedintheAnnualPlan.

iii. AnnualPlanTableofContents

[24CFRPart903.79(r)]

ProvideatableofcontentsfortheAnnualPlan,includingattachments,andalistofsupportingdocumentsavailableforpublicinspection.

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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
- FY2003 Capital Fund Program Annual Statement sc024b02
- Most recent board -approved operating budget (Required Attachment for PHA 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 sc024c02
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) (sc024d02)
- 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
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statements of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board -approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	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
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	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 A&O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	A&O Policy	
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD -approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
N/A	Approved HOPEVI applications or, if more recent, approved or submitted HOPEVI revitalization plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
N/A	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other residents services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	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-ability	Size	Locatio-n
Income <= 30% of AMI	9,894	4	4	3	3	2	4
Income > 30% but <= 50% of AMI	5,458	4	4	3	3	2	4
Income > 50% but < 80% of AMI	7,857	3	3	3	3	2	3
Elderly	4,511	5	4	3	4	3	5
Families with Disabilities	N/A	4	4	3	3	4	4
Race/Ethnicity	21,818	4	4	3	3	3	3
Race/Ethnicity	12,080	3	3	3	3	3	3
Race/Ethnicity	550	3	3	3	3	4	3
Race/Ethnicity							

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: 2001 - 2005
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data Indicate year:
- Other housing markets study Indicate year:
- Other sources: (list and indicate year of information)

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant -based assistance			
<input type="checkbox"/> Public Housing			
<input checked="" 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	3,019		
Extremely low income <= 30% AMI	2,583	85.56%	
Very low income (>30% but <=50% AMI)	345	11.43%	
Low income (>50% but <80% AMI)	91	3.01%	
Families with children	2,850	94.40%	
Elderly families	169	5.60%	
Families with Disabilities	221	7.3%	
Race/ethnicity	136	4.5%	
Race/ethnicity	2,850	94.10%	
Race/ethnicity	33	1.10%	
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
0BR	57	1.89%	
1BR	848	28.09%	
2BR	1,192	39.48%	
3BR	801	26.53%	
4BR	121	4.01%	
5BR	0	00.00%	
5+BR	0	00.00%	

Housing Needs of Families on the Waiting List

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			

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

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

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special -purpose 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) Provide Education and Program on Fair Housing to employees, applicants, residents, and the community

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

- Resultsofconsultationwithadvocacygroups
- Other: (listbelow)

2. StatementofFinancialResources

[24CFRPart903.79(b)]

ListthefinancialresourcesthatareanticipatedtobeavailabletothePHAforthesupportofFederalpublichousing andtenant -basedSection8assistanceprogramsadministeredby thePHAduringthePlanyear.Note:thetable assumesthatFederalpublichousingortenantbasedSection8assistancegrantfundsareexpendedoneligible purposes;therefore,usesofthesefundsneednotbestated.Forotherfunds,indicatetheuseof thosefundsasone ofthefollowingcategories:publichousingoperations,publichousingcapitalimprovements,publichousing safety/security,publichousingsupportiveservices,Section8tenant -basedassistance,Section8supportiveservices orother.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2003 grants)		
a) Public Housing Operating Fund SC02400103J	1,776,555	Public Housing Operations
b) Public Housing Capital Fund SC16P02450102	1,219,264	Public Housing Capital Improvements
c) HOPEVI Revitalization		
d) HOPEVI Demolition		
e) Annual Contributions for Section 8 Tenant - Based Assistance	2,572,280	Section 8 Tenant - Based Assistance
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	202,695	Public Housing Safety/Security & Public Housing Supportive Services
g) Resident Opportunity and Self - Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
SC16P02450101 (CFP)	357,475	Public Housing Capital Improvements & Public Housing Supportive Services
SC16DEP0240101 (PHDEP)	120,000	Public Housing Safety/Security & Public Housing Supportive Services
3. Public Housing Dwelling Rental Income		
Dwelling Rental Income	330,500	Public Housing Operations
4. Other income (list below)		
Sec-8 Admin Fee		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
PHTenantCharge	72,200	PublicHousing Operations
Non-DwellingRent	7,560	PublicHousing Operations
4. Non -federal sources (list below)		
Laundry/Phone	3,000	PublicHousing Operations
Total resources	6,661,529.00	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24CFR Part 903.79(c)]

A. Public Housing

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

(1) Eligibility

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

- When families are with in a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (60 Days or Less)
- Other: (describe)

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

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

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

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

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

(2) Waiting List Organization

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

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

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

- PHA main administrative office
- PHA development site management office
- Other (By Phone)

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

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

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 the list or are removed from the waiting list? (select one)

- One
- Two
- Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

In what circumstances will 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: (Employment or Educational Reasons)

c. Preferences

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

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

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

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

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a 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:

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

Other preferences (select all that apply)

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

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) developmentsto 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 development 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 affirmati vemarketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentive 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: All of the complexes being served needs attraction efforts.

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:

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)

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 (Limited Information)

Other (previous rental history under the program)

(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 (By Phone)

(3) Search Time

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

If yes, state circumstances below:

If there are occurrences that are beyond the control of the applicant with proper documentation an extension is given

In some of the hard to rent areas we do allow for additional time

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)

- Householdsthatcontributetomeetingincomerequirements(targeting)
- Thosepreviouslyenrolledineducational,training,orupwardmobilityprograms
- Victimsofreprisalsorhatecrimes
- Otherpreference(s)(listbelow)

3.IfthePHAwillemployadmissionspreferences,pleaseprioritizebyplacinga“1”inthethe spacethatrepresentsyourfirstpriority,a“2”intheboxrepresentingyour secondpriority,and soon.Ifyougiveequalweighttooneormoreofthese choices(eitherthroughanabsolute hierarchyorthroughapointsystem),placethe samenumbertoeach.Thatmeansyou canuse“1”morethanonce,“2”more thanonce,etc.

1 DateandTime

FormerFederalpreferences

- 1 InvoluntaryDisplacement(Disaster,Government Action,ActionofHousingOwner, Inaccessibility,PropertyDisposition)
Victimsofdomesticviolence
- 2 Substandardhousing
Homelessness
- 3 Highrentburden

Otherpreferences(selectallthatapply)

- Workingfamiliesandthoseunabletoworkbecauseofageordisability
- Veteransandveterans’families
- Residentstholiveand/orworkinyourjurisdiction
- Thoseenrolledcurrent lyineducational,training,orupwardmobilityprograms
- Householdsthatcontributetomeetingincomegoals(broadrangeofincomes)
- Householdsthatcontributetomeetingincomerequirements(targeting)
- Victimsofreprisalsorhatecrimes
- Otherpreference(s)(listbelow)

4.Amongapplicantsonthewaitinglistwiththeequalpreferencestatus,howare applicants selected?(selectone)

- Dateandtimeofapplication
- Drawing(lottery)orotherrandomchoicetechnique

5.IfthePHAplanstoemploypreferencesfor“residentstholiveand/orworkinthe jurisdiction”(selectone)

- ThispreferencehaspreviouslybeenreviewedandapprovedbyHUD
- ThePHArequestsapprovalforthispreferencethroughthisPHAPlan

6.Relationshipofpreferencetoincometargetingrequirements:(selectone)

- ThePHAappliespreferenceswithinincometiers

- Not applicable: the pool of applicant families ensure 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 program to the public?

- Through published notices
 Other (list below)
-Landlord Packages
-Applicant Packages

4. PHA Rent Determination Policies

[24CFR Part 903.79(d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

3. If yes to question 2, list these policies below :
-Admissions and Occupancy Policy

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

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

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

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

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent -setting policy)
If yes, state amount/s and circumstances below:
- Fixed percentage (other than general rent -setting policy)
If yes, state percentage/s and circumstances below:
- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

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

- Yes for all developments
- Yes but only for some developments
- No

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

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below) Homeownership Program

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

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

f. Rent re-determinations:

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

- Never
- At family option
- 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 (When family composition changes)

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: PHA 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) At or above 90% but below 100% of FMR
- B) 100% of FMR
- C) Above 100% but at or below 110% of FMR
- D) 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)

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

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

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

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

- A) Annually
- B) Other (list below)

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

- A) Success rates of assisted families

- Rentburdensofassistedfamilies
- Other(listbelow)

(2)MinimumRent

a. WhatamountbestreflectsthePHA’sminimumrent?(selectone)

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

b. Yes No: HasthePHAadoptedanydiscretionaryminimumrenthardshipexemption policies?(ifyes,listbelow)
 -AdmissionandContinuedOccupancyPolicy

5.OperationsandManagement

[24CFRPart903.79(e)]

ExemptionsfromComponent5:HighperformingandsmallPHAsarenotrequiredtocompletethissection.Section 8onlyPHAsmustcompletepartsA,B,andC(2)

A.PHAManagementStructure

DescribethePHA’smanagementstructureandorganization.

(selectone)

- AnorganizationchartshowingthePHA’smanagementstructureandorganizationis attached.
- AbriefdescriptionofthemanagementstructureandorganizationofthePHAfollows:

B.HUDProgramsUnderPHAManagement

ListFederalprogramsadministeredbythePHA,numberoffamilieservedatthebeginningofthefiscalyear,andexpectedturnoverineach.(Use“NA”toindicatethatthePHAdoesnotoperateanyoftheprogramslistedbelow.)

ProgramName	UnitsorFamilies ServedatYear Beginning	Expected Turnover
PublicHousing	820	75
Section8Vouchers	530	20
Section8Certificates	N/A	N/A
Section8ModRehab	N/A	N/A
SpecialPurposeSection 8Certificates/Vouchers (listindividually)	N/A	N/A
PublicHousingDrug	820	75

Elimination Program (PHDEP)		
Other Federal Programs (list individually)	N/A	NA

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)

- Lease
- Admissions and Continued Occupancy Policy
- Maintenance Management Plan
- Resident Move - In Packages

(2) Section 8 Management: (list below)

- Section-8 Management Plan
- Tenant Packages
- Landlord Packages

6. PHA Grievance Procedures

[24CFR Part 903.79(f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

2. Which PHA offices should residents or applicant 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 24CFR982?

If yes, list addition to federal requirements below:

2. Which PHA offices should applicants or assisted families contact to initiate the informal reviewing 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 -52837.

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (sc24b02)

-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 -52834.

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

b. If yes to question a, select one:

The Capital Fund Program 5 -Year Action Plan is provided as an attachment to the PHA Plan at Attachment (sc24c02)

-or-

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

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:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
- Revitalization Plans 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:

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

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

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

10. Conversion of Public Housing to Tenant -Based Assistance

[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 FY 1996 HUD Appropriations Act

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

2. Activity Description

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

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

(date submitted or approved:)

Units addressed in a pending or approved HOPE VI Revitalization Plan
(date submitted or approved:)

Requirements no longer applicable: vacancy rates are less than 10 percent

Requirements no longer applicable: site now has less than 300 units

Other : (describe below)

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

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

11. Homeownership Programs Administered by the PHA

[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 Asset Management Table? (If "yes", skip to component 12. If "No", complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 235 House sand New Development 1b. Development (project) number: SC24 -10 and SC24 -33
2. Federal Program authority: <input type="checkbox"/> HOPEI <input checked="" type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10 /1/99)
3. Application status: (select one) <input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (06/01/2000)
5. Number of units affected: SC24 -10 (35 UNITS) and SC24 -33 (39 UNITS)
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 -50participants
- 51to100participants
- morethan100participants

b.PHA establishedeligibilitycriteria

- Yes No: WillthePHA'sprogramhaveeligibilitycriteriaforparticipationinitsSection 8HomeownershipOptionprograminadditiontoHUDcriteria? Ifyes,listcriteriabelow:

12. PHACommunityServiceandSelf-sufficiencyPrograms

[24CFRPart903.79(1)]

ExemptionsfromComponent12:HighperformingandsmallPHAsarenotrequiredtocompletethiscomponent. Section8-OnlyPHAsarenotrequiredtocompletesub-componentC.

A.PHACoordinationwiththeWelfare(TANF)Agency

1.Cooperativeagreements:

- Yes No: HasthePHAhasenteredintoacooperativeagreementwiththeTANFAgency, toshareinformationand/or targetsupportiveservices(ascontemplatedby section12(d)(7)oftheHousingActof1937)?

Ifyes,whatwasthedatethatagreementwassigned? DD/MM/YY

2.OthercoordinationeffortsbetweenthePHAandTANFagency(selectallthatapply)

- Clientreferrals
- Informationsharingregardingmutualclients(forrentdeterminationsandotherwise)
- Coordinatetheprovisionofspecificsocialandself-sufficiencyservicesandprogramsto eligiblefamilies
- Jointlyadministerprograms
- PartertoadministeraHUDWelfare-to-Workvoucherprogram
- Jointadministrationofotherdemonstrationprogram
- Other(describe)

B. Servicesandprogramsofferedtoresidentsandparticipants

(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/ PHA 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 FY 2000 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 notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.79(m)]

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

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

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

- High incidence of violent and/or drug -related crime in some or all of the PHA's developments
- High incidence of violent and/or drug -related crime in the 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 level 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 trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing 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 -risky 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 other witnesses 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 FY2001 PHDEP funds must provide a PHDEP Plan meetings 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 FY2003 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment.

14. RESERVED FOR PET POLICY

[24CFR Part 903.79(n)]

15. Civil Rights Certifications

[24CFR Part 903.79(o)]

Civil rights certifications are included in the ePHA Plan Certification 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? 1
- 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.

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

[24CFR 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 (sc24d01)

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:

Most of the changes requested were in reference to rehabilitation

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: (A printout of local residents was ran and reviewed and one local person was chosen by the board with approval by the residents at yearly meetings due to distance of the complexes)

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 assistance) -based
- Representatives of all PHA resident and assisted family organizations
- Other

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: (State of South Carolina)

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.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
 - Preservation of existing housing stock through applying for grants and improving maintenance skills through education
 - Expansion of the Homeownership Program through recycled funds
 - Acquire additional subsidized units in rural South Carolina
 - Promote Self-Sufficiency in the Residents through Education and Availability of Necessary Tools
- Other: (list below)

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)
- Assistance with acquiring and repairing housing units for low income families through tax credits and other state programs
 - Assisting existing public housing residents with programs that will provide them with the necessary tools to become homeowners

D. Other Information Required by HUD

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

Attachments

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

The following attachments are included

1. **sc024a02 Admissions Policy for Deconcentration**
2. **sc024b02 2003 Capital Fund Program Annual Statement**
3. **sc024c02 2003 Capital Fund Program 5 Year Action Plan**
4. **sc024d02 501-02 Capital Fund Grant Program Budget Revision**
5. **sc024e02 501-01 Capital Fund Grant Program Budget Revision**
6. **sc024g02 Resident's Comments
Resident on the Governing Board
Resident's Organization Officers
Members on the Resident Advisory Board**
7. **sc024h02 Statement on Progress in Meeting the Five Year Plan**
8. **sc024i02 Follow-up Plan From Resident Service and Satisfaction Survey**

SOUTHCAROLINAREGIONALHOUSINGAUTHORITY#3

DECONCENTRATIONPOLICY

PUBLICHOUSING :

In an ongoing effort for the Housing Authority to meet or exceed the laws and regulations regarding its public housing programs, the following Deconcentration Policy has been developed in order to comply with the Quality Housing and Work Responsibility Act of 1998, Section 513.

INCOME MIX TARGETING: To meet the requirements of the Act and subsequent HUD regulations, at least 40 percent of families admitted to public housing by the Housing Authority must have incomes that do not exceed 30% of the area median. If, 40% or more of the Housing Authority's units are occupied by families whose incomes do not exceed 30% of the area median income, this requirement shall be considered as being met.

Additionally, to meet this goal, the Housing Authority may use the provisions of fungibility to the extent that the Housing Authority has provided more than seventy-five percent of newly available vouchers in its Section 8 program, including those resulting from turnover to very poor families. The number of fungible housing credits used to drop the annual requirement for housing very poor families below 40 percent of the newly available units in public housing is limited to the lowest of the following:

1. The number of units equivalent to ten (10) percent of the number of newly available vouchers and certificates in that fiscal year; or,
2. The number of public housing units that (i) are in public housing projects located in census tracts having a poverty rate of 30% or more, and (ii) are made available for occupancy by, and actually occupied in that year by, families other than very poor families, or
3. The number of units that cause the Housing Authority's overall requirement for housing very poor families to drop to 30% of its newly available units.

PROHIBITION OF CONCENTRATION OF LOW -INCOME FAMILIES: The Housing Authority will not, in meeting this income mix targeting, concentrate very low -income families, or other families with relatively low incomes, in public housing units in certain projects or certain buildings. The Housing Authority will review the income and

occupancy characteristics of the housing projects and the buildings of each project to ensure that low -income concentration does not occur.

DECONCENTRATION: The Housing Authority will make every effort to deconcentrate families of certain income characteristics within the PHA complexes. To achieve this, the Housing Authority will offer incentives for eligible families having higher incomes to occupy dwelling units in projects predominantly occupied by eligible families having lower incomes, and provide for occupancy of eligible families having lower incomes in project predominantly occupied by eligible families having higher incomes. Incentives by the Housing Authority allow for the eligible family to have the sole discretion in determining whether to accept the incentive and the Housing Authority will not take any adverse action toward any eligible family for choosing not to accept these incentives. The skipping of a family on the waiting list to reach another family to implement this Deconcentration Policy shall not be considered an adverse action. As such, the Housing Authority will continue to accept applications and place the individuals on a waiting list. Selection will be made based on a combination of the local preferences and an income target mix. Any eligible family who qualifies as a higher income family may accept a dwelling unit assignment and be placed randomly into a vacant housing unit.

The Housing Authority will track the income mix within each project as an effort to avoid a concentration of higher or lower income families in any one building or development.

Attached is the current Public Housing Residents Deconcentration Analysis as of April 07, 2003.

As shown by the attached chart, the Authority exceeds the QHRA of 1998 requirements for the entire Authority as well as for each development except for SC24 -33, which is a homeownership development.

On 04/07/2003, the Authority had 3019 families on its waiting list. Of the total, 2,583 (or 85.56%) had incomes under 30% of the median, 345 (or 11.43%) had incomes above 30% but below 50% of the median, and 91 (or 3.01%) had incomes above 50% but less than 80% of the median income. There were 0 (or 0.00%) that had incomes greater than 80% of the median income.

Each project (with the exception of the homeownership project SC24 -33) has greater than forty (40) percent of the families with thirty (30) percent or less of the median income. The waiting list also has greater than forty percent of families with thirty percent or less of the median income.

Monitoring will be conducted to confirm that at least forty (40) percent of all leased units will be within thirty (30) percent of median income.

Efforts through marketing and outreach shall be made to increase the number of families with incomes greater than thirty (30) percent of median income in the projects noted above in order to avoid concentrations of very low -income families in the projects as per the requirements of the QHRA of 1998.

SECTION 8 TENANT -BASED ASSISTANCE:

INCOME MIX TARGETING: In each fiscal year, not less than 75% of the new admissions will have incomes at or below 30% of the area median income.

On 04/07/2003, the Authority had 1,779 families on its Section 8 waiting list. Of the total, 1,725 (or 96.96%) had incomes at or below 30% of the median income, 52 (or 2.92%) above 30% but below 50% of the median income, and 2 (or .11%) above 50% but below 80% of the median income.

Of the total 539 Section 8 families with vouchers on 5/15/2002, 453 (or 84.04%) had incomes at or below 30% of the median income, 60 (or 11.13%) above 30% but below 50% of the median income, and 26 (or 4.82%) above 50% but below 80% of the median income.

Efforts through marketing and outreach shall be made so that at least 75% of all new vouchers will be issued to families with incomes at or below 30% of the median income.

CURRENT PUBLIC HOUSING RESIDENTS**DECONCENTRATION ANALYSIS**

Project	Total Residents	Income <30%		Income 31-50%		Income 51-80%	
		#	%	#	%	#	%
SC24-01	92	89	96.74	3	3.26	0	0
SC24-02	210	209	99.5	0	0.5	1	0
SC24-03	79	79	100	0	0	0	0
SC24-04	46	46	100	0	0	0	0
SC24-05	60	60	100	0	0	0	0
SC24-06	157	156	99.36	1	.64	0	0
SC24-07	233	233	100	0	0	0	0
SC24-08	76	72	94.74	0	0	4	5.26
SC24-09	121	121	100	0	0	0	0
SC24-10	38	36	94.74	2	5.26	0	0
SC24-11	232	230	99.14	2	.86	0	0
SC24-13	204	202	99.02	2	.98	0	0
SC24-15	108	100	92.59	2	1.85	6	5.56
SC24-17	125	121	96.8	4	3.2	0	0
SC24-25	97	96	98.97	1	1.03	0	0
SC24-33	29	25	86.21	0	0	4	13.79
	1,907	1,875	98.32	17	.89	15	.79

Note: SC24 -10 and SC24 -33 are homeownership.

sc024b02

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1:				Summary	
PHAName: South Carolina Regional Housing Authority No.3		Grant Type and Number Capital Fund Program Grant No: 501-03 Replacement Housing Factor Grant No:		Federal FY of Grant:	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non -CFP Funds				
2	1406 Operations	70,000			
3	1408 Management Improvements Soft Costs	40,000			
	Management Improvements Hard Costs	0			
4	1410 Administration	75,000			
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	40,000			
8	1440 Site Acquisition	0			
9	1450 Site Improvement	80,000			
10	1460 Dwelling Structures	839,264			
11	1465.1 Dwelling Equipment — Nonexpendable	45,000			
12	1470 Nondwelling Structures	10,000			
13	1475 Nondwelling Equipment	15,000			
14	1485 Demolition	0			
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			
17	1495.1 Relocation Costs	5,000			
18	1499 Development Activities	0			
19	1502 Contingency	0			

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

PHAName: South Carolina Regional Housing Authority No.3	Grant Type and Number Capital Fund Program Grant No: 501-03 Replacement Housing Factor Grant No:	Federal FY of Grant:
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Amount of Annual Grant: (sum of lines.....)	1,219,264			
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security --Soft Costs				
	Amount of Line XX related to Security --Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHAName: SCRegionalHousingAuthorityNo.3			GrantTypeandNumber CapitalFundProgramGrantNo: 501 -03 ReplacementHousingFactorGrantNo:				FederalFYofGrant: 2003		
Development Number Name/HA-Wide Activities	GeneralDescriptionofMaj orWork Categories		Dev. Acct No.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Work
HA-WIDE	OPERATIONS		1406		70,000				
HA-WIDE	YOUTHSPORTS,RESIDENT TRAINING/EMPLOYMENT		1408		40,000				
HA-WIDE	PREVENTATIVEMAINTENANCE SALARIESANDBENE FITS,TOOLS, ANDEQUIPMENT		1410		75,000				
HA-WIDE	A/EFEES		1430		35,000				
	PLANNINGCOSTS		1430		5,000				
HA-WIDE	SITWORK/LANDSCAPING TREEREMOVAL/SIDEWALK REPAIR		1450		40,000				
HA-WIDE	SEWERREPAIRAND MAINTENANCE		1450		40,000				
HA-WIDE	CYCLICPAINTING		1460		20,000				
HA-WIDE	PREVENTATIVEMAINTENANCE MATERIALS		1460		45,000				
HA-WIDE	PRESSUREWASHBUILDINGSAND REPLACEMISSINGVINYLSDING		1460		20,000				
HA-WIDE	REPLACEMENTOFAPPLIANCES		1465.1		45,000				
HA-WIDE	REHAB.OFF ICEBUILDING		1470		15,000				
HA-WIDE	COMPUTERHARDWARE		1475		15,000				

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

PHAName: SCRegionalHousingAuthorityNo.3		GrantTypeandNumber CapitalFundProgramGrantNo: 501 -03 ReplacementHousingFactorGrantNo:				FederalFYofGrant: 2003		
Development Number Name/HA-Wide Activities	GeneralDescriptionofMaj orWork Categories		Dev. Acct No.	Quantity	TotalEstimatedCost		TotalActualCost	Statusof Work
HA-WIDE	RELOCATION		1495.1		15,000			
SC016P024001 FAIRFAX	INSTALLWASHERANDDRYER HOOK-UPS		1460		19,264			
SC016P024002 DENMARK	TERMITETREATMENT		1460		15,000			
SC016P024003 BLACKVILLE	INSTALLWASHERANDDRYER HOOK-UPS		1460		20,000			
SC016P024004 SALLEY	REPLACEWORN CABINERY		1460		30,000			
SC016P024005 WAGENER								
SC016P024006 WILLISTON	INSTALLWASHERANDDRYER HOOK-UPS		1460		30,000			
SC016P024007 BARNWELL	CONTINUEFLOORREPLACEMENT		1460		40,000			
SC016P024008 BRANCHVILLE	BEGINROOFREPLACEMENT		1460		30,000			
SC016P024009 ST.STEPHENS	CONTINUEWORN CABINERY REPLACEMENT		1460		20,000			
SC016P024011 ST.PAUL ORANGEBURG	CONTINUE THE UNIT CONVERSION OF UTILITIES TO RESIDENT PAID		1460		500,000			

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

PHAName: SCRegionalHousingAuthorityNo.3		GrantTypeandNumber CapitalFundProgramGrantNo: 501 -03 ReplacementHousingFactorGrantNo:				FederalFYofGrant: 2003			
Development Number Name/HA-Wide Activities	GeneralDescriptionofMaj orWork Categories		Dev. Acct No.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Work
SC016P024013 MONCKS CORNER									
SC016P024015 HARDEEVILLE									
SC016P024017 MARSHALL ORANGEBURG	BEGINROOFING,FASCIA,AND SOFFITREPAIRS		1460		30,000				
SC016P024025 SANTEE	CONTINUEINSTALLINGNEW CABINETS		1460		20,000				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: SC Regional Housing Authority No. 3		Grant Type and Number Capital Fund Program No: 501 -03 Replacement Housing Factor No:				Federal FY of Grant: 2003	
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	
HA-WIDE	06/30/2004		06/30/2006				
SC016P024001 FAIRFAX	06/30/2004		06/30/2006				
SC016P024002 DENMARK	06/30/2004		06/30/2006				
SC016P024003 BLACKVILLE	06/30/2004		06/30/2006				
SC016P024004 SALLEY	06/30/2004		06/30/2006				
SC016P024005 WAGENER	06/30/2004		06/30/2006				
SC016P024006 WILLISTON	06/30/2004		06/30/2006				
SC016P024007 BARNWELL	06/30/2004		06/30/2006				
SC016P024008 BRANCHVILLE	06/30/2004		06/30/2006				
SC016P024009 ST.STEPHENS	06/30/2004		06/30/2006				
SC016P024011 ST.PAUL	06/30/2004		06/30/2006				

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

PHAName: SC Regional Housing Authority No.3	Grant Type and Number Capital Fund Program No: 501 -03 Replacement Housing Factor No:	Federal FY of Grant: 2003
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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	
ORANGEBURG							
SC016P024013 MONCKSCORNER	06/30/2004		06/30/2006				
SC016P024015 HARDEEVILLE	06/30/2004		06/30/2006				
SC016P024017 MARSHALL ORANGEBURG	06/30/2004		06/30/2006				
SC016P024025 SANTEE	06/30/2004		06/30/2006				

**Capital Fund Program Five - Year Action Plan
Part I: Summary**

Sc24c01

HANameSOUTHCAROLINA REGIONALHOUSING AUTHORITYNO.3					<input checked="" type="checkbox"/> Original5 -YearPlan <input type="checkbox"/> RevisionNo:
Development Number/Name/HA- Wide	Year1	WorkStatementforYear2 FFYGrant:501 -04 PHAFY:07/2004	WorkStatementforYear3 FFYGrant:501 -05 PHAFY:07/2005	WorkStatementforYear4 FFYGrant:501 -06 PHAFY:07/2006	WorkStatementforYear5 FFYGrant:501 -07 PHAFY :07 -2007
	Annual Statement				
HA-WIDE		MANAGEMENT IMPROVEMENT FEEACCOUNTANT RESIDENTEMPLOYMENT/JOB TRAINING COMMUNITY POLICING/NEIGHBORHOOD WATCH RESIDENTANDYOUTH SPORTSPROGRAM A&ESERVICES PLANNINGCOSTS OPERATIONS MAINTENANCEVEHICLES, TOOLS,ANDEQUIPMENT	MANAGEMENT IMPROVEMENT FEEACCOUNTANT RESIDENTEMPLOYMENT/JOB TRAINING COMMUNITY POLICING/NEIGHBORHOOD WATCH RESIDENTANDYOUT H SPORTSPROGRAM A&ESERVICES PLANNINGCOSTS OPERATIONS MAINTENANCEVEHICLES, TOOLS,ANDEQUIPMENT	MANAGEMENT IMPROVEMENT FEEACCOUNTANT RESIDENT EMPLOYMENT/JOB TRAINING COMMUNITY POLICING/NEIGHBOR HOODWATCH RESIDENTAND YOUTHSPORTS PROGRAM A&ESERVICES PLANNINGCOSTS OPERATIONS	MANAGEMENT IMPROVEMENT FEEACCOUNTANT RESIDENT EMPLOYMENT/JOB TRAINING COMMUNITY POLICING/NEIGHBORH OODWATCH RESIDENTANDYOUTH SPORTSPROGRAM A&ESERVICES PLANNINGCOSTS OPERATIONS MAINTENANCE

	<p>PMPROGRAM</p> <p>EMPLOYEES MATERIALS</p> <p>CYCLICPAINTING</p> <p>APPLIANCES</p> <p>COMPUTER HARDWARE/SOFTWARE</p> <p>RELOCATION</p>	<p>PMPROGRAM</p> <p>EMPLOYEES MATERIALS</p> <p>CYCLICPAINTING</p> <p>APPLIANCES</p> <p>COMPUTER HARDWARE/SOFTWARE</p> <p>RELOCATION</p>	<p>MAINTENANCE VEHICLES,TOOLS, ANDEQUIPMENT</p> <p>PMPROGRAM</p> <p>EMPLOYEES MATERIALS</p> <p>CYCLICPAINTING</p> <p>APPLIANCES</p> <p>COMPUTER HARDWARE/SOFTWARE</p> <p>RELOCATION</p>	<p>VEHICLES,TOOLS, ANDEQUIPMENT</p> <p>PMPROGRAM</p> <p>EMPLOYEES MATERIALS</p> <p>CYCLICPAINTING</p> <p>APPLIANCES</p> <p>COMPUTER HARDWARE/SOFTWARE</p> <p>RELOCATION</p>
<p>SC016P024001 FAIRFAX</p>	<p>PRESSUREWASHBUILDING</p> <p>CONTINUEINSTALLING WASHER/DRYERHOOKUPS AND/ORUPDATEEXISTING</p> <p>SITWORK,TREEREMOVAL PAVING,ANDLANDSCAPING</p> <p>CYCLICPAINTING</p> <p>SEWERREPAIRSAND MAINTENANCE</p>	<p>REPLACEWORNCABINENTRY</p> <p>SITWORK,TREEREMOVAL PAVING,ANDLANDSCAPING</p> <p>CYCLICPAINTING</p> <p>SEWERREPAIRSAND MAINTENANCE</p> <p>BEGININSTALLATINGVENT HOODSANDFIRE EXTINGUISHERS</p>	<p>CONTINUEINSTAL L INGVENTHOODSAND FIREEXTINGUISHERS</p> <p>BEGINNEWHEAT ANDAIRSYSTEMS SITWORK,TREE REMOVALPAVING, ANDLANDSCAPING</p> <p>CYCLICPAINTING</p> <p>SEWERREPAIRSAND MAINTENANCE</p>	<p>COMPLETE504 ASSESSMENTAND UPGRADE</p> <p>CONTINUENEWHEAT ANDAIRSYSTEMS</p> <p>CYCLICPAINTING</p> <p>SEWERREPAIRSAND MAINTENANCE</p>
<p>SC16P024002</p>	<p>BEGININSTALLINGTUB</p>	<p>SITWORK,TREEREMOVAL</p>	<p>BEGINFLOORTILE</p>	<p>COMPLETE504</p>

DENMARK	<p>SURROUNDS</p> <p>SITWORK,TREEREMOVAL PAVING,ANDLANDSCAPING</p> <p>CYCLICPAINTING</p> <p>BEGINREPLACINGROOFS</p>	<p>PAVING,ANDLANDSCAPING</p> <p>CYCLICPAINTING</p> <p>CONTINUEREPLACINGROOFS</p> <p>BEGIN504ASSESSMENTAND UPGRADE</p>	<p>REPLACEMENT</p> <p>BEGINREPLACEMENT OFSEWERMAINS</p> <p>REPLACEWORN CABINENTRY</p> <p>INSTALLVENTHOODS ANDFIRE EXTINGUISHERS</p> <p>CYCLICPAINTING</p>	<p>ASSESSMENTAND UPGRADE</p> <p>BEGINBATHROOM CABINETS, LAVATORY,SINKS, FAUCETS, SHEETROCK, PAINTING,ANDFLOOR TILEREPLACEMENT ANDREPAIR</p> <p>INSTALLKIOSKAND MAILBOXES</p> <p>TERMITETREATMENT</p>
SC16P024003 BLACKVILLE	<p>CONTINUEENCLOSING CLOSETS</p> <p>PRESSUREWASHBUILDINGS ANDREPLACELOOSEOR WORNVINYL</p> <p>CYCLICPAINTING</p> <p>SITWORK,TREEREMOVAL PAVING,ANDLANDSCAPING</p>	<p>COMPLETE504ASSESSMENT ANDMAKECHANGES</p> <p>CYCLICPAINTING</p> <p>SITWORK,TREEREMOVAL PAVING,ANDLANDSCAPING</p>	<p>REHABILITATEAND ADDONTO COMMUNITY BUILDING</p> <p>CYCLICPAINTING</p>	<p>INSTALLTUB SURROUNDS</p> <p>INSTALLWASHER HOOKUPS</p>
SC16P024004 SALLEY	<p>CYCLICPAINTING</p> <p>SITWORK,TREEREMOVAL PAVING,ANDLANDSCAPING</p>	<p>INSTALLTUB SURROUNDS</p> <p>INSTALLWASHER/DRYER HOOKUPS</p>	<p>CONTINUE ENCLOSINGCLOSETS</p> <p>CYCLICPAINTING</p>	<p>INSTALLHEAT/AIR SYSTEMS</p>

	<p>CONTINUEENCLOSING CLOSETDOORSAND REPLACINGINTERIORDOORS</p> <p>CONTINUEFLOORTILE REPLACEMENT</p> <p>CONTINUEREPLACINGWORN CABINENTRY</p>	<p>CYCLICPAINTING</p> <p>SITWORK,TREEREMOVAL PAVING,ANDLANDSCAPING</p>	<p>SITWORK,TREE REMOVALPAVING, ANDLANDSCAPING</p>	
<p>SC16P024005 WAGENER</p>	<p>CONTINUETOENCLOSE CLOSETS</p> <p>CONTINUEINSTALLING WASHER/DRYERHOOKUPS</p> <p>CONTINUEREPLACING FLOORTILE</p> <p>CYCLICPAINTING</p> <p>SITWORK,TREEREMOVAL PAVING,ANDLANDSCAPING</p>	<p>INSTALLTUBSURROUNDS</p> <p>CYCLICPAINTING</p> <p>SITWORK,TREEREMOVAL PAVING,ANDLANDSCAPING</p> <p>REPLACEWORN CABINENTRY</p>	<p>REPLACEWORN CABINENTRY</p> <p>INSTALLNEWSEWER SYSTEMS</p>	<p>INSTALLHEAT/AIR SYSTEMS</p>
<p>SC16P024006 WILLISTON</p>	<p>CONTINUEINSTALLING WASHER/DRYERHOOK -UPS</p> <p>BEGINREPLACINGWORN CABINENTRYANDVENT HOODSYSTEMSWITHFIRE EXTINGUISHERS</p>	<p>BEGINROOFREPLACEMENT</p> <p>CYCLICPAINTING</p> <p>SITWORK,TREEREMOVAL PAVING,ANDLANDSCAPING</p>	<p>TILEREPLACEMENT</p> <p>INSTALLTUB SURROUNDS</p> <p>CYCLICPAINTING</p>	<p>REHABILITATIONOF COMMUNITY BUILDING</p> <p>INSTALLHEAT/AIR SYSTEMS</p>

	<p>CONTINUEREPLACING FLOORTILE</p> <p>CYCLICPAINTING</p> <p>SITWORK,TREEREMOVAL PAVING,ANDLANDSCAPING</p>	<p>CONTINUEREPLACINGWORN CABINENTRYANDVENT HOODSYSTEMSWITH FIRE EXTINGUISHERS</p> <p>CYCLICPAINTING</p> <p>SITWORK,TREEREMOVAL PAVING,ANDLANDSCAPING</p>	<p>SITWORK,TREE REMOVALPAVING, ANDLANDSCAPING</p>	
<p>SC16P024007 BARNWELL</p>	<p>CONTINUEINSTALLING WASHER/DRYERHOOKUPS</p> <p>CONTINUEREPLACINGWORN CABINENTRYANDVENT HOODSYSTEMSWITHFIRE EXTINGUISHERS</p> <p>REPLACEFLOORSAND FLOORTILE CYCLICPAINTING</p> <p>SITWORK,TREEREMOVAL PAVING,ANDLANDSCAPING</p>	<p>INSTALLTUBSURROUNDS</p> <p>TERMITETREATMENT</p> <p>REPLACEFLOORSAND FLOORTILE</p> <p>CYCLICPAINTING</p> <p>SITWORK,TREEREMOVAL PAVING,ANDLANDSCAPING</p>	<p>CYCLICPAINTING</p> <p>SITWORK,TREE REMOVALPAVING, ANDLANDSCAPING</p> <p>INSTALLDROP CEILINGS</p>	<p>ACUNITSONNEW HEATSYSTEMS</p>
<p>SC16P024008 BRANCHVILLE</p>	<p>CONTINUEROOF REPLACEMENT</p> <p>BEGINREPLACINGWORN CABINENTRYANDVENT HOODSYSTEMSWITHFIRE EXTINGUISHERS</p> <p>CONTINUEREPLACING FLOORTILE</p>	<p>INSTALLWASHER/DRYER HOOK-UPS</p> <p>TERMITETREATMENT</p> <p>CYCLICPAINTING</p> <p>SITWORK,TREEREMOVAL PAVING,ANDLANDSCAPING</p>	<p>INSTALLNEWHEAT AIRSYSTEMS</p> <p>CYCLICPAINTING</p> <p>SITWORK,TREE REMOVALPAVING, ANDLANDSCAPING</p>	<p>INSTALLTUB SURROUNDS</p> <p>REHABILITATE COMMUNITY BUILDING</p>

		<p>CYCLIC PAINTING</p> <p>SITEWORK, TREE REMOVAL PAVING, AND LANDSCAPING</p>			
<p>SC16P024009 ST. STE PHENS</p>		<p>BEGIN REPLACING WORN CABINETS AND VENT HOOD SYSTEMS WITH FIRE EXTINGUISHERS</p> <p>REPLACE FLOOR TILE</p> <p>CYCLIC PAINTING</p> <p>SITEWORK, TREE REMOVAL PAVING, AND LANDSCAPING</p>	<p>INSTALL TUB SURROUNDS</p> <p>INSTALL WASHER HOOKUPS</p> <p>REHABILITATE COMMUNITY BUILDING</p> <p>CYCLIC PAINTING</p> <p>SITEWORK, TREE REMOVAL PAVING, AND LANDSCAPING</p>	<p>TERMITE TREATMENT</p> <p>CONTINUE REPLACING WORN CABINETS AND VENT HOOD SYSTEMS WITH FIRE EXTINGUISHERS</p> <p>COMPLETE 504 ASSESSMENT AND MAKE CHANGES</p> <p>REHABILITATE COMMUNITY BUILDING</p>	<p>INSTALL HEAT/AIR SYSTEMS</p>
<p>SC16P024011 ST. PAUL (ORANGEBURG)</p>		<p>CONTINUE UNIT CONVERSION ELECTRICAL REPLACEMENT WITH RESIDENT PAID UTILITIES PLUMBING REPLACEMENT SHEETROCK REPLACEMENT REPLACEMENT OF KITCHEN CABINETS CENTRAL HEATING/AIR INSTALLATION WASHER/DRYER HOOK -UP NEW BATHROOMS AND TUB SURROUNDS</p>	<p>CONTINUE UNIT CONVERSION ELECTRICAL REPLACEMENT WITH RESIDENT PAID UTILITIES PLUMBING REPLACEMENT SHEETROCK REPLACEMENT REPLACEMENT OF KITCHEN CABINETS CENTRAL HEATING/AIR INSTALLATION WASHER/DRYER HOOK -UP NEW BATHROOMS AND TUB SURROUNDS</p>	<p>CONTINUE UNIT CONVERSION ELECTRICAL REPLACEMENT WITH RESIDENT PAID UTILITIES PLUMBING REPLACEMENT SHEETROCK REPLACEMENT REPLACEMENT OF KITCHEN CABINETS CENTRAL HEATING/AIR INSTALLATION WASHER/DRYER HOOK -UP</p>	<p>CONTINUE UNIT CONVERSION ELECTRICAL REPLACEMENT WITH RESIDENT PAID UTILITIES PLUMBING REPLACEMENT SHEETROCK REPLACEMENT REPLACEMENT OF KITCHEN CABINETS CENTRAL HEATING/AIR INSTALLATION WASHER/DRYER HOOK -UP</p>

	REPLACE FLOOR TILE CYCLIC PAINTING SITEWORK, TREE REMOVAL PAVING, AND LANDSCAPING SEWER REPAIRS AND MAINTENANCE	REPLACE FLOOR TILE CYCLIC PAINTING SITEWORK, TREE REMOVAL PAVING, AND LANDSCAPING SEWER REPAIRS AND MAINTENANCE	NEW BATHROOMS AND TUB SURROUNDS REPLACE FLOOR TILE CYCLIC PAINTING SITEWORK, TREE REMOVAL PAVING, AND LANDSCAPING SEWER REPAIRS AND MAINTENANCE	NEW BATHROOMS AND TUB SURROUNDS REPLACE FLOOR TILE CYCLIC PAINTING SITEWORK, TREE REMOVAL PAVING, AND LANDSCAPING
SC16P024013 MONCK'S CORNER	OCCUPIED PAINTING PAVING STREETS CABINETS REPLACEMENT ROOF REPLACEMENT TERMITES TREATMENT	INSTALL TUB SURROUNDS ROOF REPLACEMENT CYCLIC PAINTING SITEWORK, TREE REMOVAL PAVING, AND LANDSCAPING SEWER REPAIRS AND MAINTENANCE	FLOOR TILE REPLACEMENT CYCLIC PAINTING SITEWORK, TREE REMOVAL PAVING, AND LANDSCAPING SEWER REPAIRS AND MAINTENANCE	INSTALL HEAT AND AIR SYSTEMS LANDSCAPING REHABILITATE COMMUNITY BUILDING
SC16P024015 HARDEEVILLE	PRESSURE WASH BUILDINGS CONTINUE ROOFING CYCLIC PAINTING SITEWORK, TREE REMOVAL PAVING, AND LANDSCAPING SEWER REPAIR SAND MAINTENANCE	INSTALL TUB SURROUNDS CYCLIC PAINTING SITEWORK, TREE REMOVAL PAVING, AND LANDSCAPING SEWER REPAIRS AND MAINTENANCE	INSTALL HEAT/AIR SYSTEMS CABINETS REPLACEMENT CYCLIC PAINTING SITEWORK, TREE REMOVAL PAVING, AND LANDSCAPING	REHABILITATE COMMUNITY BUILDING

SC16P024017 MARSHALL		ENCLOSE CLOSETS CYCLIC PAINTING SITEWORK, TREE REMOVAL PAVING, AND LANDSCAPING SEWER REPAIRS AND MAINTENANCE TERMIT TREATMENT	INSTALL TUB SURROUNDS INSTALL NEW MAILBOXES AND KIOSK SITEWORK, TREE REMOVAL PAVING, AND LANDSCAPING SEWER REPAIRS AND MAINTENANCE	SEWER DRAINAGE REPLACEMENT/REPAIR INSTALL HEAT/AIR SYSTEMS PRESSURE WASH BUILDINGS	BUILD A COMMUNITY BUILDING
SC16P024025 SANTEE		INSTALL TUB SURROUNDS CYCLIC PAINTING SITEWORK, TREE REMOVAL PAVING, AND LANDSCAPING SEWER REPAIRS AND MAINTENANCE TERMIT TREATMENT	REPLACE WORN CABINETS REPAIR AND REPLACE FLOOR TILE REPAIR AND REPLACE SIDE WALKS AND PORCHES	LANDSCAPING REPAIR AND REPLACE SIDEWALKS AND PORCHES REHABILITATE COMMUNITY BUILDING	INSTALL HEAT/AIR SYSTEMS
Total CFP Funds (Est.)		3,004,250	1,374,750	3,996,750	4,992,750
Total Replacement Housing Factor Funds					

sc024c02

**Capital Fund Program Five - Year Action Plan
Part II: Support ing Pages — Work Activities**

Activities for Year 1	Activities for Year: <u>2</u> FFY Grant : <u>501 -03</u> PHAFY : <u>07/2003</u>			Activities for Year: 3 FFY Grant: <u>501-04</u> PHAFY: <u>07/2004</u>		
	HA-WIDE	MANAGEMENT IMPROVEMENT		HA-WIDE	MANAGEMENT IMPROVEMENT	
		FEE ACCOUNTANT	10,000		FEE ACCOUNTANT	10,000
		RESIDENT EMPLOYMENT/JOB TRAINING	40,000		RESIDENT EMPLOYMENT/JOB TRAINING	40,000
		COMMUNITY POLICING/NEIGHB ORHOODWATCH	5,000		COMMUNITY POLICING/NEIGHB ORHOODWATCH	5,000
		RESIDENT AND YOUTH SPORTS PROGRAM	5,000		RESIDENT AND YOUTH SPORTS PROGRAM	5,000
		A&E SERVICES	50,000		A&E SERVICES	50,000
		PLANNING COSTS	10,000		PLANNING COSTS	10,000
		OPERATIONS	100,000		OPERATIONS	100,000
		MAINTENANCE VEHICLES, TOOLS, AND EQUIPMENT	100,000		MAINTENANCE VEHICLES, TOOLS, AND EQUIPMENT	100,000

		PMPROGRAM	70,500		PMPROGRAM	70,500
		EMPLOYEES MATERIALS			EMPLOYEES MATERIALS	
		CYCLICPAINTING	20,000		CYCLICPAINTING	20,000
		APPLIANCES	60,000		APPLIANCES	60,000
		COMPUTER HARDWARE/SOFTWARE	30,000		COMPUTER HARDWARE/SOFTWARE	30,000
		RELOCATION	5,000		RELOCATION	5,000
		HA-WIDE TOTAL	505,500		HA-WIDE TOTAL	505,500
	SC016P024001 FAIRFAX	PRESSUREWASH BUILDING	5,000	SC016P024001 FAIRFAX	REPLACEWORN CABINENTRY	30,000
		CONTINUE INSTALLING WASHER/DRYER HOOKUPSAND/OR UPDATEEXISTING	60,000		SITWORK,TREE REMOVALPAVING, ANDLANDSCAPING	30,000
		SITWORK,TREE REMOVALPAVING, ANDLANDSCAPING	50,000		CYCLICPAINTING	30,000
		CYCLICPAINTING	30,000		SEWERREPAIRS AND MAINTENANCE	20,000

		SEWERREPAIRS AND MAINTENANCE	60,000		BEGIN INSTALLATING VENTHOODSAND FIRE EXTINGUISHERS	50,000
		SC016P024001 FAIRFAX TOTAL	205,000		SC016P024001 FAIRFAX TOTAL	160,000
	SC16P024002 DENMARK	BEGININSTALLING TUBSURROUNDS	20,000	SC16P024002 DENMARK	SITWORK,TREE REMOVALPAVING, ANDLANDSCAPING	10,000
		SITWORK,TREE REMOVALPAVING, ANDLANDSCAPING	50,000		CYCLICPAINTING	30,000
		CYCLICPAINTING	30,000		CONTINUE REPLACINGROOFS	20,000
		BEGINREPLACING ROOFS	60,000		BEGIN504 ASSESSMENTAND UPGRADE	10,000
		SC16P024002 DENMARK TOTAL	160,000		SC16P024002 DENMARK TOTAL	70,000
	SC16P024003 BLACKVILLE	CONTINUE ENCLOSING CLOSETS	50,000	SC16P024003 BLACKVILLE	COMPLETE504 ASSESSMENTAND MAKECHANGES	10,000
		PRESSUREWASH BUILDINGSAND REPLACELOOSE ORWORNVINYL	30,000		CYCLICPAINTING	30,000
		CYCLICPAINTING	30,000		SITWORK,TREE REMOVALPAVING, ANDLANDSCAPING	10,000

		SITWORK,TREE REMOVALPAVING, ANDLANDSCAPING	60,000			
		SC16P024003 BLACKVILLE TOTAL	170,000		SC16P024003 BLACKVILLE TOTAL	50,000
	SC16P024004 SALLEY	CYCLICPAINTING	30,000	SC16P024004 SALLEY	INSTALLTUB SURROUNDS	40,000
		SITWORK,TREE REMOVALPAVING, ANDLANDSCAPING	50,000		INSTALL WASHER/DRYER HOOKUPS	20,000
		CONTINUE ENCLOSING CLOSETDOORS ANDREPLACING INTERIORDOORS	30,000		CYCLICPAINTING	30,000
		CONTINUEFLOOR TILE REPLACEMENT	30,000		SITWORK,TREE REMOVALPAVING, ANDLANDSCAPING	10,000
		CONTINUE REPLACINGWORN CABINENTRY	30,000			
		SC16P024004 SALLEY TOTAL	170,000		SC16P024004 SALLEY TOTAL	100,000
	SC16P024005 WAGENER	CONTINUETO ENCLOSECLOSETS	30,000	SC16P024005 WAGENER	INSTALLTUB SURROUNDS	30,000
		CONTINUE INSTALLING WASHER/DRYER HOOKUPS	30,000		CYCLICPAINTING	30,000

		CONTINUE REPLACING FLOOR TILE	25,000		SITEWORK, TREE REMOVAL PAVING, AND LANDSCAPING	10,000
		CYCLIC PAINTING	30,000		REPLACE WORN CABINENTRY	30,000
		SITEWORK, TREE REMOVAL PAVING, AND LANDSCAPING	50,000			
		SC16P024005 WAGENER TOTAL	165,000		SC16P024005 WAGENER TOTAL	100,000
	SC16P024006 WILLISTON	CONTINUE INSTALLING WASHER/DRYER HOOK-UPS	70,000	SC16P024006 WILLISTON	BEGIN ROOF REPLACEMENT	50,000
		BEGIN REPLACING WORN CABINENTRY AND VENTHOOD SYSTEMS WITH FIRE EXTINGUISHERS	80,000		CYCLIC PAINTING	20,000
30,000		CONTINUE REPLACING FLOOR TILE	50,000		SITEWORK, TREE REMOVAL PAVING, AND LANDSCAPING	50,000
		CYCLIC PAINTING	30,000		CONTINUE REPLACING WORN CABINENTRY AND VENTHOOD SYSTEMS WITH FIRE EXTINGUISHERS	30,000

		SITWORK,TREE REMOVALPAVING, ANDLANDSCAPING	50,000		CYCLICPAINTING	30,000
					SITWORK,TREE REMOVALPAVING, ANDLANDSCAPING	10,000
		SC16P024006 WILLISTON TOTAL	280,000		SC16P024006 WILLISTON TOTAL	190,000
	SC16P024007 BARNWELL	CONTINUE INSTALLING WASHER/DRYER HOOKUPS	100,000	SC16P024007 BARNWELL	INSTALLTUB SURROUNDS	40,000
		CONTINUE REPLACINGWORN CABINENTRYAND VENTHOOD SYSTEMSWITH FIRE EXTINGUISHERS	30,000		TERMITE TREATMENT	10,000
		CYCLICPAINTING	30,000		REPLACEFLOORS ANDFLOORTILE	50,000
		REPLACEFLOORS ANDFLOORTILE	60,000		CYCLICPAINTING	20,000
		SITWORK,TREE REMOVALPAVING, ANDLANDSCAPING	50,000		SITWORK,TREE REMOVALPAVING, ANDLANDSCAPING	10,000
		SC16P024007 BARNWELL TOTAL	270,000		SC16P024007 BARNWELL TOTAL	130,000

	SC16P024008 BRANCHVILLE	CONTINUEROOF REPLACEMENT	60,000	SC16P024008 BRANCHVILLE	INSTALL WASHER/DRYER HOOK-UPS	60,000
		BEGINREPLACING WORN CABINENTRYAND VENTHOOD SYSTEMSWITH FIRE EXTINGUISHERS	80,000		TERMITE TREATMENT	10,000
		CONTINUE REPLACINGFLOOR TILE	50,000		CYCLICPAINTING	30,000
		CYCLICPAINTING	30,000		SITWORK,TREE REMOVALPAVING, ANDLANDSCAPING	10,000
		SITWORK,TREE REMOVALPAVING, ANDLANDSCAPING	60,000			
		SC16P024008 BRANCHVILLE TOTAL	280,000		SC16P024008 BRANCHVILLE TOTAL	110,000
	SC16P024009 ST.STEPHENS	BEGINREPLACING WORN CABINENTRYAND VENTHOOD SYSTEMSWITH FIRE EXTINGUISHERS	60,000	SC16P024009 ST.STEPHENS		
		REPLACEFLOOR TILE	30,000			
		CYCLICPAINTING	30,000		INSTALLWASHER HOOKUPS	10,000
		SITWORK,TREE	60,000		REHABILITATE	20,000

		REMOVALPAVING, ANDLANDSCAPING			COMMUNITY BUILDING	
		SC16P024009 ST.STEPHENS TOTAL	180,000		SC16P024009 ST.STEPHENS TOTAL	37,000
	SC16P024011 ST.PAUL (ORANGEBURG)	CONTINUEUNIT CONVERSION ELECTRICAL REPLACEMENTWITH RESIDENTPAID UTILITIES PLUMBING REPLACEMENT SHEETROCK REPLACEMENT REPLACEMENTOF KITCHENCABINETS CENTRALHEATING/AIR INSTALLATION WASHER/DRYERHOOK - UP NEWBATHROOMSAND TUBSURROUNDS	600,000	SC16P024011 ST.PAUL	CONTINUEUNIT CONVERSION ELECTRICAL REPLACEMENTWITH RESIDENTPAID UTILITIES PLUMBING REPLACEMENT SHEETROCK REPLACEMENT REPLACEMENTOF KITCHENCABINETS CENTRALHEATING/AIR INSTALLATION WASHER/DRYERHOOK - UP NEWBATHROOMSAND TUBS URROUNDS	600,000
		REPLACEFLOOR TILE	50,000			
		CYCLICPAINTING	30,000			
		SITWORK,TREE REMOVALPAVING, ANDLANDSCAPING	50,000			
		SEWERREPAIRS AND MAINTENANCE	20,000		INSTALLWASHER HOOK-UPS	10,000
		SC16P024011 ST.PAUL (ORANGEBURG) TOTAL	750,000		SC16P024011 ST.PAUL (ORANGEBURG) TOTAL2	75,000

	SC16P024013 MONCKSCORNER	OCCUPIED PAINTING	30,000	SC16P024013 MONCKSCORNER	INSTALLTUB SURROUNDS	10,000
		PAVINGSTREETS	80,000			
		CABINENTRY REPLACEMENT	30,000			
		ROOF REPLACEMENT	70,000			
		TERMITE TREATMENT	10,000			
		SC16P024013 MONCKSCORNER TOTAL	220,000		SC16P024013 MONCKSCORNER TOTAL	10,000
	SC16P024015 HARDEEVILLE	PRESSUREWASH BUILDINGS	10,000	SC16P024015 HARDEEVILLE	INSTALLTUB SURROUNDS	10,000
		CONTINUE ROOFING	50,000			
		CYCLICPAINTING	30,000		INSTALLNEWMAIL BOXESANDKIOSK	7,000
		SITWORK,TREE REMOVALPAVING, ANDLANDSCAPING	50,000			
		SEWERREPAIRS AND MAINTENANCE	10,000			
		SC16P024015 HARDEEVILLE TOTAL	150,000		SC16P024015 HARDEEVILLE TOTAL	17,000
	SC16P024017 MARSHALL	ENCLOSECLOSETS	30,000	SC16P024017 MARSHALL	INSTALLTUB SURROUNDS	10,000
		CYCLICPAINTING	30,000			
		SITWORK,TREE REMOVALPAVING,	20,000		INSTALLNEW MAILBOXESAND	7,000

		ANDLANDSCAPING			KIOSK	
		SEWERREPAIRS AND MAINTENANCE	35,000			
		TERMITE TREATMENT	10,000			
		SC16P024017 MARSHALL TOTAL	125,000		SC16P024017 MARSHALL TOTAL	17,000
	SC16P024025 SANTEE	INSTALLTUB SURROUNDS	25,000	SC16P024025 SANTEE	REPLACEWORN CABINENTRY	80,000
		CYCLICPAINTING	30,000			
		SITWORK,TREE REMOVALPAVING, ANDLANDSCAPING	50,000		REPAIRAND REPLACEFLOOR TILE	30,000
		SEWERREPAIRS AND MAINTENANCE	60,000			
		TERMITE TREATMENT	10,000			
		SC16P024025 SANTEE TOTAL	175,000		SC16P024025 SANTEE TOTAL	110,000
TotalCFPEstimatedCost			3,805,500			1,374,750

Capital Fund Program Five - Year Action Plan
Part II: Supporting Pages — Work Activities

Activities for Year 1	Activities for Year: <u>4</u> FFY Grant: <u>501 -05</u> PHAFY: <u>07/2005</u>			Activities for Year: <u>5</u> FFY Grant: <u>501-06</u> PHAFY: <u>07/2006</u>		
	HA-WIDE	MANAGEMENT IMPROVEMENT		HA-WIDE	MANAGEMENT IMPROVEMENT	
		FEE ACCOUNTANT	10,000		FEE ACCOUNTANT	5,000
		RESIDENT EMPLOYMENT/JOB TRAINING	40,000		RESIDENT EMPLOYMENT/JOB TRAINING	16,250
		COMMUNITY POLICING/NEIGHBORHOOD WATCH	5,000		COMMUNITY POLICING/NEIGHBORHOOD WATCH	5,000
		RESIDENT AND YOUTH SPORTS PROGRAM	5,000		RESIDENT AND YOUTH SPORTS PROGRAM	5,000
		A&E SERVICES	50,000		A&E SERVICES	50,000
		PLANNING COSTS	10,000		PLANNING COSTS	6,250
		OPERATIONS	100,000		OPERATIONS	100,000
		MAINTENANCE VEHICLES, TOOLS, AND EQUIPMENT	100,000		MAINTENANCE VEHICLES, TOOLS, AND EQUIPMENT	87,500
		PM PROGRAM	70,500		PM PROGRAM	62,500 43,750
		EMPLOYEES MATERIALS			EMPLOYEES MATERIALS	10,000

		CYCLICPAINTING	20,000		CYCLICPAINTING	60,000
		APPLIANCES	60,000		APPLIANCES	50,000
		COMPUTER HARDWARE/SOFTW ARE	30,000		COMPUTER HARDWARE/SOFTWA RE	2,500
		RELOCATION	5,000		RELOCATION	
		HA-WIDE TOTAL	505,500		HA-WIDE TOTAL	503,750
	SC016P024001 FAIRFAX	INSTALLWASHER HOOKUPSAND/OR UPDATEEXISTING	10,000	SC016P024001 FAIRFAX	COMPLETE504 ASSESSMENTAND UPGRADE	30,000
		INSTALLVENT HOODSANDFIRE EXTINGUISHERS	15,000			
		SC016P024001 FAIRFAX TOTAL	25,000		SC016P024001 FAIRFAX TOTAL	30,000
	SC16P024002 DENMARK	BEGINFLOORTILE REPLACEMENT	20,000	SC16P024002 DENMARK	COMPLETE504 ASSESSMENTAND UPGRADE	20,000
		CONTINUENEW HEATANDAIR SYSTEMS	45,000		BEGINBATHROOM CABINETS, LAVATORY,SINKS, FAUCETS, SHEETROCK, PAINTING,AND FLOORTILE REPLACEMENTAND REPAIR	80,000
		BEGIN REPLACEMENTOF	90,000		INSTALLKIOSKAND MAILBOXES	7,000

		SEWERMAINS				
		LANDSCAPING	20,000			
		REPLACEWORN CABINENTRY	30,000			
		INSTALLVENT HOODSANDFIRE EXTINGUISHERS	15,000			
		SC16P024002 DENMARK TOTAL	220,000		SC16P024002 DENMARK TOTAL	107,000
	SC16P024003 BLACKVILLE	REHABILITATE ANDADDONTO COMMUNITY BUILDING	60,000	SC16P024003 BLACKVILLE	INSTALLTUB SURROUNDS	5,000
					INSTALLWASHER HOOKUPS	7,000
		SC16P024003 BLACKVILLE TOTAL	60,000		SC16P024003 BLACKVILLE TOTAL	12,000
	SC16P024004 SALLEY	REPLACEWORN CABINENTRY	30,000	SC16P024004 SALLEY	INSTALLHEAT/AIR SYSTEMS	190,000
		CONTINUE ENCLOSING CLOSETS	16,000			
		SC16P024004 SALLEY TOTAL	46,000		SC16P024004 SALLEY TOTAL	190,000
	SC16P024005 WAGENER	REPLACEWORN CABINENTRY	30,000	SC16P024005 WAGENER	INSTALLHEAT/AIR SYSTEMS	290,000

		BEGINSEWER SYSTEMREPAIRS	30,000			
		SC16P024005 WAGENER TOTAL	60,000		SC16P024005 WAGENER TOTAL	290,000
	SC16P024006 WILLISTON	TILE REPLACEMENT	10,000	SC16P024006 WILLISTON	REHABILITATIONOF COMMUNITY BUILDING	30,000
		INSTALLTUB SURROUNDS	5,000		INSTALLHEAT/AIR SYSTEMS	500,000
		SC16P024006 WILLISTON TOTAL	15,000		SC16P024006 WILLISTON TOTAL	530,000
	SC16P024007 BARNWELL	INSTALLWASHER HOOKUPS	10,000	SC16P024007 BARNWELL	ACUNITSONNEW HEATSYSTEMS	180,000
		LANDSCAPINGAND TREEREMOVAL	10,000			
		SC16P024007 BARNWELL TOTAL	20,000		SC16P024007 BARNWELL TOTAL	180,000
	SC16P024008 BRANCHVILLE	INSTALLNEW HEATAIRSYSTEMS	180,000	SC16P024008 BRANCHVILLE	BEGINROOF REPLACEMENT	40,000
					TERMITE TREATMENT	10,000
					INSTALLTUB SURROUNDS	10,000
					REHABILITATE COMMUNITY BUILDING	20,000
		SC16P024008 BRANCHVILLE TOTAL	180,000		SC16P024008 BRANCHVILLE TOTAL	80,000

	SC16P024009 ST.STEPHENS	TERMITE TREATMENT	7,000	SC16P024009 ST.STEPHENS	INSTALLHEAT/AIR SYSTEMS	180,000
		REPLACEWORN CABINENTRY	20,000			
		COMPLETE504 ASSESSMENTAND MAKECHANGES	10,000			
		SC16P024009 ST.STEPHENS TOTAL	37,000		SC16P024009 ST.STEPHENS TOTAL	180,000
	SC16P024011 ST.PAUL (ORANGEBURG)	NEWBATHROOMS ANDTUB SURROUNDS	50,000	SC16P024011 ST.PAUL (ORANGEBURG)	REWIRE APARTMENTS	100,000
		CONVERT UTILITIESTO RESIDENTPAID	800,000		INSTALLHEAT/AIR SYSTEMS	900,000
					LANDSCAPINGAND TREEREPLACEMENT	30,000
		SC16P024011 ST.PAUL (ORANGEBURG) TOTAL	850,000		SC16P024011 ST.PAUL (ORANGEBURG) TOTAL	1,030,000
	SC16P024013 MONCKSCORNER	FLOOR TILE REPLACEMENT	15,000	SC16P024013 MONCKSCORNER	INSTALLHEATAND AIRSYSTEMS	980,000
					LANDSCAPING	20,000
					REHABILITATE COMMUNITY BUILDING	30,000

		SC16P024013 MONCKSCORNER TOTAL	15,000		SC16P024013 MONCKSCORNER TOTAL	1,030,000
	SC16P024015 HARDEEVILLE	INSTALLHEAT/AIR SYSTEMS	880,000	SC16P024015 HARDEEVILLE	REHABILITATE COMMUNITY BUILDING	30,000
		SC16P024015 HARDEEVILLE TOTAL	880,000		SC16P024015 HARDEEVILLE TOTAL	30,000
	SC16P024017 MARSHALL	SEWERDRAINAGE REPLACEMENT/REPA IR	15,000	SC16P024017 MARSHALL	BUILDACOMMUNITY BUILDING	300,000
		INSTALLHEAT/AIR SYSTEMS	980,000			
		SC16P024017 MARSHALL TOTAL	995,000		SC16P024017 MARSHALL TOTAL	300,000
	SC16024025 SANTEE			SC16024025 SANTEE	INSTALLHEAT/AIR SYSTEMS	500,000
		SC16024025 SANTEE TOTAL	90,000		SC16024025 SANTEE TOTAL	500,000
TotalCFPEstimatedCost			3,996,750			4,992,750

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

PHAName SCRegional HousingAuthorityNo.3		<input checked="" type="checkbox"/> Original5 -YearPlan <input type="checkbox"/> RevisionNo:			
Development Number/Name/HA- Wide	Year1	WorkStatementforYear2 FFYGrant:501 -04 PHAFY:07/2004	WorkStatementforYear3 FFYGrant:501 -05 PHAFY:07/2005	WorkStatementforYear4 FFYGrant:501 -06 PHAFY:07/2006	WorkStatementforYear5 FFYGrant:501 -07 PHAFY:07/2007
HA-WIDE	Annual Statement				
SC016P024001 FAIRFAX					
SC016P024002 DENMARK					
SC016P024003 BLACKVILLE					
SC016P024004 SALLEY					
SC016P024005 WAGENER					
SC016P024006 WILLISTON					
SC016P024007 BARNWELL					
SC016P024008 BRANCHVILLE					
SC016P024009 ST.STEPHENS					

SC016P024011 ST.PAUL ORANGEBURG				
SC016P024013 MONCKSCORNER				
SC016P024015 HARDEEVILLE				
SC016P024017 MARSHALL ORANGEBURG				
SC016P024025 SANTEE				
TotalCFPFunds (Est.)				
TotalReplacement HousingFactorFunds				

sc024e02

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHAName: South Carolina Regional Housing Authority No. 3		Grant Type and Number Capital Fund Program Grant No: 501 -02 Replacement Housing Factor Grant No:		Federal FY of Grant: 2002	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1)					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non -CFP Funds				
2	1406 Operations	70,000	70,000		
3	1408 Management Improvements Soft Costs	10,000	20,000		
	Management Improvements Hard Costs	70,000	0		
4	1410 Administration		70,000		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	35,000	35,000		
8	1440 Site Acquisition				
9	1450 Site Improvement	86,016	96,016		
10	1460 Dwelling Structures	821,748	795,748		
11	1465.1 Dwelling Equipment — Nonexpendable	50,000	50,000		
12	1470 Nondwelling Structures	9,500	15,500		
13	1475 Nondwelling Equipment	65,000	65,000		
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	2,000	2,000		
18	1499 Development Activities				
19	1502 Contingency				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHAName: South Carolina Regional Housing Authority No. 3		Grant Type and Number Capital Fund Program Grant No: 501 -02 Replacement Housing Factor Grant No:		Federal FY of Grant: 2002	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1)					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Amount of Annual Grant: (sum of lines.....)	1,219,264	1,291,264		
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line X X Related to Security --Soft Costs				
	Amount of Line XX related to Security --Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

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

PHA Name: South Carolina Regional Housing Authority No. 3		Grant Type and Number Capital Fund Program Grant No: 501 -02 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
HA-WIDE	OPERATIONS		1406		70,000			
HA-WIDE	YOUTH SPORTS, RESIDENT TRAINING/EMPLOYMENT		1408		20,000			
HA-WIDE	PREVENTATIVE MAINTENANCE SALARIES AND BENEFITS, TOOLS, AND EQUIPMENT		1410		70,000			
HA-WIDE	A/E FEES		1430		30,000			
	PLANNING COSTS		1430		5,000			
HA-WIDE	SITE WORK/LANDSCAPING TREE REMOVAL/SIDEWALK REPAIR		1450		66,016			
HA-WIDE	SEWER REPAIR AND MAINTENANCE		1450		20,000			
HA-WIDE	CYCLIC PAINTING		1460		15,000			
HA-WIDE	PREVENTATIVE MAINTENANCE MATERIALS		1460		50,000			
HA-WIDE	REPLACEMENT OF APPLIANCES		1465.1		50,000			
HA-WIDE	REHAB. OFFICE BUILDING		1470		15,500			
HA-WIDE	2 MAINTENANCE VEHICLES		1475		50,000			
HA-WIDE	COMPUTER HARDWARE		1475		15,000			
HA-WIDE	RELOCATION		1495.1		2,000			
SC16P024001 FAIRFAX	CONTINUE BATHROOMS INSTALL TUBS SURROUNDS, VANATIES WITH PORCELAN		1460		20,000			

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

PHAName: South Carolina Regional Housing Authority No.3		Grant Type and Number Capital Fund Program Grant No: 501 -02 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
	SINKS, SHEETROCK REPAIRS, PAINTING, NEW PLUMBING, AND NEW FAUCET ASSEMBLIES								
SC16P024002 DENMARK									
SC16P024003 BLACKVILLE	BEGIN NEW HEAT/AIR SYSTEMS		1460		300,000				
SC16P024004 SALLEY	BEGIN REPLACING FLOOR TILE		1460		10,000				
	CONTINUE DOOR REPLACEMENT AND CLOSET ENCLOSURE		1460		15,000				
SC16P024005 WAGENER	CONTINUE REPLACING FLOOR TILE		1460		5,000				
	INSTALL WASHER AND DRYER HOOK-UPS		1460		20,000				
SC16P024006 WILLISTON	BEGIN CABINET REPLACEMENT WITH NEW VENT SYSTEMS		1460		60,000				
SC16P024007 BARNWELL	FLOOR REPLACEMENT		1460		20,000				
	INSTALL WASHER AND DRYER HOOK-UPS		1460		40,000				
SC16P024008 BRANCHVILLE	INSTALL CLOSET DOORS		1460		35,000				
SC16P024009 ST. STEPHENS	BEGIN CABINET REPLACEMENT		1460		20,000				
SC16P024011	CONTINUE CABINET		1460		20,000				

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

PHAName: South Carolina Regional Housing Authority No. 3		Grant Type and Number Capital Fund Program Grant No: 501 -02 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
ST. PAUL (ORANGEBURG)	REPLACEMENT								
	BEGIN THE UNIT CONVERSION FROM AGENCY PAID TO RESIDENT PAID UTILITIES		1460		100,748				
SC16P024013 MONCK'S CORNER	INSTALL KIOSKS FOR MAILBOXES		1450		10,000				
SC16P024015 HARDEEVILLE	BEGIN ROOFING, SOFFIT, AND FACIAREPAIRS		1460		35,000				
SC16P024017 MARSHALL	CONTINUE INSTALLING NEW CABINETS		1460		20,000				
SC16P024025 SANTEE	BEGIN INSTALLING NEW CABINETS		1460		10,000				

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

PHAName: SOUTH CAROLINA REGIONAL HOUSING AUTHORITY NO.3		Grant Type and Number Capital Fund Program No: 501 -02 Replacement Housing Factor No:					Federal FY of Grant: 20 02	
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		
HA-WIDE	06/30/2004			06/30/2006				
SC16P024001 FAIRFAX	06/30/2004			06/30/2006				
SC16P024002 DENMARK	06/30/2004			06/30/2006				
SC16P024003 BLACKVILLE	06/30/2004			06/30/2006				
SC16P024004 SALLEY	06/30/2004			06/30/2006				
SC16P024005 WAGENER	06/30/2004			06/30/2006				
SC16P024006 WILLISTON	06/30/2004			06/30/2006				
SC16P024007 BARNWELL	06/30/2004			06/30/2006				
SC16P024008 BRANCHVILLE	06/30/2004			06/30/2006				
SC16P024009 ST. STEPHENS	06/30/2004			06/30/2006				
SC16P024011 ST. PAUL (ORANGEBURG)	06/30/2004			06/30/2006				
SC16P024013 MONCKSCORNER	06/30/2004			06/30/2006				
SC16P024015	06/30/2004			06/30/2006				

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

PHAName: SOUTH CAROLINA REGIONAL HOUSING AUTHORITY NO.3		Grant Type and Number Capital Fund Program No: 501 -02 Replacement Housing Factor No:				Federal FY of Grant: 20 02	
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	
HARDEEVILLE							
SC16P024017 MARSHALL	06/30/2004			06/30/2006			
SC16P024025 SANTEE	06/30/2004			06/30/2006			

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 1: Summary					
PHA Name: SC Regional Housing Authority No. 3		Grant Type and Number Capital Fund Program Grant No: 501 -01 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06 -30-2002 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non -CFP Funds				
2	1406 Operations		70,000		
3	1408 Management Improvements Soft Costs	10,000	25,000	22,421.44	22,421.44
	Management Improvements Hard Costs				
4	1410 Administration	100,000	100,000	100,000	99,045.18
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	35,000	43,000	42,147.58	42,147.58
8	1440 Site Acquisition				
9	1450 Site Improvement	162,516	76,714	9,790.20	9,790.20
10	1460 Dwelling Structures	860,000	854,500	648,932.98	154,732
11	1465.1 Dwelling Equipment — Nonexpendable	60,000	60,000	59,663.66	59,663.66
12	1470 Nondwelling Structures	0	5,000	4,092.32	4,092.32
13	1475 Nondwelling Equipment	62,000	56,302	56,301.12	56,301.12
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	2,000	1,000		

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

PHAName: SC Regional Housing Authority No. 3	Grant Type and Number Capital Fund Program Grant No: 501 -01 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no: 2)
 Performance and Evaluation Report for Period Ending: 06 -30-2002 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
18	1499 Development Activities				
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines.....)	1,291,516	1,291,516	939,256.98	444,101.18
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security --Soft Costs				
	Amount of Line XX related to Security --Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHAName: South Carolina Regional Housing Authority No.3		Grant Type and Number Capital Fund Program Grant No: 501 -01 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	
HA-WIDE	OPERATIONS	1406		70,000	0				
	SUBTOTAL-OPERATIONS			70,000					
HA-WIDE	YOUTH SPORTS, RESIDENT TRAINING/EMPLOYMENT	1408		25,000		10,427.40		IP	
	SUBTOTAL-MANAGEMENT IMPROVEMENTS			25,000		10,427.40			
HA-WIDE	PREVENTATIVE MAINTENANCE SALARIES AND BENEFITS, TOOLS, AND EQUIPMENT	1410		100,000		43,671.14		IP	
	SUBTOTAL-ADMINISTRATION			100,000		43,671.14			
HA-WIDE	A/FEES	1430		35,000				IP	
	PLANNING COSTS	1430		8,000				IP	
	SUBTOTAL-FEES AND COSTS			43,000				PLAN	
				62,714					
HA-WIDE	SITEWORK/PAVING/LANDSCAPING	1450		62,714		1,168.50		PLAN	
	SUBTOTAL-SITE IMPROVEMENTS					1,168.50			
HA-WIDE	CYCLIC PAINTING	1460	30,000			1,875.00		IP	

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHAName: South Carolina Regional Housing Authority No.3		Grant Type and Number Capital Fund Program Grant No: 501 -01 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	
HA-WIDE	PREVENTATIVE MAINTENANCE MATERIALS	1460	55,000				11,626.04	IP	
	EMERGENCY PLUMBING	1460	20,000						
	SUBTOTAL-HA -WIDE DWELLING STRUCTURE NEEDS		105,000				17,111.04		
HA-WIDE	REPLACEMENT OF APPLIANCES	1465.1	60,000				17,702.34	IP	
	SUBTOTAL-DWELLING EQUIP .		60,000				17,702.34		
HA-WIDE	EMERGENCY REPAIRS FOR NON - DWELLING STRUCTURES	1470	900						
	SUBTOTAL-NON -DWELLING STRUCTURES.		900						
HA-WIDE	2 MAINTENANCE VEHICLES/OTHER TOOLS	1475	53,644.47				42,291.00	COMP	
HA-WIDE	COMPUTER HARDWARE	1475	2,656.65					PLAN	
	SUBTOTAL-NON DWELLING EQUIP		56,301.12				42,291.00		
HA-WIDE	RELOCATION COSTS	1495.1		1,000				ASNEED	
	SUBTOTAL-RELOCATION COSTS			1,000					

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHAName: South Carolina Regional Housing Authority No.3		Grant Type and Number Capital Fund Program Grant No: 501 -01 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
SC16P024001 FAIRFAX	CONTINUE BATHROOMS INSTALL TUBS SURROUNDS, VANITIES WITH PORCELAIN SINKS, SHEETROCK REPAIRS, PAINTING, NEW PLUMBING, AND NEW FAUCET ASSEMBLIES		1460		30,000			1,748.26	IP
	SUBTOTAL-SC16P024001				30,000				
SC16P024002 DENMARK	HEATING/AIR SYSTEM		1460		500,000				PLAN
	EMERGENCY REPAIRS FOR HEAD START CENTER IN THE COMMUNITY BUILDING		1470		4,092.32			4,092.32	COMPLETE
	SUBTOTAL-SC16P024002				504,092.32				
SC16P024003 BLACKVILLE									
	SUBTOTAL-SC16P024003								
SC16P024004 SALLEY	ENCLOSE CLOSET DOORS AND REPLACE INTERIOR DOORS		1460			20,000			

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

PHAName: South Carolina Regional Housing Authority No.3		Grant Type and Number Capital Fund Program Grant No: 501 -01 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	
	SUBTOTAL-SC16P024004				20,000				
SC16P024005 WAGENER	REPLACE FLOOR TILE		1460	26	10,000				
	SUBTOTAL-SC16P024005				10,000				
SC16P024006 WILLISTON	INSTALL WINDOWS AND DOORS, STEEL DOOR UNITS, AND SECURITY SCREENS		1460	70	66,250			COMPLETE	
	SUBTOTAL-SC16P024006				66,250				
SC16P024007 BARNWELL	CONTINUE REPLACING CABINETS, COUNTER TOPS, AND RANGE HOODS WITH FIRE EXTINGUISHERS		1460		20,000				
	SUBTOTAL-SC16P024007				20,000				
SC16P024008									

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

PHAName: South Carolina Regional Housing Authority No.3		Grant Type and Number Capital Fund Program Grant No: 501 -01 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	
BRANCHVILLE								
	SUBTOTAL-SC16P024008							
SC16P024009 ST.STEPHENS								
	SUBTOTAL-SC16P024009							
SC16P024011 ST.PAUL (ORANGEBURG)	CONTINUE CABINET REPLACEMENT		1460		10,250			
	SUBTOTAL-SC16P024011				10,250			
SC16P024013 MONCKS CORNER	CONTINUE REPLACING CABINETS		1460		10,000			
	INSTALL SECURITY SCREENS		1460		33,000			
	SUBTOTAL-SC16P024013				43,000			
SC16P024015 HARDEEVILLE	REPLACE OUTSIDE CUT -OFF VALVES		1450		4,000			
	REPLACE MAILBOX CLUSTERS		1450		4,000			

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

PHAName: South Carolina Regional Housing Authority No.3		Grant Type and Number Capital Fund Program Grant No: 501 -01 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
	SUBTOTAL-SC16P024015				8,000				
SC16P024017 MARSHALL ORANGEBURG	BEGIN ROOFING, SOFFIT, AND FACIA REPAIRS, AND UTILITY DOOR CLOSET REPAIRS		1460		40,000				
	BEGIN INSTALLING NEW CABINETS		1460		10,000				
	SUBTOTAL-SC16P024017				60,000				
SC16P024025 SANTEE	INSTALL A NEW MAILBOX KIOSK AND BOXES		1450		6,000				
	SUBTOTAL-SC16P024025				,000				

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

PHAName: SOUTH CAROLINA REGIONAL HOUSING AUTHORITY NO.3		Grant Type and Number Capital Fund Program No: 501 -01 Replacement Housing Factor No:					Federal FY of Grant: 2000	
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		
HA-WIDE	06/30/2003			06/30/2005				
SC16P024001 FAIRFAX	06/30/2003			06/30/2005				
SC16P024002 DENMARK	06/30/2003			06/30/2005				
SC16P024003 BLACKVILLE	06/30/2003			06/30/2005				
SC16P024004 SALLEY	06/30/2003			06/30/2005				
SC16P024005 WAGENER	06/30/2003			06/30/2005				
SC16P024006 WILLISTON	06/30/2003			06/30/2005				
SC16P024007 BARNWELL	06/30/2003			06/30/2005				
SC16P024008 BRANCHVILLE	06/30/2003			06/30/2005				
SC16P024009 ST.STEPHENS	06/30/2003			06/30/2005				
SC16P024011 ST.PAUL (ORANGEBURG)	06/30/2003			06/30/2005				

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

PHAName: SOUTH CAROLINA REGIONAL HOUSING AUTHORITY NO.3		Grant Type and Number Capital Fund Program No: 501 -01 Replacement Housing Factor No:					Federal FY of Grant: 2000	
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		
SC16P024013 MONCKSCORNER	06/30/2003			06/30/2005				
SC16P024015 HARDEEVILLE	06/30/2003			06/30/2005				
SC16P024017 MARSHALL	06/30/2003			06/30/2005				
SC16P024025 SANTEE	06/30/2003			06/30/2005				

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Statement of Progress in Meeting Five -Year Plan Missions and Goals

South Carolina Regional Housing Authority is currently on target with the five -year plan. We will have to make some reassessments because some problems have become more important than others.

Follow-Up Plan From Resident Service and Satisfaction Survey

Communication:

South Carolina Regional Housing Authority No. 3 sponsored on-site public hearings to give the service families an opportunity to express their concerns and perceptions on their communities. An agenda was supplied to each household either by mail or hand delivery. Copies of the Admissions and Continued Occupancy Policy and the PHA Plan were passed out to the residents.

The administrative staff has started having monthly meetings to discuss issues on communication, conflict resolution skills, and the importance of customer service. These meetings also allow the employees to interact with each other as well as management.

Communities were encouraged to keep their resident organizations up and active.

We will be generating a quarterly newsletter for public housing service families.

Neighborhood Appearance:

The agency has made a special appeal to the service families to assist with keeping their communities clean. The communities will be receiving some appearance changes through the Capital Fund Program. We are partnering with other service providers to have clean -up days in the interested communities.

We will also be scheduling trash days on which large items can be picked up and conducting competitions that will award the cleanest community with prizes.

Safety:

We have challenged the communities at the public hearing to help us get their communities cleaned up. We asked the resident organizations to work with their local law enforcement and set up Neighborhood Watches.

We have installed playground equipment in all of our service communities and are working in conjunction with the resident organizations to get computers in all of the community buildings or law enforcement substations.