

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

Small PHA Plan Update
Annual Plan for Fiscal Year: **2003**

Housing Authority of Cheraw

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

PHA Plan Agency Identification

PHAName: Housing Authority of Cheraw

PHANumber: SC031

PHAFiscalYearBeginning:(mm/yyyy) 10/2003

PHA Plan Contact Information:

Name: Cynthia W. Williams

Phone: 843 -669-4163

TDD: 1 -800-735-8583

Email (if available): Cwilliams@HAFSC.org

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

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
- Main administrative office of the local, county or State government
- Public library
- PHA website
- Other (list below)

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

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

PHA Programs Administered :

- Public Housing and Section 8 Section 8 Only Public Housing Only

Annual PHA Plan Fiscal Year 2002

[24CFR Part 903.7]

i. Table of Contents

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

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ii. Executive Summary

[24CFR Part 903.79(r)]

At PHA option, provide a brief overview of the information in the Annual Plan

1. Summary of Policy or Program Changes for the Upcoming Year

In this section, briefly describe changes in policies or programs discussed in last year's PHA Plan that are not covered in other sections of this Update.

After further study on housing law enforcement officer with our communities with a Board approved pre-determined rent, it has been determined that this would not be possible during this five-year period of time. The staff of local officers is small and there is no interest from them.

We plan to expand the supply of assisted housing by leveraging private or other public funds to create additional housing opportunities.

There are no other plans to make any changes other than HUD mandated.

2. Capital Improvement Needs

[24CFR Part 903.79(g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. Yes No: Is the PHA eligible to participate in the CFP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? \$ 446,922 (Pending Federal Budget Approval)

C. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete the rest of Component 7. If no, skip to next component.

D. Capital Fund Program Grant Submissions

(1) Capital Fund Program 5 -Year Action Plan

The Capital Fund Program 5 -Year Action Plan is provided as Attachment C

(2) Capital Fund Program Annual Statement

The Capital Fund Program Annual Statement is provided as Attachment B

3.D Demolition and Disposition

[24CFR Part 903.79(h)]

Applicability: 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 next component; if "yes", complete one activity description for each development.)

2. Activity Description

Demolition/Disposition Activity Description (Not including activities associated with HOPE VI or Conversion Activities)	
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. Relocation resources (select all that apply) <input type="checkbox"/> Section 8 for units <input type="checkbox"/> Public housing for units <input type="checkbox"/> Preference for admission to other public housing or section 8 <input type="checkbox"/> Other housing for units (describe below)	
8. Timeline for activity: a. Actual or projected start date of activity: b. Actual or projected start date of relocation activities: c. Projected end date of activity:	

4. Voucher Homeownership Program

[24CFR Part 903.79(k)]

A. 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 next component; if "yes", describe each program using the table below (copy and complete questions for each program identified.)

B. Capacity of the PHA to Administer a Section 8 Homeownership Program

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- Establishing a minimum homeowner down payment requirement of at least 3 percent and requiring that at least 1 percent of the down payment comes from the family's resources
- Requiring that financing for purchase of a home under its section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards
- Demonstrating that it has or will acquire other relevant experience (list PHA experience, or any other organization to be involved and its experience, below):

5. Safety and Crime Prevention: PHDEP Plan NOT APPLICABLE

[24CFR Part 90.3.7(m)]

Exemptions Section 8 Only PHAs may skip to the next component PHA eligible for PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

A. Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) PHDEP grant for the upcoming year? \$ _____

C. Yes No Does the PHA plan to participate in the PHDEP in the upcoming year? If yes, answer question D. If no, skip to next component.

D. Yes No: The PHDEP Plan is attached at Attachment D

6. Other Information

[24CFR Part 903.79(c)]

A. Resident Advisory Board (RAB) Recommendations and PHA Response

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 attached at Attachment _____ (Filename)

3. In what manner did the PHA address those comments? (select all that apply)

- The PHA changed portions of the PHA Plan in response to comments. A list of these changes is included
 - Yes No: below or
 - Yes No: at the end of the RAB Comments in Attachment _____.

Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA's consideration is included at the end of the RAB Comments in Attachment ____.

Other: (list below)

B. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (provide name here) 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 specific initiatives contained in the Consolidated Plan. (list such initiatives below)
- Other: (list below)

3. PHA Requests for support from the Consolidated Plan Agency

Yes No: Does the PHA request financial or other support from the State or local government agency in order to meet the needs of its public housing residents or inventory? If yes, please list the 5 most important requests below:

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

The following State Consolidated Plan Goals are consistent with the Housing Authority Plan:

- ◆ Support the development and availability of safe, decent and affordable Housing.
- ◆ Support the preservation of existing housing stock.

The State Consolidated Plan also supports through financing or technical assistance the efforts of the Housing Authority consistent with the objective of Federal programs that encourage homeownership, self-sufficiency, and youth development.

C. Criteria for Substantial Deviation and Significant Amendments

1. Amendment and Deviation Definitions

24CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

A. Substantial Deviation from the 5-year Plan: Substantial deviation is defined as actions taken by the Housing Authority that are authorized by the board as being in the best interest of the Housing Authority that were not included in the original goals and objectives of the Five-year plan.

B. Significant Amendment or Modification to the Annual Plan: Significant Amendment or Modification is defined as actions taken by the Housing Authority that are authorized by the board as being in the best interest of the Housing Authority that were not included in the original Annual Plan.

Attachment A
Supporting Documents Available for Review

PHAs are to indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update)	5 Year and Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdiction to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located and any additional backup data to support statement of housing needs 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/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Any policy governing occupancy of Police Officers in Public Housing <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	Any required policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input 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 any active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
	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
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH99 -52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Section 3 documentation required by 24 CFR Part 135, Subpart E	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention
X	PHDEP-related documentation: <ul style="list-style-type: none"> · Baseline law enforcement services for public housing developments assisted under the PHDEP plan; · Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15); · Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities; · Coordination with other law enforcement efforts; · Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and · All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP plan. 	Annual Plan: Safety and Crime Prevention
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) <input type="checkbox"/> check here if included in the public housing A&O Policy	Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

Attachment "B", FY2002 Capital Fund Program Annual Statement

See Attachment File **SC031a01, SC031b01, SC031c01**

Attachment "C", FY2002 Capital Fund Program 5 Year Action Plan

See Attachment File **SC031d01**

Attachment "D",

Component 10(B) Voluntary Conversion Initial Assessments

- a) How many of the PHA's developments are subject to the Required Initial Assessments? **TWO**
- b) How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)? **NONE**
- c) How many Assessments were conducted for the PHA's covered developments? **TWO**
- d) Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments: **NONE**
- e) If the PHA has not completed the Required Initial Assessments, describe the status of these assessments: **N/A**

Required Attachment "E": Resident Member on the PHA Governing Board

1. Yes No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board:

B. How was the resident board member selected: (select one)?

Elected

Appointed

C. The term of appointment is (include the date term expires) :

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full-time basis

the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.

Other (explain):

B. Date of next term expiration of a governing board member: May 2003

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position): Andy Ingram, Mayor of Cheraw

**Required Attachment "F": Membership of the
Resident Advisory Board or Boards**

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide descriptions sufficient to identify how members are chosen.)

Ms. Jessie Merriman
439 Miller Ingram Drive
Cheraw, SC 29520

Mr. Leonard Harrington
36 John Motley Drive
Cheraw, SC 29520

Ms. Loretta Robinson
1342 Dizzy Gillespie Drive
Cheraw, SC 29520

Ms. Frances Myers
12-A Long Meadow
Cheraw, SC 29520

Attachment "G"**Brief Statement of Progress in Meeting the 5 -Year Plan Mission and Goals**

Year Three of the Plan: The mission of the **Housing Authority of Cheraw** remains the same: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

In our efforts to "Increase the availability of decent, safe, and affordable housing", we applied to State Housing to administer the Section 8 Program in Chesterfield County. We received 90 additional units with which to provide housing. We have also received 5 additional MOD Rehab units. We continue to provide counseling as part of our briefing packet as well as on-going information to current clients. We have added a video presentation during our briefings. We also encourage landlord participation through outreach efforts, making them aware of the program advantages through workshops and drop-ins. We continue to use Capital Funds to renovate/modernize our public housing units. We have provided on-going staff training to improve the quality of Assisted Housing. Specialized training through workshops, colleges & universities, technical and adult education, on-site training, and other educational facilities has been provided and utilized by our staff in all departments. Our computer software and hardware have been upgraded. We hope to provide better and faster service to our clients.

In our efforts to "Improve community quality of life and economic vitality" and to "Promote self-sufficiency and asset development of families and individuals", we are nearly finished with the installation of A/C in our family units. We have a full-time Resident Services Coordinator and staff on site who are providing programs and opportunities to our residents through contracts with other agencies (i.e. recreational/educational). Our RMC is running a "general store" on-site. The money that is raised is used to fund programs for the residents. Scholarships are awarded to qualified applicants. We are providing a much-needed Community Policing Program through the use of our PHDEP funds until they are exhausted. We are concerned that with the elimination of this grant, we will not have the necessary funds to support this program at the level needed. We are continuing to maintain affirmative measures that all applicants and/or program participants are treated equally regardless of race, color, religion, national origin, sex, familial status, and disability. We are also seeking problem-solving partnerships with PHA, residents, community, and government leadership as needed.

Attachment "H"

We plan to designate Project Based Assisted Units not to exceed twenty (20) located in the Cheraw/Chesterfield County general area if the Housing Authority of Cheraw's application for the construction of a tax credit property is approved in FY '03 or FY '04. This effort is consistent with the plan goal of expanding the supply of assisted housing by leveraging private or other public funds to create additional housing opportunities and increasing assisted housing choices by pursuing funding for Section 8 Rental Assistance as well as encouraging landlord participation.

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: Housing Authority of Cheraw		Grant Type and Number Capital Fund Program Grant No: SC16P03150100 Replacement Housing Factor Grant No:		Federal FY of Grant: 2000	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/03 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non -CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration	\$2,173		\$2,173	\$2,173
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$33,466		\$33,466	\$30,829
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$412,099		\$412,099	\$412,099
11	1465.1 Dwelling Equipment — Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				

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

PHAName: Housing Authority of Cheraw	Grant Type and Number Capital Fund Program Grant No: SC16P03150100 Replacement Housing Factor Grant No:	Federal FY of Grant: 2000
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 3/31/03
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 20-26)	\$447,738		\$447,738	\$445,101
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security -- Soft Costs				
25	Amount of line 21 related to Security -- Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	\$412,099		\$412,099	\$412,099

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					
PHAName: Housing Authority of Cheraw		Grant Type and Number Capital Fund Program Grant No: SC16P03150101 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: 02) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/03 <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	\$16,500	\$16,500	\$16,500	\$16,500
3	1408 Management Improvements	\$30,000	\$30,000	\$30,000	\$30,000
4	1410 Administration	\$3,797	\$3,533	\$3,533	\$2,963
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$9,325	\$9,325	\$9,325	\$6,035
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$351,325	\$355,013	\$355,013	\$217,790
11	1465.1 Dwelling Equipment — Nonexpendable	\$32,500	\$29,126	\$29,126	\$29,126
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$13,450	\$13,400	\$13,400	\$13,400
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				

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

PHAName: Housing Authority of Cheraw	Grant Type and Number Capital Fund Program Grant No: SC16P03150101 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: 02)
 Performance and Evaluation Report for Period Ending: 3/31/03
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 20-26)	\$456,897	\$456,897	\$456,897	\$315,814
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security -- Soft Costs				
25	Amount of line 21 related to Security -- Hard Costs	\$30,000	\$30,000	\$30,000	\$30,000
26	Amount of line 21 Related to Energy Conservation Measures	\$341,600	\$378,939	\$378,939	\$238,426

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

PHAName: Housing Authority of Cheraw		Grant Type and Number Capital Fund Program Grant No: SC16P03150101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide Operations	Operations	1406	N/A	\$16,500	\$16,500	\$16,500	\$16,500	Complete
HA Wide Mgmt	Security Patrols	1408	5 Officer	\$30,000	\$30,000	\$30,000	\$30,000	Complete
HA Wide Admin	1) IFB/RFP Advertising Costs 2) Salary Prorate of MOD Coord.	1410 1410	N/A 1 Staff	\$1,797 \$2,000	\$1,533 \$2,000	\$1,533 \$2,000	\$1,533 \$1,430	Complete Staff in Place
HA Wide Fees/Costs	A&E Services/31 -1&4 HVAC	1430	1 A&E	\$9,325	\$9,325	\$9,325	\$6,035	Post Completion/ Warranty Phase
31-1 Gillespie/ Ingram/Motley	1) HVAC Heat Pumps 2) Exterior Window Shutters	1460 1460	140 Units 40 Bldg	\$336,800 \$14,525	\$340,488 \$14,525	\$340,488 \$14,525	\$203,265 \$14,525	Contract Closeout Complete
HA Wide Dwelling Equip	Appliances	1465	122 Units	\$32,500	\$29,126	\$29,126	\$29,126	Complete
HA Wide Non - Dwell Equipment	Recreation Equipment	1475	N/A	\$13,450	\$13,400	\$13,400	\$13,400	Complete

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

PHAName: Housing Authority of Cheraw		Grant Type and Number Capital Fund Program No: SC16P03150101 Replacement Housing Factor No:				Federal FY of Grant: 2001	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA Wide Operations	3/31/03		12/31/01	9/30/04		12/31/02	
HA Wide Management	3/31/03		12/31/01	9/30/04		9/30/02	
HA Wide Administration	3/31/03		12/31/02	9/30/04			
HA Wide Fees/Costs	3/31/03		3/31/02	9/30/04			
31-1 Gillepsie/ Ingram/Motley	3/31/03		12/31/02	9/30/04			
HA Wide Dwelling Equipment	3/31/03		12/31/02	9/30/04		12/31/02	
HA Wide Non -Dwelling Equipment	3/31/03		12/31/02	9/30/04		3/31/03	

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					
PHAName: Housing Authority of Cheraw		Grant Type and Number Capital Fund Program Grant No: SC16P03150102 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: 01) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/03 <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	\$20,000	\$20,000	\$20,000	0
3	1408 Management Improvements	\$30,000	\$30,000	\$30,000	\$25,611
4	1410 Administration	\$4,422	\$3,814	\$2,500	0
5	1411 Audit	\$1,500	\$1,500	\$1,500	0
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	\$20,000	\$20,000	0	0
10	1460 Dwelling Structures	\$355,000	\$361,112	\$103,612	0
11	1465.1 Dwelling Equipment — Nonexpendable	\$10,000	\$7,496	\$7,496	\$7,496
12	1470 Nondwelling Structures	\$6,000	\$3,000	0	0
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				

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

PHAName: Housing Authority of Cheraw	Grant Type and Number Capital Fund Program Grant No: SC16P03150102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no: 01)
 Performance and Evaluation Report for Period Ending: 3/31/03
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 20-26)	\$446,922	\$446,922	\$165,108	\$33,107
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security -- Soft Costs				
25	Amount of line 21 related to Security -- Hard Costs	\$30,000	\$30,000	\$30,000	\$25,611
26	Amount of line 21 Related to Energy Conservation Measures	\$96,000	\$111,108	\$111,108	\$7,496

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

PHAName: Housing Authority of Cheraw		Grant Type and Number Capital Fund Program Grant No: SC16P03150102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide Operations	Operations	1406	N/A	\$20,000	\$20,000	\$20,000	0	Ongoing Expenditure
HA Wide Mgmt	Security Patrols	1408	5 Officer	\$30,000	\$30,000	\$30,000	\$25,611	Ongoing Expenditure
HA Wide Admin	1) IFB/RFP Advertising Costs 2) Salary Prorate of MOD Coordinator	1410	N/A	\$1,922	\$1,314	0	0	Obligate as Needed
		1410	1 Staff	\$2,500	\$2,500	\$2,500	0	Staff in Place
HA Wide Audit	CFP Audit Costs (501 -02)	1411	3 Year	\$1,500	\$1,500	\$1,500	0	Contract Signed
31-1 Gillespie/ Ingram/Motley	1) Site Work -Landscaping	1450	3 Site	\$20,000	\$20,000	0	0	Preparing IFB
	2) Bathroom Floors	1460	200 Units	\$90,000	\$78,500	0	0	Preparing IFB
	3) Bathroom Vanity Tops	1460	200 Units	\$179,000	\$179,000	0	0	Bidding
	4) HVAC -Heat Pumps	1460	16 Units	0	\$2,451	\$2,451	0	Contract Closeout
31-4F.Harris	HVAC -Heat Pumps	1460	18 Units	\$86,000	\$101,161	\$101,161	0	Contract Closeout
HA Wide Dwelling Equip	Appliances	1465	34 Units	\$10,000	\$7,496	\$7,496	\$7,496	Complete
HA Wide Non - Dwell Structures	Maintenance Storage Building	1470	1 Bldg	\$6,000	\$3,000	0	0	Preparing IFB

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

PHAName: Housing Authority of Cheraw		Grant Type and Number Capital Fund Program No: SC16P03150102 Replacement Housing Factor No:					Federal FY of Grant: 2002	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
HA Wide Operations	9/30/04		12/31/02	9/30/06				
HA Wide Management	9/30/04		12/31/02	9/30/06				
HA Wide Administration	9/30/04			9/30/06				
HA Wide Audit Costs	9/30/04		12/31/02	9/30/06				
31-1 Gillespie/ Ingram/Motley	9/30/04			9/30/06				
31-4 F. Harris	9/30/04		12/31/02	9/30/06				
HA Wide Dwelling Equipment	9/30/04		3/31/03	9/30/06		3/31/03		
HA Wide Non - Dwelling Structures	9/30/04			9/30/06				

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					
PHAName: Housing Authority of Cheraw		Grant Type and Number Capital Fund Program Grant No: SC16P03150103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003
<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	\$65,000			
3	1408 Management Improvements	\$30,000			
4	1410 Administration	\$5,422			
5	1411 Audit	\$1,500			
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	\$125,000			
10	1460 Dwelling Structures	\$220,000			
11	1465.1 Dwelling Equipment — Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
		Original	Revised	Obligated	Expended

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

PHAName: Housing Authority of Cheraw	Grant Type and Number Capital Fund Program Grant No: SC16P03150103 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 20-26)	\$446,922			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security -- Soft Costs				
25	Amount of line 21 related to Security -- Hard Costs	\$30,000			
26	Amount of line 21 Related to Energy Conservation Measures	\$80,000			

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

PHAName: Housing Authority of Cheraw		Grant Type and Number Capital Fund Program Grant No: SC16P03150103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide Operations	Operations	1406	N/A	\$65,000				
HA Wide Mgmt	Security Patrols	1408	5 Officer	\$30,000				
HA Wide Administration	1) IFB/RFP Advertising Costs	1410	N/A	\$2,922				
	2) Salary Prorate of MOD Coordinator	1410	1 Staff	\$2,500				
HA Wide Audit	CFP Audit Costs	1411	4 Year	\$1,500				
31-1D. Gillespie/ M. Ingram/ J. Motley	1) Site Work -Landscaping	1450	3 Sites	\$35,000				
	2) Site Work -Clothespole Pads	1450	3 Sites	\$80,000				
	3) Replacement Windows	1460	46 Units	\$80,000				
	4) Vinyl Siding Cleaning	1460	57 Bldgs	\$20,000				
	5) Exterior Window Shutters	1460	17 Bldgs	\$10,000				
	6) Washer Boxes	1460	198 Units	\$90,000				
31-4Wm.F. Harris	1) Site Work -Clothespole Pads	1450	1 Site	\$10,000				
	2) Vinyl Siding Cleaning	1460	9 Bldgs	\$5,000				
	3) Exterior Window Shutters	1460	9 Bldgs	\$5,000				
	4) Washer Boxes	1460	18 Units	\$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: Housing Authority of Cheraw		Grant Type and Number Capital Fund Program No: SC16P03150103 Replacement Housing Factor No:				Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA Wide Operations	9/30/05			9/30/07			
HA Wide Management	9/30/05			9/30/07			
HA Wide Administration	9/30/05			9/30/07			
HA Wide Audit Costs	9/30/05			9/30/07			
31-1D.Gillespie/ M.Ingram/J.Motley	9/30/05			9/30/07			
31-4Wm.F.Harris	9/30/05			9/30/07			

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

PHAN Name Housing Authority of Cheraw		<input checked="" type="checkbox"/> Original 5 - Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2004 PHAFY: 2004	Work Statement for Year 3 FFY Grant: 2005 PHAFY: 2005	Work Statement for Year 4 FFY Grant: 2006 PHAFY: 2006	Work Statement for Year 5 FFY Grant: 2007 PHAFY: 2007
	Annual Statement				
HA Wide Operations		\$65,000	\$65,000	\$65,000	\$65,000
HA Wide Management		\$30,000	\$30,000	\$30,000	\$30,000
HA Wide Administration		\$5,422	\$5,422	\$5,422	\$5,422
HA Wide Audit Costs		\$1,500	\$1,500	\$1,500	\$1,500
HA Wide Fees/ Costs		0	0	\$3,000	0
31-1D. Gillespie/ M. Ingram/J. Motley		\$345,000	\$270,000	\$324,000	\$275,000
31-4 Wm. F. Harris		0	\$50,000	\$18,000	\$45,000
HA Wide Dwelling Equipment		0	\$25,000	0	0
HA Wide 504		0	0	0	\$25,000
CFP Funds listed for 5-year planning		\$446,922	\$446,922	\$446,922	\$446,922
Replacement Housing Factor Funds					

