

# PHA Plans

## Streamlined 5-Year/Annual Version

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

OMB No. 2577-0226  
(exp 05/31/2006)

---

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief to certain PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Privacy Act Notice.** The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Information in PHA plans is publicly available.

---

# Streamlined 5-Year Plan for Fiscal Years 2005 - 2010

## Streamlined Annual Plan for Fiscal Year 2005 - 2006

**NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue. Full reporting for each component listed in the streamlined Annual Plan submitted with the 5-year plan is required.**

## Streamlined Five-Year PHA Plan Agency Identification

**PHA Name:** The Housing Authority of the City of Columbia, SC

**PHA Number:** SC - 002

**PHA Fiscal Year Beginning:** 07/2005

**PHA Programs Administered:**

**Public Housing and Section 8**    
  **Section 8 Only**    
  **Public Housing Only**  
 Number of public housing units:                      Number of S8 units:                      Number of public housing units:  
 Number of S8 units:

**PHA Consortia: (check box if submitting a joint PHA Plan and complete table)**

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

**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 and attachments (if any) 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)  
*Richland County Administrative Office*  
*City of Columbia Administrative Office*  
*Richland County Public Library*

## Streamlined Five-Year PHA Plan

### PHA FISCAL YEARS 2005 - 2010

[24 CFR Part 903.12]

#### **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: *The mission of the CHA is to obtain, manage and maintain quality subsidized housing for low-income families of the City of Columbia and Richland County, SC. Further, our goal is to initiate the development of programs and projects designed to assist these persons in their efforts to improve the quality of life for themselves and their children and to break the cycle of government dependency.*

#### **B. Goals**

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

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

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

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

- PHA Goal: Increase assisted housing choices  
Objectives:

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

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

- PHA Goal: Provide an improved living environment  
Objectives:

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

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

- PHA Goal: Promote self-sufficiency and asset development of assisted households  
Objectives:

- Increase the number and percentage of employed persons in assisted families:
- Provide or attract supportive services to improve assistance recipients' employability:
- Provide or attract supportive services to increase independence for the elderly or

- families with disabilities.
- Other: (list below)

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

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

**Other PHA Goals and Objectives: (list below)**

*The CHA Five Year Plan for 2005 – 2010 is included in the section prior to the Table of Contents.*

**2005-2010  
Five Year and One Year Agency Goals**

**I. Goal:** Provide quality, affordable housing in Richland County, South Carolina by effectively managing the public housing inventory and increasing the number of housing units.

**1. Objective:**

Achieve public housing high-performing status with a PHAS score of 90% or greater.

2005-2010: Achieve a score of 90% or better.

**2. Objective:**

Maintain public housing vacancies at a rate of 2% or less.

2005-2010: Continue public housing vacancy rate at less than 2%.

**3. Objective:**

Evaluate housing alternatives in the existing larger public housing communities utilizing HOPE VI and other HUD Revitalization programs.

- 2005-2006: Review information on the conditions of larger public housing communities and determine availability of HUD programs for revitalization or demolition.
- 2006-2007: Study feasibility of HUD applications.
- 2007-2008: Study feasibility of HUD applications.
- 2008-2009: Study feasibility of HUD applications.
- 2009-2010: Study feasibility of HUD applications.

**4. Objective:**

Renovate and modernize public housing units according to the Capital Fund Program in an effort to mirror the private market.

2005-2010: Accomplish the projects as identified in the Capital Fund Plan.

**5. Objective:**

Acquire new affordable housing to increase public housing inventory by 100 units.

2005-2006: Acquire 10 new public housing units.

2006-2007: Acquire 15 new public housing units.

2007-2008: Acquire 25 new public housing units.

2008-2009: Acquire 25 new public housing units.

2009-2010: Acquire 25 new public housing units.

**6. Objective:**

Improve customer service by achieving above national standard scores on the RASS.

2005-2010: Achieve scores above national average.

**II. Goal:** Promote quality, affordable housing in Richland County, South Carolina by effectively managing the Section 8 Housing Choice Voucher Program.

**1. Objective:**

Apply for 250 additional housing choice vouchers through the Opt-Out Program, HUD applications, HOPWA, Mainstream Voucher Program, and other new HUD Housing Choice Voucher Programs that are developed.

2005-2010: Expand the Section 8 Housing Choice Voucher Program by 50 additional vouchers per year.

**2. Objective:**

Maintain a high-performing status on SEMAP score.

2005-2010: Sustain a score of over 90%.

**3. Objective:**

Provide voucher mobility counseling to Section 8 Housing Choice Voucher Program participants.

2005-2010: Provide voucher mobility counseling to clients.

**4. Objective:**

Expand the number of landlords participating in the Section 8 Housing Choice Voucher Program.

2005-2010: Increase outreach efforts to potential landlords.

**5. Objective:**

Conduct training programs for current landlords to increase their knowledge of the Section 8 Housing Choice

Voucher Program.

2005-2010: Conduct landlord training programs on an annual basis.

**6. Objective:**

Maintain voucher payment standards at 100% of the FMR.

2005-2010: Continue payment standards at 100% of the FMR.

**III. Goal:** Promote homeownership opportunities for citizens of Richland County, South Carolina utilizing the Section 8 Housing Choice Voucher Program, Public Housing Homeownership Program, HOPE VI Homeownership Program, Columbia Housing Authority Developments, Inc. (CHAD- CHA\_s nonprofit) and the CHA Family Self Sufficiency Program.

**1. Objective:**

Increase the number of participants in CHA\_s Homeownership Training Program. By 2010, 750 families will have completed the program.

2005-2010: 150 persons a year will complete the Training Program

**2. Objective:**

Increase the number of participants in the Section 8 Housing Choice Voucher Homeownership Program. Expand the program by 25 participants by 2010.

2005-2006: Add 5 new homeowners to program.

2006-2007: Add 5 new homeowners to program.

2007-2008: Add 5 new homeowners to program.

2008-2009: Add 5 new homeowners to program.

2009-2010: Add 5 new homeowners to program.

**3. Objective:**

Complete the Jaggers Terrace Homeownership Program.

2005-2006: All 25 units will be successfully sold by December, 2005.

**4. Objective:**

Complete the HOPE VI Celia Saxon Homeownership Plan by successfully selling 93 houses.

2005-2007: Sell 93 houses.

**5. Objective:**

Complete the HOPE VI Rosewood Hills Homeownership Plan by successfully selling 55 houses.

2005-2007: Sell 55 houses.

**6. Objective:**

Promote homeownership opportunities for public housing residents and Section 8 voucher participants outside

of traditional means by utilizing CHAD, HOME, State Housing Authority programs, and other HUD programs. 25 houses will be sold.

2005-2006: Sell 5 houses.  
2006-2007: Sell 5 houses.  
2007-2008: Sell 5 houses.  
2008-2009: Sell 5 houses.  
2009-2010: Sell 5 houses.

**IV. Goal:** Improve public housing community quality of life and economic vitality by providing an improved living environment.

**1. Objective:**

Continue to improve public housing security and expand the working relationship with the City of Columbia Police Department and the Richland County Sheriff's Department.

2005-2010: Expand the partnership with the police departments by expand the involvement with the warrants division, increase involvement with the Gang Task Force, continue to require identification cards of residents, and continue Desk Monitor program.

**2. Objective:**

Continue and expand supportive services to increase independence for the elderly.

2005-2010: Increase the number of activities for the elderly.

**V. Goal:** Promote self-sufficiency and asset development of families and individuals in assisted households.

**1. Objective:**

Increase the number of partnerships with local businesses to assist residents in gaining employment.

2005-2010: Increase the number of referrals to outside training programs and offer new training programs.

**VI. Goal:** Ensure equal opportunity and affirmatively further fair housing for all Americans.

**1. Objective:**

Continue affirmative measures to ensure access and to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, or disability.

2005-2010: Ongoing.

**2. Objective:**

Continue affirmative measure to ensure accessible housing to persons with all varieties of disabilities, regardless of unit size required.

2005-2010: Ongoing.

## Streamlined Annual PHA Plan PHA Fiscal Year 2005 - 2006

[24 CFR Part 903.12(b)]

### Table of Contents

Provide the following table of contents for the streamlined Annual Plan submitted with the Five-Year Plan, including all streamlined plan components, and additional requirements, together with the list of supporting documents available for public inspection.

#### **A. ANNUAL STREAMLINED PHA PLAN COMPONENTS**

- 1. Housing Needs
- 2. Financial Resources
- 3. Policies on Eligibility, Selection and Admissions
- 4. Rent Determination Policies
- 5. Capital Improvements Needs
- 6. Demolition and Disposition
- 7. Homeownership
- 8. Civil Rights Certifications (included with PHA Certifications of Compliance)
- 9. Additional Information
  - a. PHA Progress on Meeting 5-Year Mission and Goals
  - b. Criteria for Substantial Deviations and Significant Amendments
  - c. Other Information Requested by HUD
    - i. Resident Advisory Board Membership and Consultation Process
    - ii. Resident Membership on the PHA Governing Board
    - iii. PHA Statement of Consistency with Consolidated Plan
    - iv. (Reserved)
- 10. Project-Based Voucher Program
- 11. Supporting Documents Available for Review
- 12. FY 20\_\_ Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report
- 13. Capital Fund Program 5-Year Action Plan
- 14. Other (List below, providing name for each item)

#### **B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE**

**Form HUD-50077**, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;

Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.

For PHAs APPLYING FOR CAPITAL FUND PROGRAM (CFP) GRANTS:

**Form HUD-50070**, Certification for a Drug-Free Workplace;

**Form HUD-50071**, Certification of Payments to Influence Federal Transactions;

**Form SF-LLL & SF-LLLa**, Disclosure of Lobbying Activities.

**Executive Summary (optional)**

[903.7(r)]. If desired, provide a brief overview of the contents of the streamlined 5-Year/Annual Plan.

**1. Statement of Housing Needs** [24 CFR Part 903.12 (b), 903.7(a)]

**A. 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.

<b>Housing Needs of Families on the PHA's Waiting Lists</b>			
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	4514		336
Extremely low income <=30% AMI	4230	93.7	
Very low income (>30% but <=50% AMI)	251	5.6	
Low income (>50% but <80% AMI)	30	.7	
Families with children	1671	37.0	
Elderly families	329	7.28	
Families with Disabilities	414	9.17	
Race/ethnicity <b>White</b>	197	4.36	
Race/ethnicity <b>Black</b>	4310	95.48	
Race/ethnicity <b>Other</b>	7	4.36	
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			336
1BR	1240	27.47	136
2 BR	1978	43.82	90
3 BR	1091	24.17	88
4 BR	181	4.01	18
5 BR	23	.51	4
5+ BR	1	.02	0

**Housing Needs of Families on the PHA's Waiting Lists**

Is the waiting list closed (select one)?  No  Yes

If yes:

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year?  No  Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed?

No  Yes

**B. Strategy for Addressing Needs**

Provide a brief description of the PHA's strategy for addressing the housing needs of families on the PHA's public housing and Section 8 waiting lists **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)  
***Pursue HOPE VI grant if CHA studies determine the application for larger communities is appropriate and feasible.***

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

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

Select all that apply

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

**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 (***Rosewood Hills HOPE VI Application***)
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)

**Need: Specific Family Types: Families with Disabilities**

**Strategy 1: Target available assistance to Families with Disabilities:**

Select all that apply

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

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

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

Select if applicable

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

**Strategy 2: Conduct activities to affirmatively further fair housing**

Select all that apply

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

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

**(2) Reasons for Selecting Strategies**

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

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

## **2. Statement of Financial Resources**

[24 CFR Part 903.12 (b), 903.7 (c)]

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

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 20__ grants)</b>		
a) Public Housing Operating Fund	3,900,000	Public Housing
b) Public Housing Capital Fund	2,442,000	
c) HOPE VI Revitalization	30,500,000	
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	13,500,000	
f) Resident Opportunity and Self-Sufficiency Grants		
g) Community Development Block Grant		
h) HOME		
Other Federal Grants (list below)		
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>	2,400,000	Public Housing
Unobligated Capital Fund		
<b>3. Public Housing Dwelling Rental Income</b>	3,100,000	Public Housing
<b>4. Other income (list below)</b>		
Investment	60,000	Public Housing
Laundry	5,000	Public Housing
<b>4. Non-federal sources (list below)</b>		
Tax Exempt Bond Proceeds		Operations
Palmetto Terrace Apartments		
<b>Total resources</b>	55,907,000	

## **3. PHA Policies Governing Eligibility, Selection, and Admissions**

[24 CFR Part 903.12 (b), 903.7 (b)]

## A. Public Housing

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

### (1) Eligibility

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

- When families are within a certain number of being offered a unit: (state number)  
 When families are within a certain time of being offered a unit: (state time)  
 Other: (describe)

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

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

*Home Visits, Landlord References*

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 (list below)

*Lower Richland Community Center*

*Midlands One-Stop Center*

*SC Employment Security Center*

*Cecil Tillis Family Life Center*

*Cayce City Hall*

*Internet/Website*

c. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to d.

Site-Based Waiting Lists				
Development Information: (Name, number, location) SC 2	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics
1917 Harden Street	9/98	White 115	White 197	1% increase
		Black 3523	Black 4310	1% decrease
		Other 5	Other 7	0%

2. What is the number of site based waiting list developments to which families may apply at one time? 3

3. How many unit offers may an applicant turn down before being removed from the site-based waiting list? 3

4.  Yes  No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

d. Site-Based Waiting Lists – Coming Year

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

1. How many site-based waiting lists will the PHA operate in the coming year? **One (1)**
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? **Three (3)**
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)

***Midlands One Stop Center  
Cayce City Hall  
Lower Richland Community Center  
CHA Website  
Internet/Website***

**(3) Assignment**

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

- One
- Two
- Three or More

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

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA: ***Applicants on site-based waiting lists are moved to the bottom of the list after refusing three, unless one is a selected site.***

**(4) Admissions Preferences**

a. Income targeting:

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

b. Transfer policies:

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

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

c. Preferences

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

subsection (5) **Occupancy**)

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

Former Federal preferences:

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

Other preferences: (select below)

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

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

1 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs

- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

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

**(5) Occupancy**

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

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

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

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

**(6) Deconcentration and Income Mixing**

a.  Yes  No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.

b.  Yes  No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete. If yes, list these developments on the following table:

Deconcentration Policy for Covered Developments			
Development Name	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]

## B. Section 8

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

### (1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors):
- 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
- Other (describe below)
- Tenant's address*
- Previous Landlord's name and phone number*

### (2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)
- b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)
- PHA main administrative office
- Other (list below)

***At a public place to be determined when/if the CHA waiting list re-opens. The CHA accepted applications on March 14, 2005 and immediately closed the list.***

**(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:

***As indicated in Section 8 Administration Policy.***

**(4) Admissions Preferences**

- a. Income targeting

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

- b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

- Other preference(s) (list below)  
**3 BR Homeless Vouchers**  
**Disabled Families**  
**HOPWA Families**  
**HUD Opt-Out Vouchers**

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

1      Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

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

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

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one) **Not Applicable**

- This preference has previously been reviewed and approved by HUD

The PHA requests approval for this preference through this PHA Plan

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

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

#### **(5) Special Purpose Section 8 Assistance Programs**

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

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

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

- Through published notices
- Other (list below)  
*Communication with non-profit organizations*  
*CHA Website*

#### **4. PHA Rent Determination Policies**

[24 CFR Part 903.12(b), 903.7(d)]

##### **A. Public Housing**

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

##### **(1) Income Based Rent Policies**

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

a. Use of discretionary policies: (select one of the following two)

- 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))
- 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?

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

***Admissions and Continued Occupancy Policy***

c. Rents set at less than 30% of 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:

***Rents in accordance with Flat Rent Schedule.***

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) *N/A*

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

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

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

f. Rent re-determinations:

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

- Never  
 At family option  
 Any time the family experiences an income increase  
 Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) \_\_\_\_\_  
 Other (list below)  
***Any change in income or family size must be reported***

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**

a. In setting the market-based flat rents, what sources of information did the PHA use to

establish comparability? (select all that apply.)

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)

## B. Section 8 Tenant-Based Assistance

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

### (1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply) *Not applicable*

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

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

- Annually
- Other (list below)

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

- Success rates of assisted families
- Rent burdens of assisted families

Other (list below)

## **(2) Minimum Rent**

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

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

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

*Admissions and Continued Occupancy Plan  
Section 8 Administrative Plan*

## **5. Capital Improvement Needs**

[24 CFR Part 903.12(b), 903.7 (g)]

Exemptions from Component 5: Section 8 only PHAs are not required to complete this component and may skip to Component 6.

### **A. Capital Fund Activities**

Exemptions from sub-component 5A: PHAs that will not participate in the Capital Fund Program may skip to component 5B. All other PHAs must complete 5A as instructed.

#### **(1) Capital Fund Program**

- a.  Yes  No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 12 and 13 of this template (Capital Fund Program tables). If no, skip to B.
- b.  Yes  No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

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

Applicability of sub-component 5B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

#### **(1) Hope VI Revitalization**

- a.  Yes  No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to next component; if yes, provide responses to questions on chart below for each grant, copying and completing as many times as necessary)
- b. Status of HOPE VI revitalization grant (complete one set of questions for each grant)  
Development name:  
Development (project) number:  
Status of grant: (select the statement that best describes the current status)  
 Revitalization Plan under development  
 Revitalization Plan submitted, pending approval  
 Revitalization Plan approved  
 Activities pursuant to an approved Revitalization Plan underway
- c.  Yes  No: Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year? If yes, list development name/s below:  
***If funding becomes available, the CHA may pursue an application for a HOPE VI Revitalization Grant in one of the larger public housing communities, after a housing study is completed by the Authority.***
- d.  Yes  No: Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below:
- e.  Yes  No: 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:  
***Apply for new development project number for acquisition of multi-family units.***

## **6. Demolition and Disposition**

[24 CFR Part 903.12(b), 903.7 (h)]

Applicability of component 6: Section 8 only PHAs are not required to complete this section.

- a.  Yes  No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 or 24 (Hope VI) of the U.S. Housing Act of 1937 (42 U.S.C. 1437p) or Section 202/Section 33 (Mandatory Conversion) in the plan Fiscal Year? (If "No", skip to component 7; if "yes", complete one activity description for each development on the following chart.)

<b>Demolition/Disposition Activity Description</b>	
1a. Development name: <b>Saxon Homes</b>	
1b. Development (project) number: <b>SC 002004</b>	
2. Activity type: Demolition <input type="checkbox"/>	Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	
Approved <input checked="" type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <b>(09/30/03)</b>	
5. Number of units affected: <b>N/A Units already demolished</b>	
6. Coverage of action (select one)	
<input checked="" type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: <b>10/11/03</b>	
b. Projected end date of activity: <b>12/31/06</b>	

<b>Demolition/Disposition Activity Description</b>	
1a. Development name: <b>Scattered 235s – 341 Bowling Avenue</b>	
1b. Development (project) number: <b>SC 2-22</b>	
2. Activity type: Demolition <input checked="" type="checkbox"/>	Disposition <input type="checkbox"/>
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input checked="" type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <b>(12/30/05)</b>	
5. Number of units affected: <b>1</b>	
6. Coverage of action (select one)	
<input checked="" type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: <b>1/1/06</b>	
b. Projected end date of activity: <b>6/30/06</b>	

<b>Demolition/Disposition Activity Description</b>	
1a. Development name: <b>Vista – 600 Blanding Street and 612 Richland Street</b>	
1b. Development (project) number: <b>SC 2-36</b>	
2. Activity type: Demolition <input type="checkbox"/>	Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	
Approved <input checked="" type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <b>(03/01/04)</b>	

5. Number of units affected: <b>0</b>
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: <b>09/30/04</b> b. Projected end date of activity: <b>3/30/05</b>

<b>Demolition/Disposition Activity Description</b>
1a. Development name: <b>Scattered 235s – 2040 Harlem Street</b>
1b. Development (project) number: <b>SC 2-17</b>
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <b><u>(06/31/05)</u></b>
5. Number of units affected: <b>1</b>
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: <b>09/31/05</b> b. Projected end date of activity: <b>12/30/05</b>

<b>Demolition/Disposition Activity Description</b>
1a. Development name: <b>Scattered 235s – 2042 Harlem Street</b>
1b. Development (project) number: <b>SC 2-17</b>
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <b><u>(06/31/05)</u></b>
5. Number of units affected: <b>1</b>
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: <b>09/31/05</b> b. Projected end date of activity: <b>12/30/05</b>

**7. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program**

[24 CFR Part 903.12(b), 903.7(k)(1)(i)]

- (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 the next component; if "yes", complete each program description below (copy and complete questions for each program identified.)

## (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, what is the maximum number of participants this fiscal year?

***The CHA will limit participation to 5% of the maximum allocation.***

### b. PHA established eligibility criteria

- Yes  No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria? If yes, list criteria below:

### c. What actions will the PHA undertake to implement the program this year (list)?

***Program was implemented 2/12/02.***

## (3) 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):

- a.  Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.
- b.  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.
- c.  Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below).
- d.  Demonstrating that it has other relevant experience (list experience below).

***Worked with the Realtors Association and the Homebuilders Association to create an award-winning plan for Section 8 Homeownership.***

## **8. Civil Rights Certifications**

[24 CFR Part 903.12 (b), 903.7 (o)]

Civil rights certifications are included in the *PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans*, which is submitted to the Field Office in hard copy—see Table of Contents.

## **9. Additional Information**

[24 CFR Part 903.12 (b), 903.7 (r)]

### **A. PHA Progress in Meeting the Mission and Goals Described in the 5-Year Plan**

*(Provide a statement of the PHA's progress against the goals and objectives established in the previous 5-Year Plan for the period FY 2000 - 2005.)*

### **B. Criteria for Substantial Deviations and Significant Amendments**

#### **(1) Amendment and Deviation Definitions**

24 CFR 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

A substantial deviation from the Plan will be when any of the following occurs:

- \* Changes to the calculation or determination of rent, admissions policies, or organization of the waiting list;
- \* Changes in the use of funds under the Capital Fund;
- \* Any change with regard to demolition or disposition, designation of housing, homeownership programs, or conversion activities.

##### b. Significant Amendment or Modification to the Annual Plan

Significant Amendment/Modification will be defined as any of the following:

- \* Changes to the calculation or determination of rent, admissions policies, or Organization of the waiting list;
- \* Additions of non-emergency work items;
- \* Any change with regard to demolition or disposition, designation of housing, homeownership programs, or conversion activities.

In the case of substantial deviation or a significant amendment/modification, the CHA will take the following actions as required:

- \* Consult with the Resident Advisory Board
- \* Ensure consistency with the Consolidated Plans of the City of Columbia and

Richland County;

\* Provide for a review of the amendments/modifications by the public during a 45-day review period;

\* Provide notification of the amendment or modification and await approval by HUD in accordance with HUD's plan review procedures before implementing the amendment/modification;

\* Conduct a public meeting of the Board of Directors in order to adopt the amendment/modification.

### **C. Other Information**

[24 CFR Part 903.13, 903.15]

#### **(1) Resident Advisory Board Recommendations**

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

If yes, provide the comments below:

The Resident Advisory Board provided only very positive comments concerning the operation and management of the Columbia Housing Authority. They emphasized the positive customer service of the CHA and the excellent maintenance response time and quality of those work orders. They encouraged the CHA to continue the resident training programs and homeownership activities of the agency.

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

Considered comments, but determined that no changes to the PHA Plan were necessary.

The PHA changed portions of the PHA Plan in response to comments  
List changes below:

Other: (list below)

#### **(2) Resident Membership on PHA Governing Board**

The governing board of each PHA is required to have at least one member who is directly assisted by the PHA, unless the PHA meets certain exemption criteria. Regulations governing the resident board member are found at 24 CFR Part 964, Subpart E.

a. Does the PHA governing board include at least one member who is directly assisted by the PHA this year?

Yes  No:

If yes, complete the following:

Name of Resident Member of the PHA Governing Board:

***Rev. Edward Francis***

Method of Selection:

- Appointment  
**The term of appointment is (include the date term expires):**  
***5 Years – expires on 12/21/2005***

- Election by Residents (if checked, complete next section—Description of Resident Election Process)

**Description of Resident Election Process**

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

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

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)

Eligible voters: (select all that apply)

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

**11.** 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):

Date of next term expiration of a governing board member:

Name and title of appointing official(s) for governing board (indicate appointing official for the next available position):

**(3) PHA Statement of Consistency with the Consolidated Plan**

[24 CFR Part 903.15]

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

**Consolidated Plan jurisdiction: (provide name here)**

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

**a.** The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)  
*The City of Columbia has made financial commitments to both HOPE VI projects.*

**11. (Reserved)**

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

**11. Project-Based Voucher Program**

- a.  Yes  No: Does the PHA plan to “project-base” any tenant-based Section 8 vouchers in the coming year? If yes, answer the following questions.
- b.  Yes  No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option?

If yes, check which circumstances apply:

- Low utilization rate for vouchers due to lack of suitable rental units
- Access to neighborhoods outside of high poverty areas
- Other (describe below☺)

- c. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

### 11. List of Supporting Documents Available for Review for Streamlined Five-Year/ Annual PHA Plans

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	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans.</i>	Standard 5 Year and Annual Plans; streamlined 5 Year Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan.	5 Year 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 jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
	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 for families on the PHA’s public housing and Section 8 tenant-based waiting lists.	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] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
	Any policy governing occupancy of Police Officers and Over-Income Tenants 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 checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
	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 Public Housing Assessment System (PHAS) Assessment (or other applicable 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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	Any 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
	Consortium agreement(s).	Annual Plan: Agency Identification and Operations/ Management
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 checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
X	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
X	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
	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
	Public Housing Community Service Policy/Programs <input type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
	Cooperative 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 for public housing.	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
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
	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
	Consortium agreement(s), if a consortium administers PHA programs.	Joint PHA Plan for Consortia

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	Consortia Joint PHA Plans ONLY: Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection	Joint PHA Plan for Consortia
	Other supporting documents (optional). List individually.	(Specify as needed)

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

PHA Name: The Housing Authority of the City of Columbia, SC	Grant Type and Number Capital Fund Program Grant No: SC16P00250105 Replacement Housing Factor Grant No:
---	---

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	Summary by Development Account	Total Estimated Cost		To Obligated
		Original	Revised	
1	Total non-CFP Funds			
2	1406 Operations	148,000		
3	1408 Management Improvements	79,500		
4	1410 Administration	238,000		
5	1411 Audit	0		
6	1415 Liquidated Damages	0		
7	1430 Fees and Costs	100,000		
8	1440 Site Acquisition	0		
9	1450 Site Improvement	200,000		
10	1460 Dwelling Structures	1,355,000		
11	1465.1 Dwelling Equipment—Nonexpendable	0		
12	1470 Nondwelling Structures	30,000		
13	1475 Nondwelling Equipment	1,500		
14	1485 Demolition	0		
15	1490 Replacement Reserve	0		
16	1492 Moving to Work Demonstration	0		
17	1495.1 Relocation Costs	20,000		
18	1499 Development Activities	300,000		
19	1501 Collateralization or Debt Service	0		
20	1502 Contingency	0		
21	Amount of Annual Grant: (sum of lines 2 – 20)	2,472,000		
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	38,000		
25	Amount of Line 21 Related to Security – Hard Costs			
26	Amount of line 21 Related to Energy Conservation Measures			

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

PHA Name: The Housing Authority of the City of Columbia, SC		Grant Type and Number Capital Fund Program Grant No: SC16P00250105 Replacement Housing Factor Grant No:				Federal FY of Gra	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actua	
				Original	Revised	Funds Obligated	F
<b>CHA Wide</b>	Operations	1406	1	148,000			
	Security	1408	1	38,000			
	Maintenance Training	1408	1	2,000			
	Cell phone services	1408	1	39,500			
	Salaries	1410	1	142,800			
	Benefits	1410	1	95,200			
	A/E Services	1430	1	100,000			
	Force Account: Sewer	1450	1	150,000			
	Site work/sidewalk repair	14650	1	50,000			
	Office, computer, comm. Equipment	1475	1	1,500			
	Resident relocation	1495	1	20,000			
	HOPE VI Program support	1499	1	300,000			
	Force Account: Comprehensive SFH renovation	1460	4	100,000			
	Renovate Community Buildings	1470	5	30,000			
	Cycle Painting	1460	1	100,000			
<b>SC 2-9 Latimer Manor</b>	Force Account: Comprehensive Modernization	1460	8	855,000			
<b>SC 2-11 Small Sites</b>	Install HVAC: Fontaine Place	1460	25	75,000			
	Install HVAC: Atlas Road	1460	25	75,000			
	Install HVAC: St Andrews Road	1460	25	75,000			
SC 2-28,29,30 Dorrah Randall	Replace plumbing lines	1460		75,000			

## PHA Plan Table Library

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

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

Capital Fund Grant Number 501-05 FFY of Grant Approval: (09/2005)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	150,000
3	1408 Management Improvements	79,500
4	1410 Administration	261,153
5	1411 Audit	0
6	1415 Liquidated Damages	0
7	1430 Fees and Costs	100,000
8	1440 Site Acquisition	0
9	1450 Site Improvement	225,000
10	1460 Dwelling Structures	1,475,000

11	1465.1 Dwelling Equipment-Nonexpendable	0
12	1470 Nondwelling Structures	0
13	1475 Nondwelling Equipment	1,500
14	1485 Demolition	0
15	1490 Replacement Reserve	0
16	1492 Moving to Work Demonstration	0
17	1495.1 Relocation Costs	20,000
18	1499 Activities Development	300,000
19	1502 Contingency	0
<b>20</b>	<b>Amount of Annual Grant (Sum of lines 2-19)</b>	<b>2,612,513</b>
21	Amount of line 20 Related to LBP Activities	0
22	Amount of line 20 Related to Section 504 Compliance	0
23	Amount of line 20 Related to Security	38,000
24	Amount of line 20 Related to Energy Conservation Measures	0

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
<b>CHA Wide</b>			
	Operations	1406	150,000
	Security	1408	38,000
	Maintenance Training	1408	2,000

	Cell phone service Maint & Mod staff	1408	39,500
	Salaries	1410	156,750
	Benefits	1410	104,500
	A&E Services and Fees	1430	100,000
	Force Account: Sewer	1450	150,000
	Site work and Sidewalk Repair	1450	75,000
	Office, Computer, Comm Equipment	1475	1,500
	Resident relocation	1495	20,000
	HOPE VI Program Support	1499	300,000
	Comprehensive renovations SFH: Force Account	1460	75,000
	Cycle painting	1460	75,000
<b>SC 2-9 Latimer Manor</b>	Force Account: Comprehensive Modernization	1460	855,000
	Resident relocation	1495	20,000
<b>SC 2-11 Small Sites</b>	Install HVAC: Fontaine Place	1460	75,000
	Install HVAC: Atlas Road	1460	75,000
<b>SC 2-14 Hammond Village</b>	Install HVAC: St. Andrews Road	1460	75,000
<b>SC 2-28,29,30 Dorrah/Randall</b>	Install HVAC	1460	125,263
	Replace plumbing lines	1460	120,000

**Annual Statement**  
**Capital Fund Program (CFP) Part III: Implementation Schedule**

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
CHA Wide	9/2007	9/2009
SC 2-9 Latimer Manor	9/2007	9/2009
SC 2-11 Small Sites	9/2007	9/2009
SC 28,29,30 Dorrah/Randall	9/2007	9/2009

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

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

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
SC 2-28/29 SC 2-30	Dorrah/Randall			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Replace plumbing			\$100,000	2005
<b>Total estimated cost over next 5 years</b>			<b>\$100,000</b>	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
SC 2-16	Wheeler Hill			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Replace Roofs			\$80,000	2009
Renovate bathroom			\$40,000	2007
Fence Site			\$152,000	2008
Site Work			\$25,000	2008
Install GFI outlets			\$2,000	2007
Renovate kitchens			\$52,000	2007
<b>Total estimated cost over next 5 years</b>			<b>\$351,000</b>	

<b>Development Name Development Name (or indicate PHA wide) Small Sites</b>	<b>Number Number Vacant Units</b>	<b>% Vacancies % Vacancies in Development</b>
<b>Replace HVAC System: Atlas road; Archie Drive; Fontaine Place; St. Andrews Road</b>	<b>\$225,000</b>	<b>2005</b>
<b>Renovate Bathrooms All Sites</b>	<b>\$300,000</b>	<b>2008</b>
<b>Renovate kitchens all sites</b>	<b>\$300,000</b>	<b>2008</b>
<b>Replace Water Heaters</b>	<b>\$50,000</b>	<b>2007</b>
<b>Total estimated cost over next 5 years</b>	<b>\$875,000</b>	

<b>Optional 5-Year Action Plan Tables</b>			
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>
SC 2-1	Gonzales Gardens		
<b>Description of Needed Physical Improvements or Management Improvements</b>		<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
<b>Replace Water Heaters</b>		<b>\$112,000</b>	<b>2008</b>
<b>Renovate Community Building</b>		<b>\$250,000</b>	<b>2007</b>
<b>Install new HVAC</b>		<b>\$2,800,000</b>	<b>2008</b>
<b>Replace kitchen cabinets</b>		<b>\$900,000</b>	<b>2009</b>
<b>Renovate bathrooms</b>		<b>\$700,000</b>	<b>2006</b>
<b>Sitework</b>		<b>\$125,000</b>	<b>2006</b>
<b>Total estimated cost over next 5 years</b>		<b>\$4,887,000</b>	

<b>Optional 5-Year Action Plan Tables</b>			
<b>Development</b>	<b>Development Name</b>	<b>Number</b>	<b>% Vacancies</b>

Number	(or indicate PHA wide)	Vacant Units	in Development	
SC 2-11	Small Sites			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Install HVAC			\$225,000	2006
<b>Total estimated cost over next 5 years</b>			<b>\$225,000</b>	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
SC 2-2	Allen Benedict Court			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Sitework			\$250,000	2006
Renovate bathrooms			\$500,000	2006
Renovate kitchens			\$640,000	2007
Replace interior doors			\$250,000	2008
Replace exterior doors			\$350,000	2008
Replace heat system			\$2,500,000	2009
<b>Total estimated cost over next 5 years</b>			<b>\$4,490,000</b>	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
SC 2-14	Hammond Village			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)

<b>Renovate Bathroom</b>	<b>\$250,000</b>	<b>2006</b>
<b>Replace kitchen cabinets</b>	<b>\$195,000</b>	<b>2006</b>
<b>Repair Sub-flooring and replace vinyl floors</b>	<b>\$250,000</b>	<b>2007</b>
<b>Replace HVAC</b>	<b>\$280,000</b>	<b>2008</b>
<b>Rehab daycare building</b>	<b>\$150,000</b>	<b>2007</b>
<b>Install GFI outlets in bathrooms and kitchens</b>	<b>\$15,000</b>	<b>2006</b>
<b>Total estimated cost over next 5 years</b>	<b>\$1,140,000</b>	

<b>Optional 5-Year Action Plan Tables</b>			
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>
SC 2-9	Latimer Manor		
<b>Description of Needed Physical Improvements or Management Improvements</b>		<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
Comprehensive Modernization		\$6,270,000	2006
Resident relocation		40,000	2006
<b>Total estimated cost over next 5 years</b>		<b>\$6,310,000</b>	

<b>Optional 5-Year Action Plan Tables</b>			
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>
CHA WIDE	All Communities		
<b>Description of Needed Physical Improvements or Management Improvements</b>		<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>

Salaries	\$1,115,000	2006
Replace Roofs	\$175,000	2005
Force Account: Sewer work	\$400,000	2006
Single Family Houses Modernization: Force Account	\$800,000	2005
A/E Fees	\$400,000	2006
Sitework/Erosion Control Tree removal	\$400,000	2006
Cycle Painting	\$100,000	2005
Security	\$600,000	2005
Operations	\$800,000	2006
HOPE VI Contribution	\$300,000	2006
Cell Phones: Maintenance & Mod staff	\$200,000	2006
Operations	\$800,000	2006
Maintenance Training	\$10,000	2007
HVAC	\$500,000	2007
<b>Total estimated cost over next 5 years</b>	<b>\$6,600,000</b>	



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

<b>PHA Name:</b> Housing Authority of the City of Columbia, South Carolina	<b>Grant Type and Number</b> Capital Fund Program: SC16P00250100 Capital Fund Program Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> FY 2000
---	---	--

Original Annual Statement Performance and Evaluation Report for Period Ending:  Reserve for Disasters/ Emergencies Revised Annual Statement  
**X Final Performance and Evaluation Report 12/31/2003**

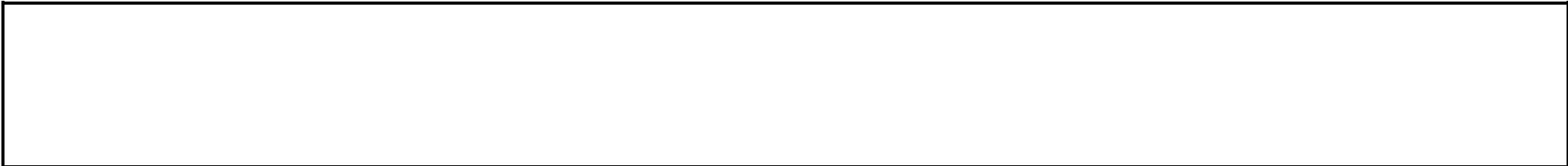
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0			
2	1406 Operations	160,000	160,000	160,000	160,000
3	1408 Management Improvements	104,000	86,457	86,457	86,455.77
4	1410 Administration	0	0	0	0
5	1411 Audit	316,400	372,161	372,161	372,160.71
6	1415 liquidated Damages	2,500	2,500	2,500	2,500.00
7	1430 Fees and Costs	180,000	197,575	197,575	197,574.22
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	181,188	197,575	197,575	197,574.22
10	1460 Dwelling Structures	2,138,025	2,044,020	2,044,020	2,044,019.08
11	1465.1 Dwelling Equipment—Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	195,000	247,805	247,805	247,804.36
13	1475 Nondwelling Equipment	44,500	60,392	60,392	60,392.15
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	0	0	0	0
18	1499 Development Activities	400,000	400,000	400,000	400,000.00
19	1502 Contingency	0	0	0	0
20	<b>Amount of Annual Grant: (sum of lines 2-19)</b>	<b>3,721,613</b>	<b>3,721,613</b>	<b>3,721,613</b>	<b>3,721,613.00</b>
21	Amount of line 20 Related to LBP Activities	0			
22	Amount of line 20 Related to Section 504 Compliance	0			

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

<b>PHA Name:</b> Housing Authority of the City of Columbia, South Carolina	<b>Grant Type and Number</b> Capital Fund Program: SC16P00250100 Capital Fund Program Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> FY 2000
---	---	--

Original Annual Statement Performance and Evaluation Report for Period Ending:  Reserve for Disasters/ Emergencies Revised Annual Statement  
 **Final Performance and Evaluation Report 12/31/2003**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
23	Amount of line 20 Related to Security	0			
24	Amount of line 20 Related to Energy Conservation Measures	0			



<b>PHA Name:</b> Housing Authority of the City of Columbia, South Carolina		<b>Grant Type and Number</b> Capital Fund Program #: SC16P00250100 Capital Fund Program Replacement Housing Factor #:			<b>Federal FY of Grant:</b> 2000			
Development Number  Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
CHA Wide	Operations	1406	1	160,000	160,000	160,000	160,000	Complete
	Maintenance training	1408	1	4,000	5,250	5,250	5,249.18	Complete

PHA Name: Housing Authority of the City of Columbia, South Carolina		Grant Type and Number Capital Fund Program #: SC16P00250100 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2000			
Development Number  Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work	
				Original	Revised	Funds Obligated	Funds Expended		
	Computer system upgrade	1408	1	100,000	81,207	81,207	81,206.59	Complete	
	Salaries	1410	1	221,480	278,774	278,774	278,773.71	Complete	
	Benefits	1410	1	94,920	93,387	93,387	93,387.00	Complete	
	Audit	1411	1	2,500	2,500	2,500	2,500.00	Complete	
	A&E Services/fees	1430	1	100,000	123,375	123,375	123,374.22	Complete	
	Physical needs assessment	1430	1	80,000	74,200	74,200	74,200.00	Complete	
	Force Account: sewer	1450	1	13,188	15,287	15,292	15,292.10	Complete	
	Site work/Sidewalk repair	1450	1	68,000	6,890	6,890	6,889.40	Complete	
	Gas, water, sewer line repair	1450	1	50,000	22,759	22,759	22,759.00	Complete	
	Office, computers, comm. equipment	1475	1	32,500	32,654	32,654	32,654.00	Complete	
	Vehicle: Mod program	1475	2	12,000	27,738	27,738	27,738.15	Complete	
	HOPE VI support	1499	1	400,000	400,000	400,000	400,000.00	Complete	
	Replace windows	1460	5	32,000	3,528	3,528	3,528.00	Complete	
	Replace roofs	1460	5	40,000	68,000	68,000	68,000.00	Complete	
	Renovate Kitchens/Bathrooms	1460	6	60,000	156,643	156,642.88	156,642.88	Complete	
	Replace siding	1460	10	60,000	85,042	85,042	85,042.00	Complete	
	Replace backflow valves at pumps		1460	1	60,000	73,200	73,200	73,200.00	Complete

PHA Name: Housing Authority of the City of Columbia, South Carolina									
Grant Type and Number				Federal FY of Grant: 2000					
Capital Fund Program #: SC16P00250100				Capital Fund Program Replacement Housing Factor #:					
Development Number  Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work	
				Original	Revised	Funds Obligated	Funds Expended		
	Central Office Renovations		1470	1	0	0	0	0	Work deleted
	Tech Service Warehouse Renovation		1470	1	125,000	177,436	177,436	177,435.36	Complete
SC 2-1 Gonzales Gardens	Replace roofs		1460	15	75,000	86,948	86,948	86,948.00	Complete
	Daycare: replace HVAC unit		1470	1	70,000	70,369	70,369	70,369.00	Complete
SC 2-2 ABC	Repair windows		1460	244	5,000	12,579	12,579	12,579.04	Complete
	Replace roofs		1460	15	75,000	56,594	56,594	56,594.00	Complete
SC 2-10 Marion Street	Repair HVAC		1460	47	76,525	46,325	46,325	46,325.63	Complete
	Building façade repair		1460	1	0	0	0	0	Funds not required
	Install shower surrounds		1460	83	50,000	48,570	48,570	48,569.71	Complete
SC2-9 Latimer Manor	Comprehensive Mod		1460	16	1,026,500	979,796	979,796	979,795.00	Complete
SC2-14 Hammond Village	Sitework: ground erosion repair		1450	1	50,000	105,767	105,767	105,766.21	Complete
SC2-16 Wheeler Hill	Install HVAC system		1460	16	139,000	92,425	92,425	92,425.00	Complete
SC 2-20 Small Sites	Force Account: install HVAC		1460	20	0	0	0	0	Combined with Mod
	Remove Solar System: Eastover		1460	1	9,000	194,127	194,127	194,126.82	Complete
	Arsenal Hill: Comp Mod		1460	20	160,000	140,243	140,243	140,243.00	Complete

PHA Name: Housing Authority of the City of Columbia, South Carolina		Grant Type and Number Capital Fund Program #: SC16P00250100 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: 2000			
Development Number  Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	

<b>Annual Statement/Performance and Evaluation Report</b>							
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b>							
<b>Part III: Implementation Schedule</b>							
PHA Name: Housing Authority of the City of Columbia, South Carolina		Grant Type and Number Capital Fund Program #: SC16P00250100 Capital Fund Program Replacement Housing Factor #:				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	
CHA Wide	3/2003	9/2002	9/2002	3/2005	9/2004	6/2003	HUD directed

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

PHA Name: Housing Authority of the City of Columbia, South Carolina		Grant Type and Number Capital Fund Program #: SC16P00250100 Capital Fund Program Replacement Housing Factor #:					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		
SC 2-1 Gonzales Gardens	3/2003	9/2002	9/2002	3/2005	9/2004	9/2002	HUD directed	
SC 2-2 ABC	3/2003	9/2002	9/2002	3/2005	9/2004	12/2002	HUD directed	
SC 2-16 Wheeler Hill	3/2003	9/2002	9/2002	3/2005	9/2004	6/2003	HUD directed	
SC 2-20 Small Sites (Arsenal Hill)	3/2003	9/2002	9/2002	3/2005	9/2004	6/2003	HUD directed	
SC 2-8 Oakread	3/2003	9/2002	9/2002	3/2005	9/2004	6/2003		
SC2-9 Latimer Manor	3/2003	9/2002	6/2001	3/2005	9/2004	12/2002	HUD directed	
SC 2-14 Hammond Village	3/2003	9/2002	9/2002	3/2005	9/2004	6/2003		
SC 2-10 Marion Street	3/2003	9/2002	9/2002	3/2005	9/2004	9/2002	HUD directed	
SC 2-20 Small Sites	3/2003	9/2002	9/2002	3/2005	9/2004	6/2003		

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

<b>PHA Name:</b> Housing Authority of the City of Columbia, South Carolina	<b>Grant Type and Number</b> Capital Fund Program: SC16P00250101 Capital Fund Program Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> FY 2001
---	---	--

Original Annual Statement  Reserve for Disasters/ Emergencies Revised Annual Statement  
**X Performance and Evaluation Report for Period Ending: 12/31/2004** **X 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	0	0	0	0
2	1406 Operations	172,161	172,161	172,161	172,161.00
3	1408 Management Improvements	5,000	5,318	5,318	5,318.49
4	1410 Administration	316,400	316,400	316,400	316,400.00
5	1411 Audit	0	0	0	0
6	1415 liquidated Damages	0	0	0	0
7	1430 Fees and Costs	100,000	100,000	100,000	100,000.00
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	211,500	232,566	232,566	232,565.34
10	1460 Dwelling Structures	2,299,939	2,288,735	2,288,735	2,288,734.68
11	1465.1 Dwelling Equipment—Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	70,000	59,820	59,820	59,820.00
13	1475 Nondwelling Equipment	10,000	10,000	10,000	10,000.00
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	24,000	24,000	24,000	24,000.49
18	1499 Development Activities	400,000	400,000	400,000	400,000.00
19	1502 Contingency	0	0		
20	<b>Amount of Annual Grant: (sum of lines 2-19)</b>	<b>3,609,000</b>	<b>3,609,000</b>	<b>3,609,000</b>	<b>3,609,000.00</b>
21	Amount of line 20 Related to LBP Activities	0			

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 the City of Columbia, South Carolina		Grant Type and Number Capital Fund Program: SC16P00250101 Capital Fund Program Replacement Housing Factor Grant No:		Federal FY of Grant: FY 2001
Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies		Revised Annual Statement
<b>X Performance and Evaluation Report for Period Ending: 12/31/2004</b> <b>X Final Performance and Evaluation Report:</b>				
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost
22	Amount of line 20 Related to Section 504 Compliance	0		
23	Amount of line 20 Related to Security	0		
24	Amount of line 20 Related to Energy Conservation Measures	0		

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Columbia, South Carolina			Grant Type and Number Capital Fund Program #: SC16P00250101 Capital Fund Program Replacement Housing Factor #:			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 Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
CHA Wide	Operations	1406	1	172,161	172,161	172,161	172,161.00	Complete
	Maintenance training	1408	1	5,000	5,318	5,318	5,318.49	Complete

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

PHA Name: Housing Authority of the City of Columbia, South Carolina		Grant Type and Number Capital Fund Program #: SC16P00250101 Capital Fund Program Replacement Housing Factor #:				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 Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
	Salaries	1410	1	221,480	243,468	243,468	243,468.59	Complete
	Benefits	1410	1	94,920	72,932	72,932	72,931.41	Complete
	Audit	1411	1					
	A&E Services/fees	1430	1	100,000	100,000	100,000	100,000.00	Complete
	Force Account: sewer	1450	1	150,000	151,413	151,413	151,412.53	Complete
	Sitework/Sidewalk repair	1450	1	20,000	0	0	0	Funds moved to other line
	Gas, water, sewer line repair	1450	1	10,000	0	0	0	Funds moved to other line
	Office, computers, comm. equipment	1475	1	10,000	10,000	10,000	10,000	Complete
	HOPE VI support	1499	1	400,000	400,000	400,000	400,000.00	Complete
	SFH Replacement	1460	2	150,000	65,851	65,851	65,851.40	Complete
	Replace heat systems	1460	24	36,000	30,621	30,621	30,620.74	Complete
	Replace roofs	1460	14	42,000	23,428	23,428	23,428.58	Complete
	Sitework	1450	10	5,000	36,739	36,739	36,738.81	Complete
	Modernize Kitchens/Bathrooms	1460	11	55,000	51,130	51,130	51,130.00	Complete
	Paint unit interiors	1460	200	100,000	134,774	134,774	134,773.24	Complete
	Replace siding	1460	10	30,000	28,349	28,349	28,349.85	Complete
	Resident relocation	1495	24	24,000	24,000	24,000	24,000.49	Complete

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

PHA Name: Housing Authority of the City of Columbia, South Carolina		Grant Type and Number Capital Fund Program #: SC16P00250101 Capital Fund Program Replacement Housing Factor #:				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 Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
SC 2-1 Gonzales Gardens	Replace HVAC: Daycare	1470	1	20,000	16,900	16,900	16,900.00	Complete
	Replace fencing: Daycare	1450	1	10,500	8,050	8,050	8,050.00	Complete
SC 2-2 ABC	Replace roofs	1460	6	30,000	33,500	33,500	33,500.00	Complete
	Replace lead sweeps (elbows)	1460	244	48,000	16,4761	16,476	16,475.50	Complete
SC 2-8 Oakread Highrise	Replace sliding glass doors	1460	55	110,000	262,071	262,071	262,070.87	Complete
SC2-9 Latimer Manor	Comprehensive Modernization	1460	24	1,503,939	1,370,685	1,370,685	1,370,685.00	Complete
SC 2-16 Wheeler Hill	Sitework	1450	1	16,000	36,364	36,364	36,364.00	Complete
SC 2-14 Hammond Village	Construct storage building	1470	1	50,000	42,920	42,920	42,920.00	Complete
SC 2-20 Arsenal Hill	Renovate kitchens & bathrooms	1460	20	100,000	152,138	152,138	152,137.12	Complete
	Replace flooring	1460	20	50,000	46,041	46,041	46,041.17	Complete
	Paint units	1460	20	45,000	73,671	73,671	73,671.21	Complete

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

PHA Name: Housing Authority of the City of Columbia, South Carolina		Grant Type and Number Capital Fund Program #: SC16P00250101 Capital Fund Program Replacement Housing Factor #:					Federal FY of Grant: 2001	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
CHA Wide	9/2003	6/2003	6/2003	9/2005	6/2005	9/2004	HUD directed changed from September to June	
SC 2-1 Gonzales Gardens	9/2003	6/2003	3/2002	9/2005	6/2005	6/2002		
SC 2-2 ABC	9/2003	6/2003	3/2002	9/2005	6/2005	6/2002		
SC 2-16 Wheeler Hill	9/2003	6/2003	9/2002	9/2005	6/2005	12/2002		
SC 2-20 Small Sites (Arsenal Hill)	9/2003	6/2003	9/2002	9/2005	6/2005	9/2004		
SC Latimer Manor	9/2003	6/2003	9/2002	9/2005	6/2005	12/2003		
SC 2-8 Oakread	9/2003	6/2003	12/2002	9/2005	6/2005	6/2003		
SC 2-14 Hammond village	9/2003	6/2003	12/2002	9/2005	6/2005	6/2002		

**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 the City of Columbia, South Carolina	Grant Type and Number Capital Fund Program:  Replacement Housing Factor Grant No: SC16R00250100	Federal FY of Grant: FY 2000
--	--	---------------------------------

Original Annual Statement Performance and Evaluation Report for Period Ending:  Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)  
 **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	0			
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	141,525		141,525	141,525

<b>Annual Statement/Performance and Evaluation Report</b>						
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary</b>						
<b>PHA Name:</b> Housing Authority of the City of Columbia, South Carolina		<b>Grant Type and Number</b> Capital Fund Program:  Replacement Housing Factor Grant No: SC16R00250100			<b>Federal FY of Grant:</b> FY 2000	
Original Annual Statement Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)			<input checked="" type="checkbox"/> <b>Final Performance and Evaluation Report</b>	
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
19	1502 Contingency					
20	<b>Amount of Annual Grant: (sum of lines 2-19)</b>	141,525		141,525	141,525	
21	Amount of line 20 Related to LBP Activities	0				
22	Amount of line 20 Related to Section 504 Compliance	0				
23	Amount of line 20 Related to Security	0				
24	Amount of line 20 Related to Energy Conservation Measures	0				

<b>Annual Statement/Performance and Evaluation Report</b>						
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary</b>						
<b>PHA Name:</b> Housing Authority of the City of Columbia, South Carolina		<b>Grant Type and Number</b> Capital Fund Program: Capital Fund Program Replacement Housing Factor Grant No: SC16R00250101			<b>Federal FY of Grant:</b> FY 2001	
Original Annual Statement Performance and Evaluation Report for Period Ending: 12/31/2004		<input type="checkbox"/> Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)			<input checked="" type="checkbox"/> <b>Final Performance and Evaluation Report</b>	
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		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**

<b>PHA Name:</b> Housing Authority of the City of Columbia, South Carolina	<b>Grant Type and Number</b> Capital Fund Program: Capital Fund Program Replacement Housing Factor Grant No: SC16R00250101	<b>Federal FY of Grant:</b> FY 2001
---	---	--

Original Annual Statement  Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)  
**X Performance and Evaluation Report for Period Ending: 12/31/2004**  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	198,217		198,217	198,214
19	1502 Contingency				
20	<b>Amount of Annual Grant: (sum of lines 2-19)</b>	<b>198,217</b>		<b>198,217</b>	<b>198,214.00</b>
21	Amount of line 20 Related to LBP Activities	0			
22	Amount of line 20 Related to Section 504 Compliance	0			
23	Amount of line 20 Related to Security	0			
24	Amount of line 20 Related to Energy Conservation Measures	0			



## Annual Statement/Performance and Evaluation Report

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

<b>PHA Name:</b> Housing Authority of the City of Columbia, South Carolina	<b>Grant Type and Number</b> Capital Fund Program: Capital Fund Program Replacement Housing Factor Grant No: SC16R00250102	<b>Federal FY of Grant:</b> FY 2002
---	---	--

Original Annual Statement  Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)  
**X Performance and Evaluation Report for Period Ending: 12/31/2004** **X 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				
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	<b>761,181</b>		761,181	761,181
19	1502 Contingency				
20	<b>Amount of Annual Grant: (sum of lines 2-19)</b>	<b>761,181</b>		<b>761,181</b>	<b>761,181</b>
21	Amount of line 20 Related to LBP Activities	0			
22	Amount of line 20 Related to Section 504 Compliance	0			
23	Amount of line 20 Related to Security	0			
24	Amount of line 20 Related to Energy Conservation Measures	0			

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

<b>PHA Name:</b> Housing Authority of the City of Columbia, South Carolina	<b>Grant Type and Number</b> Capital Fund Program: SC16R00250102 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> FY 2002
---	---	--

Original Annual Statement  Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)  
**X Performance and Evaluation Report for Period Ending: 12/31/2004**  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	165,000	165,000	165,000	165,000.00
3	1408 Management Improvements	6,000	6,000	6,000	6,000.00
4	1410 Administration	292,692	292,692	292,692	292,692.00
5	1411 Audit	2,500	2,500	995	995.00
6	1415 liquidated Damages	0	0	0	0
7	1430 Fees and Costs	100,000	101,505	101,505	101,438.12
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	35,000	43,204	43,204	43,203.55
10	1460 Dwelling Structures	1,883,237	1,880,033	1,880,033	1,422,819.51
11	1465.1 Dwelling Equipment—Nonexpendable	0	0	0	0
12	1470 Non-dwelling Structures	10,000	5,000	5,000	5,000.00
13	1475 Non-dwelling Equipment	32,500	32,500	32,500	32,497.50.00
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	0	0	0	0
18	1499 Development Activities	400,000	400,000	400,000	309,738.99
19	1502 Contingency	0	0		
20	<b>Amount of Annual Grant: (sum of lines 2-19)</b>	<b>2,926,929</b>	<b>2,926,929</b>	<b>2,926,929</b>	<b>2,379,384.67</b>
21	Amount of line 20 Related to LBP Activities	0			
22	Amount of line 20 Related to Section 504 Compliance	0			
23	Amount of line 20 Related to Security	0			

<b>Annual Statement/Performance and Evaluation Report</b>			
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary</b>			
PHA Name: Housing Authority of the City of Columbia, South Carolina		Grant Type and Number Capital Fund Program: SC16R00250102 Replacement Housing Factor Grant No:	
		Federal FY of Grant: FY 2002	
Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies	
<b>X Performance and Evaluation Report for Period Ending: 12/31/2004</b>		Revised Annual Statement (revision no:)	
		<input type="checkbox"/> Final Performance and Evaluation Report	
Line No.	Summary by Development Account	Total Estimated Cost	Total Actual Cost
24	Amount of line 20 Related to Energy Conservation Measures	0	

<b>Annual Statement/Performance and Evaluation Report</b>								
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b>								
<b>Part II: Supporting Pages</b>								
PHA Name: Housing Authority of the City of Columbia, South Carolina			Grant Type and Number Capital Fund Program #: SC16P00250102 Capital Fund Program Replacement Housing Factor #:			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 Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
CHA Wide	Operations	1406	1	165,000	165,000	165,000	165,000.00	Complete
	Maintenance training	1408	1	6,000	6,000	6,000	6,000.00	Complete
	Salaries	1410	1	204,884	220,126	220,126	220,125.95	Complete
	Benefits	1410	1	87,808	72,565	72,565	72,566.05	Complete
	Audit	1411	1	2,500	2,500	995	995.00	Complete
	A&E Services/fees	1430	1	100,000	101,505	101,505	101,438.12	Complete
	Force Account: sewer	1450	1	15,000	43,204	43,204	43,203.55	Complete
	Sitework/Sidewalk repair	1450	1	10,000	677	0	0	Funds moved
	Gas, water, sewer line repair	1450	1	10,000	0	0	0	Funds moved

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

PHA Name: Housing Authority of the City of Columbia, South Carolina		Grant Type and Number Capital Fund Program #: SC16P00250102 Capital Fund Program Replacement Housing Factor #:				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 Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
	Office, computers, comm. equipment	1475	1	32,500	32,500	32,500	32,497.50	Complete
	HOPE VI support	1499	1	400,000	400,000	400,000	309,738.99	Work on going
	Replace windows	1460	5	32,000	34,874	34,874	34,873.02	Complete
	Replace roofs	1460	8	40,000	24,652	24,652	24,652.10	Complete
	Force Account: Renovate Kitchen/Bathrooms	1460	7	50,000	52,016	52,016	52,015.28	Complete
	Replace siding	1450	20	40,000	36,586	36,586	36,586.00	Complete
	SFH total renovation	1460	3	75,000	195,990	195,990	135,734.25	In work
	Central Office Renovations/Repairs	1460	1	5,000	5,000	5,000	5,000.00	Complete
SC 2-1 Gonzales Gardens								
	Force Account: Replace roofs	1460	15	75,000	60,100	60,100	60,092.00	Complete
SC 2-1 Gonzales Gardens								
	Day care: Replace fencing	1470	1	5,000	0	0	0	Item not required.
SC 2-2 ABC								
	Force Account: Replace roofs	1460	15	75,000	114,475	114,475	114,474.75	Complete

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

PHA Name: Housing Authority of the City of Columbia, South Carolina		Grant Type and Number Capital Fund Program #: SC16P00250102 Capital Fund Program Replacement Housing Factor #:				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 Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
SC 2-10 Marion Street	Force Account: Install shower surrounds	1460	83	25,000	14,322	14,322	14,321.02	Complete
SC2-9 Latimer Manor	Comprehensive Modernization	1460	23	1,148,237	1,081,335	1081,335	723,611.46	In work
SC2-14 Hammond Village	Force Account: Install new siding	1460	27	175,000	155,000	155,000	155,000.00	Complete
	Force Account: Replace roofs	1460	9	48,000	70,136	70,136	70,136.63	Complete
SC2-28,29,30 Dorrah/Randall	Replace plumbing piping	1460	52	100,00	40,240	40,240	1,015.00	In work

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

PHA Name: Housing Authority of the City of Columbia, South Carolina		Grant Type and Number Capital Fund Program #: SC16P00250102 Capital Fund Program Replacement Housing Factor #:					Federal FY of Grant: 2002	
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		
CHA Wide	6/2004		6/2002	6/2006		6/2004		
SC 2-1 Gonzales Gardens	6/2004		6/2002	6/2006		6/2003		
SC 2-2 ABC	6/2004		6/2002	6/2006		6/2003		
SC 2-10 Marion Street	6/2004		6/2002	6/2006		12/2002		
SC 2-14 Hammond Village	6/2004		6/2003	6/2006		9/2004		
SC Latimer Manor	6/2004		3/2004	6/2006				
SC2-28,29,30 Dorrah/Randall	6/2004		3/2003	6/2006				

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

<b>PHA Name:</b> Housing Authority of the City of Columbia, South Carolina	<b>Grant Type and Number</b> Capital Fund Program: SC16P00250103 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> FY 2003
---	---	--

Original Annual Statement  Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)  
**X Performance and Evaluation Report for Period Ending: 12/31/2004**  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	292,692	207,056	207,056	207,056
3	1408 Management Improvements	3,000	102,000	102,000	20,018.97
4	1410 Administration	292,692	207,055	207,055	112,205.07
5	1411 Audit	2,500	2,500		
6	1415 liquidated Damages	0	0		
7	1430 Fees and Costs	100,000	102,500	102,500	73,404.86
8	1440 Site Acquisition	0	0		
9	1450 Site Improvement	225,000	200,000	186,894	152,479.33
10	1460 Dwelling Structures	1,578,495	1,019,456	966,665	152,417.94
11	1465.1 Dwelling Equipment—Nonexpendable	0	0		
12	1470 Non-dwelling Structures	0	0		
13	1475 Non-dwelling Equipment	32,500	32,500	32,500	32,259.72
14	1485 Demolition	0	0		
15	1490 Replacement Reserve	0	0		
16	1492 Moving to Work Demonstration	0	0		
17	1495.1 Relocation Costs	0	0		
18	1499 Development Activities	400,000	400,000		
19	1502 Contingency	0	0		
20	<b>Amount of Annual Grant: (sum of lines 2-19)</b>	<b>2,929,879</b>	<b>2,070,567</b>	<b>1,804,670</b>	<b>749,841.89</b>
21	Amount of line 20 Related to LBP Activities	0			
22	Amount of line 20 Related to Section 504 Compliance	0			
23	Amount of line 20 Related to Security	0			
24	Amount of line 20 Related to Energy Conservation Measures	0			

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

PHA Name: Housing Authority of the City of Columbia, South Carolina		Grant Type and Number Capital Fund Program #: SC16P00250103 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2003		
Development Number  Name/HA-Wide Activities  CHA Wide	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed  Work
				Original	Revised	Funds Obligated	Funds Expended	
	Operations	1406	1	207,056	207,056	207,056	207,056	
	Maintenance training	1408	1	2,000	2,000	2,000	1,406.97	
	Security	1408	1	100,000	100,000	100,000	18,612.00	
	Salaries	1410	1	138,727	138,727	138,727	81,616.44	
	Benefits	1410	1	68,328	68,328	68,328	30,588.63	
	Audit	1411	1	2,500	0	0	0	
	A&E Services/fees	1430	1	100,000	102,500	102,500	73,404.86	
	Force Account: sewer	1450	1	150,000	150,000	150,000	122,824.53	
	Sitework/Sidewalk repair	1450	1	50,000	50,000	36,894	31,654.80	
	Office, computers, comm. equipment	1475	1	32,500	32,500	32,500	32,259.72	
	HOPE VI support	1499	1	200,000	200,000			
	Replace HVAC units	1460	20	50,000	27,000	27,000	21,458.54	
	Force Account: Replace Siding	1460	5	25,000	23,123	23,123	23,123.23	
	Force Account: comprehensive renovations SFH	1460	4	37,000	61,877	61,877	51,087.17	
	Cycle Painting	1460	100	105,000	105,000	65,750	56,750.00	

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

PHA Name: Housing Authority of the City of Columbia, South Carolina		Grant Type and Number Capital Fund Program #: SC16P00250103 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: 2003			
Development Number  Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	

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

PHA Name: Housing Authority of the City of Columbia, South Carolina		Grant Type and Number Capital Fund Program #: SC16P00250103 Capital Fund Program Replacement Housing Factor #:					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		
CHA Wide	9/16/05			9/17/07				

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

PHA Name: Housing Authority of the City of Columbia, South Carolina		<b>Grant Type and Number</b> Capital Fund Program #: SC16P00250103 Capital Fund Program Replacement Housing Factor #:					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	
SC Latimer Manor	9/16/05		3/2004	9/17/07			

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

<b>PHA Name:</b> Housing Authority of the City of Columbia, South Carolina	<b>Grant Type and Number</b> Capital Fund Program: Capital Fund Program Replacement Housing Factor Grant No: SC16R00250103	<b>Federal FY of Grant:</b> FY 2003
---	---	--

Original Annual Statement  Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)  
**X Performance and Evaluation Report for Period Ending: 12/31/2004**  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				
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	948,326		375,140	375,140
19	1502 Contingency				
20	<b>Amount of Annual Grant: (sum of lines 2-19)</b>	<b>948,326</b>		<b>375,140</b>	<b>375,140</b>

<b>Annual Statement/Performance and Evaluation Report</b>				
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary</b>				
PHA Name: Housing Authority of the City of Columbia, South Carolina		Grant Type and Number Capital Fund Program: Capital Fund Program Replacement Housing Factor Grant No: SC16R00250103		Federal FY of Grant: FY 2003
Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies		Revised Annual Statement (revision no:)
<b>X Performance and Evaluation Report for Period Ending: 12/31/2004</b>		<input type="checkbox"/> Final Performance and Evaluation Report		
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost
21	Amount of line 20 Related to LBP Activities	0		
22	Amount of line 20 Related to Section 504 Compliance	0		
23	Amount of line 20 Related to Security	0		
24	Amount of line 20 Related to Energy Conservation Measures	0		

<b>Annual Statement/Performance and Evaluation Report</b>				
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary</b>				
PHA Name: Housing Authority of the City of Columbia, South Carolina		Grant Type and Number Capital Fund Program: SC16P00250203 Capital Fund Program Replacement Housing Factor Grant No:		Federal FY of Grant: FY 2003
Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies		Revised Annual Statement (revision no:)
<b>X Performance and Evaluation Report for Period Ending: 12/31/2004</b>		<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	60,000		60,000
				14,910

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

<b>PHA Name:</b> Housing Authority of the City of Columbia, South Carolina	<b>Grant Type and Number</b> Capital Fund Program: SC16P00250203 Capital Fund Program Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> FY 2003
--	---	--

Original Annual Statement  Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)  
**X Performance and Evaluation Report for Period Ending: 12/31/2004**  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	541,655		541,655	
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
20	<b>Amount of Annual Grant: (sum of lines 2-19)</b>	<b>601,655</b>		<b>601,655</b>	<b>14,910.00</b>
21	Amount of line 20 Related to LBP Activities	0			
22	Amount of line 20 Related to Section 504 Compliance	0			
23	Amount of line 20 Related to Security	0			
24	Amount of line 20 Related to Energy Conservation Measures	0			

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

<b>PHA Name:</b> Housing Authority of the City of Columbia, South Carolina	<b>Grant Type and Number</b> Capital Fund Program: Capital Fund Program Replacement Housing Factor Grant No: SC16R00250104	<b>Federal FY of Grant:</b> FY 2004
---	---	--

Original Annual Statement  Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)  
**X Performance and Evaluation Report for Period Ending: 12/31/2004** 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				
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				

<b>Annual Statement/Performance and Evaluation Report</b>						
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary</b>						
<b>PHA Name:</b> Housing Authority of the City of Columbia, South Carolina		<b>Grant Type and Number</b> Capital Fund Program: Capital Fund Program Replacement Housing Factor Grant No: SC16R00250104			<b>Federal FY of Grant:</b> FY 2004	
Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies		Revised Annual Statement (revision no:)		
<b>X Performance and Evaluation Report for Period Ending: 12/31/2004</b> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
17	1495.1 Relocation Costs					
18	1499 Development Activities	<b>1,114,380</b>				
19	1502 Contingency					
20	<b>Amount of Annual Grant: (sum of lines 2-19)</b>	<b>1,114,380</b>		<b>0</b>	<b>0</b>	
21	Amount of line 20 Related to LBP Activities	0				
22	Amount of line 20 Related to Section 504 Compliance	0				
23	Amount of line 20 Related to Security	0				
24	Amount of line 20 Related to Energy Conservation Measures	0				

<b>Annual Statement/Performance and Evaluation Report</b>						
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary</b>						
<b>PHA Name:</b> Housing Authority of the City of Columbia, South Carolina		<b>Grant Type and Number</b> Capital Fund Program: SC16R00250104 Capital Fund Program Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b> FY 2004	
Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies		Revised Annual Statement (revision no:)		
<b>X Performance and Evaluation Report for Period Ending: 12/31/2004</b> 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	238,000		238,000	238,000	
3	1408 Management Improvements	79,300				
4	1410 Administration	238,182				
5	1411 Audit	0				

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

<b>PHA Name:</b> Housing Authority of the City of Columbia, South Carolina	<b>Grant Type and Number</b> Capital Fund Program: SC16R00250104 Capital Fund Program Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> FY 2004
---	---	--

Original Annual Statement  Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)  
**X Performance and Evaluation Report for Period Ending: 12/31/2004** Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
6	1415 liquidated Damages	0			
7	1430 Fees and Costs	100,000			
8	1440 Site Acquisition	0			
9	1450 Site Improvement	195,000			
10	1460 Dwelling Structures	1,230,342			
11	1465.1 Dwelling Equipment—Nonexpendable	0			
12	1470 Non-dwelling Structures	0			
13	1475 Non-dwelling Equipment	1,000			
14	1485 Demolition	0			
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			
17	1495.1 Relocation Costs	0			
18	1499 Development Activities	300,000			
19	1502 Contingency	0			
20	<b>Amount of Annual Grant: (sum of lines 2-19)</b>	<b>2,381,824</b>	<b>0</b>	<b>238,000</b>	<b>238,000</b>
21	Amount of line 20 Related to LBP Activities	0			
22	Amount of line 20 Related to Section 504 Compliance	0			
23	Amount of line 20 Related to Security	0			
24	Amount of line 20 Related to Energy Conservation Measures	0			

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

PHA Name: Housing Authority of the City of Columbia, South Carolina	<b>Grant Type and Number</b> Capital Fund Program #: SC16P00250104 Capital Fund Program Replacement Housing Factor #:	Federal FY of Grant: 2004
---	---	---------------------------

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	
CHA Wide	9/2006			9/2008			
SC 2-9 Latimer Manor	9/2006			9/2008			
SC 2-11 Small sites	9/2006			9/2008			

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



<b>Capital Fund Program Five-Year Action Plan</b>					
<b>Part I: Summary</b>					
PHA Name The Columbia Housing Authority				<input type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2006 PHA FY: 2006	Work Statement for Year 3 FFY Grant: 2007 PHA FY: 2007	Work Statement for Year 4 FFY Grant: 2008 PHA FY: 2008	Work Statement for Year 5 FFY Grant: 2009 PHA FY: 2009
	Annual Statement				
CHA WIDE		1,238,000	1,263,000	1,288,000	1,178,000
SC 2-2 Allen Benedict Court		100,000	0	0	0
SC 2-9 Latimer Manor		800,000	1,000,000	1,000,000	1,000,000
SC 2-10 Marion Street		30,000	0	0	0
SC 2-14 Hammond Village		15,000	0	400,000	400,000
HOPE VI		300,000	0	0	0
SC 2-16 Wheeler Hill		0	80,000	100,000	0
SC 2-11 Small Sites		0	100,000	0	0
CFP Funds Listed for 5-year planning		2,483,000	2,443,000	2,715,000	2,703,000
Replacement Housing Factor Funds		632,725	632,725	632,725	632,725

<b>Capital Fund Program Five-Year Action Plan</b>						
<b>Part II: Supporting Pages—Work Activities</b>						
Activities for Year 1 2005	Activities for Year : 2006 FFY Grant: 2006 PHA FY: 2006			Activities for Year: 2006 FFY Grant: 2006 PHA FY: 2 (continued)		
	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>
<b>See</b>	CHA Wide	Salaries	223,000	SC 2-14 Hammond Village	Install GFIs	15,000
<b>Annual</b>		Force Account Sewer Work	150,000	SC 2-9 Latimer	Comp Mod	800,000
		Force Account Modernizing SFH	200,000	SC 2-10 Marion Street	Renovate Public Baths	30,000
		Operations	240,000			
		Cell Phones	40,000			
		Staff Training	10,000			
		HVAC Install	100,000			
		Site Work	50,000			
		Security	25,000			
		Cycle Painting	50,000			
		A&E Fees	100,000			
		Roof Replacement	50,000			
		HOPE VI Contribution	300,000			
	SC 2-2 Allen Benedict Court	Renovate Baths	100,000			
<b>Total CFP Estimated Cost</b>			\$			\$2,483,000

<b>Capital Fund Program Five-Year Action Plan</b>						
<b>Part II: Supporting Pages—Work Activities</b>						
Activities for Year 1	Activities for Year : 2007 FFY Grant: 2007 PHA FY: 3			Activities for Year: 2008 FFY Grant: 2008 PHA FY: 4		
	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>
<b>See</b>	CHA Wide	Salaries	223,000	CHA Wide	Salaries	223,000
<b>Annual</b>		Force Account Sewer	150,000		Force Account Sewer	150,000
<b>Statement</b>		Force Account Mod SFH	200,000		Force Account Mod SFH	200,000
		Operations	240,000		Operations	240,000
		Cell Phones	40,000		Cell Phones	40,000
		Staff Training	10,000		Computer Equipment	10,000
		Install HVAC	100,000		A&E Fees	100,000
		Site work	50,000		Install HVAC	75,000
		Security	25,000		Install Roofs	75,000
		Cycle Painting	50,000		Install Windows	75,000
		A&E Fees	100,000		Cycle Painting	50,000
		Replace Roofs	75,000		Site work	50,000
	SC 2-9 Latimer	Comp Mod	1,000,000	SC 2-9 Latimer Manor	Comp Mod	1,000,000
	SC 2-16 Wheeler Hill	Replace Roofs	80,000	SC 2-16 Wheeler Hill	Renovate Kitchen/Baths	100,000
					Fence Site	150,000
	SC 2-11 Small Sites	Renovate Kitchen/Baths	100,000	SC 2-14 Hammond Village	Replace sub-floors	250,000
					Renovate Daycare	150,000
	<b>Total CFP Estimated Cost</b>		<b>\$2,443,000</b>			<b>\$2,715,000</b>

<b>Capital Fund Program Five-Year Action Plan</b>					
<b>Part II: Supporting Pages—Work Activities</b>					
Activities for Year : 2009 FFY Grant: 2009 PHA FY: 5			Activities for Year: ____ FFY Grant: PHA FY:		
<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>
CHA Wide	Salaries	223,000			
	Force Acct. Sewer	100,000			
	Force Acct. Mod SF	75,000			
	Operations	240,000			
	Cell Phones	45,000			
	Staff Training	10,000			
	Install HVAC	75,000			
	A&E Fees	100,000			
	Install Roofs	75,000			
	Install Siding	75,000			
	Install Windows	75,000			
	Cycle Painting	50,000			
	Site work	35,000			
SC 2-9 Latimer Manor	Comp Mod	1,000,000			
SC 2-14 Hammond Village	Renovate Kitchen/Baths	275,000			
	Replace HVAC	250,000			
<b>Total CFP Estimated Cost</b>		<b>\$2,703,000</b>			<b>\$</b>