

# 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  
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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.

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# Streamlined 5-Year Plan for Fiscal Years 2005 - 2009

## Streamlined Annual Plan for Fiscal Year 2005

**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:** Housing Authority of the City of Greenville, SC **PHA Number:** SC004

**PHA Fiscal Year Beginning: (mm/yyyy)** 01/2005

**PHA Programs Administered:**

- Public Housing and Section 8**    
  **Section 8 Only**    
  **Public Housing Only**  
 Number of public housing units: 896    
 Number of S8 units:    
 Number of public housing units:  
 Number of S8 units: 2,426

**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)
  - Annex to Main Administrative Office

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)

## Streamlined Five-Year PHA Plan PHA FISCAL YEARS 2005 - 2009

[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: (state mission here):  
To build communities by providing affordable housing, housing choice, and economic development opportunity in a quality living environment.

### 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)
    - Participate in the South Carolina Bond Pool
    - Develop elderly housing
    - Apply for State Housing Trust Funds to develop Public Housing
    - Apply for HOME funds
    - Apply for new market tax credits
    - Apply for all other grants that we are eligible for to increase the availability of affordable housing
    - Apply for FHLB Funds
- 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)
  - Participate in Section 8 project based development

**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)
  - Management of tax credit properties
  - Use local radio and television public service announcements to increase participation of Section 8 landlords.

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

PHA Goal: Provide an improved living environment

**Objectives:**

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- Implement public housing security improvements:
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- Other: (list below)
  - Continue partnership with City of Greenville to participate in revitalizing of neighborhoods surrounding public housing developments.
  - Provide mixed income community.
  - Operate a Neighborhood Network Center.
  - Implement asset management strategies.

**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)
  - Partner with the non-profit UPLIFT to fund self-sufficiency programs

**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)**

## **Streamlined Annual PHA Plan**

### **PHA Fiscal Year 2005**

[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**

7	1. Housing Needs
12	2. Financial Resources
12	3. Policies on Eligibility, Selection and Admissions
20	4. Rent Determination Policies
24	5. Capital Improvements Needs
34	6. Demolition and Disposition
34	7. Homeownership
36	8. Civil Rights Certifications (included with PHA Certifications of Compliance)
36	9. Additional Information
	• PHA Progress on Meeting 5-Year Mission and Goals
	• Criteria for Substantial Deviations and Significant Amendments
	• Other Information Requested by HUD
	▪ Resident Advisory Board Membership and Consultation Process
	▪ Resident Membership on the PHA Governing Board
	▪ PHA Statement of Consistency with Consolidated Plan
	▪ (Reserved)
40	10. Project-Based Voucher Program
40	11. Supporting Documents Available for Review
43	12. FY 2005 Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report
32	13. Capital Fund Program 5-Year Action Plan
<input type="checkbox"/>	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.

Housing Needs of Families on the PHA’s Waiting Lists			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/sub jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	1,455		372
Extremely low income <=30% AMI	644	44.26%	
Very low income (>30% but <=50% AMI)	615	42.27%	
Low income (>50% but <80% AMI)	196	13.47%	
Families with children	1,184	81.37%	
Elderly families	2	.14%	
Families with Disabilities	27	1.86%	
Race/ethnicity African-American	1,258	86.46%	
Race/ethnicity Caucasian	188	12.92%	
Race/ethnicity Hispanic	9	.62%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 28 months			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			

<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 checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/sub jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	2,939		219
Extremely low income <=30% AMI	2,602	86%	
Very low income (>30% but <=50% AMI)	282	11%	
Low income (>50% but <80% AMI)	55	3%	
Families with children	2,484	85%	
Elderly families	57	2%	
Families with Disabilities	398	13%	
Race/ethnicity African-American	2,435	83%	
Race/ethnicity Caucasian	408	14%	
Race/ethnicity			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	936	32%	89
2 BR	1,259	43%	60
3 BR	657	22%	56
4 BR	81	2.75%	13
5 BR	6	.25%	1
5+ BR	0	0	0
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

## 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)
  - Apply for State Housing Trust Funds to develop Public Housing
  - Purchase for non-profit developers new Public Housing with State Housing Trust Funds
  - Apply for HOME funds
  - Apply for FHLB funds
  - Apply for new market tax credits
  - Apply for all other grants that we are eligible for to increase the number of affordable housing units
  - Implement development of housing with Replacement Housing Factor funds

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

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

Select all that apply

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

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

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

Select all that apply

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

**Need: Specific Family Types: The Elderly**

**Strategy 1: Target available assistance to the elderly:**

Select all that apply

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

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

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

Select all that apply

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

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

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

Select if applicable

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

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

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)
  - Direct marketing to Section 8 applicants/participants for Arcadia Hills development.

**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 2005 grants)</b>		
a) Public Housing Operating Fund	\$1,995,254.00	
b) Public Housing Capital Fund	1,045,000.00	
c) HOPE VI Revitalization	8,906,000.00	
d) HOPE VI Demolition	0.00	
e) Annual Contributions for Section 8 Tenant-Based Assistance	12,158,000.00	
f) Resident Opportunity and Self-Sufficiency Grants	0.00	
g) Community Development Block Grant	0.00	
h) HOME	200,000.00	4-3 Revitalization
Other Federal Grants (list below)	0.00	
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
HOPE VI (debt service)	574,662.00	Revitalization
Capital Fund	500,000.00	Modernization
<b>3. Public Housing Dwelling Rental Income</b>	1,261,200.00	Operations
<b>4. Other income (list below)</b>		
Tenant Charges	220,000.00	Operations
Interest Income	14,500.00	Operations
<b>4. Non-federal sources (list below)</b>		
State Housing Trust Funds	500,000.00	4-3 Revitalization
Management fee	15,000.00	Management of Tax Credits
<b>Total resources</b>	<b>\$27,386,616.00</b>	

### **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: 30
- 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)
  - Credit worthiness

- 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)
  - Annex to the administrative offices

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. No.

Site-Based Waiting Lists				
Development Information: (Name, number, location)	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

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

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

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? 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? 1

3.  Yes  No: May families be on more than one list simultaneously  
If yes, how many lists? 2

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)
  - Annex to main administrative offices

**(3) Assignment**

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

- One
- Two
- Three or More

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

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

**(4) Admissions Preferences**

a. Income targeting:

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

b. Transfer policies:

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

- Emergencies  
 Over-housed  
 Under-housed  
 Medical justification  
 Administrative reasons determined by the PHA (e.g., to permit modernization work)  
 Resident choice: (state circumstances below)
  - If another property is closer to work or school 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.

Date and Time

Former Federal preferences:

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

Victims of domestic violence

Substandard housing

Homelessness

High rent burden

Other preferences (select all that apply)

Working families and those unable to work because of age or disability

Veterans and veterans' families

Residents who live and/or work in the jurisdiction

Those enrolled currently in educational, training, or upward mobility programs

Households that contribute to meeting income goals (broad range of incomes)

Households that contribute to meeting income requirements (targeting)

Those previously enrolled in educational, training, or upward mobility programs

Victims of reprisals or hate crimes

Other preference(s) (list below)

- All other families in conjunction with deconcentration policies

4. Relationship of preferences to income targeting requirements:

The PHA applies preferences within income tiers

Not applicable: the pool of applicant families ensures that the PHA will meet income-targeting requirements

### **(5) Occupancy**

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

The PHA-resident lease

The PHA's Admissions and (Continued) Occupancy policy

PHA briefing seminars or written materials

Other source (list)

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

At an annual reexamination and lease renewal

Any time family composition changes

At family request for revision

Other (list)

### **(6) Deconcentration and Income Mixing**

- a.  Yes  No: 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)
    - Family’s current and prior addresses and the names and addresses of the landlords for those addresses.
    - Any factual or third party information relating to the applicant’s history as a tenant or their ability to comply with material standard lease terms.

**(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)
  - Annex to the Administrative Offices

**(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:

- Serious illness of a family member that requires hospitalization.
- The death of a household member
- Persons needing units designed for the handicapped
- Extremely large families seeking scarce larger bedroom units
- For a family that has located a unit and repairs are in progress

**(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)
  - Applicants with bonafide case management
  - Applicants with family members 62 or older, handicapped or disabled

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.

- Date and Time

Former Federal preferences:

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 4 Victims of domestic violence
- 4 Substandard housing
- 4 Homelessness
- 5 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)
  - 2 Applicants participating in a bonafide case management program
  - 3 Applicants with a family member 62 or older, handicapped or disabled
  - 6 All others (selected by date and time)

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) N/A

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

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

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

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

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

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

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

- Through published notices  
 Other (list below)

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

[24 CFR Part 903.12(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?

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

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?

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

- Flat rents (based on market study of value of unit) are the choice of the family at annual reexamination;
- Ceiling rents (based on Section 8 Fair Market Rents for the area) are used when the family's formula-based rent is greater than the ceiling rent

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)

c. Ceiling rents

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

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

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

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

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

- Market comparability study
- Fair market rents (FMR)
- 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)
  - A family member has left the household
  - An addition to the family through birth, adoption, or court-awarded custody
  - A member of the household that was reported as unemployed on the most recent recertification or certification reported by a zero income family

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 sub market
- Other (list below)
  - HUD funding constraints

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

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or sub market
- 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)
  - HUD per unit funding amounts

### (2) Minimum Rent

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

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

- Implementation depending on funding availability

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

## **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.

**Housing Authority of the City of Greenville, S.C.**  
**SC004**  
**Annual Statement**  
**Capital Fund Program (CFP) Part I: Summary**

Capital Fund Grant Number

FFY of Grant Approval: 01/01/2005

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-Capital Funds	\$ 0.00
2	1406 Operations	0.00
3	1408 Management Improvements	130,000.00
4	1410 Administration	104,625.00
5	1411 Audit	2,000.00
6	1415 Liquidated Damages	0.00
7	1430 Fees and Costs	35,000.00
8	1440 Site Acquisition	0.00
9	1450 Site Improvement	124,251.00
10	1460 Dwelling Structures	572,500.00
11	1465.1 Dwelling Equipment-Nonexpendable	10,000.00
12	1470 Nondwelling Structures	60,500.00
13	1475 Nondwelling Equipment	5,000.00
14	1485 Demolition	0.00
15	1490 Replacement Reserve	0.00
16	1492 Moving to Work Demonstration	0.00
17	1495.1 Relocation Costs	20,000.00
18	1498 Mod Used for Development	0.00
19	1501 Debt Service	574,662.00
20	1502 Contingency	0.00
21	<b>Amount of Annual Grant (Sum of lines 2-19)</b>	<b>\$1,638,538.00</b>
22	Amount of line 20 Related to LBP Activities	0.00
23	Amount of line 20 Related to Section 504 Compliance	0.00
24	Amount of line 20 Related to Security	100,000.00
25	Amount of line 20 Related to Energy Conservation Measures	146,000.00

**Capital Fund Program  
 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
HA Wide Management Improvements	Staff Training Resident Training Security <b>Total 1408</b>	1408 1408 1408	\$ 25,000.00 25,000.00 80,000.00 <b>\$130,000.00</b>
HA Wide Administration	Non-Technical Salaries Employee Benefit Contributions Legal Expenses Travel Publications Sundry <b>Total 1410</b>	1410 1410 1410 1410 1410 1410	\$ 75,000.00 20,625.00 2,000.00 3,000.00 1,000.00 1,000.00 <b>\$104,625.00</b>
HA Wide Audit	Audit Costs Total 1411	1411	\$2,000.00 \$2,000.00
HA Wide Fees and Costs	A & E Services Consultant Fees <b>Total 1430</b>	1430 1430	\$25,000.00 10,000.00 <b>\$35,000.00</b>
HA Wide Dwelling Structures	Correction of Health/Safety Issues Security and Crime Prevention Non-routine Vacancy Prep Occupied paint Non-routine PM Repairs Total 1460	1460 1460 1460 1460 1460	\$25,000.00 20,000.00 10,000.00 15,000.00 25,000.00 <b>\$95,000.00</b>

**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
HA Wide Dwelling Equipment Non-Expendable	Appliance Replacement, as needed H/W Heater Replacement, as needed Total 1465	1465	\$ 5,000.00
		1465	5,000.00
			<b>\$10,000.00</b>
HA Wide Non-Dwelling Equipment	Computer Hardware and Software Total 1475	1475	\$5,000.00
			<b>\$5,000.00</b>

**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
SC 4-1 Brook Haven	Add hose bib connections Replace front storm doors <b>Total SC 4-1</b>	1450 1460	\$ 1,200.00 22,000.00 <b>\$23,200.00</b>
SC 4-3 Jesse Jackson Townhomes	General renovations Site Work Relocation costs <b>Total SC 4-3</b>	1460 1450 1495	\$130,000.00 27,151.00 20,000.00 <b>\$177,151.00</b>
SC 4-5 Scott Towers	Install handrails across from elevator on each floor Install door sweeps Replace sewer line on ground floor mechanical room Replace common area furniture on floors 8, 9, 10, 11 <b>Total SC 4-5</b>	1450 1460 1470 1450	\$ 7,500.00 4,000.00 58,000.00 10,000.00 <b>\$79,500.00</b>
SC 4-6 Westview Homes	Repair waste clean-outs Landscaping/erosion control <b>Total SC 4-6</b>	1450 1450	\$25,000.00 3,000.00 <b>\$28,000.00</b>
SC 4-7 Chamlee Court	Drop ceiling lights in unit for access New lighting for community space <b>Total SC 4-7</b>	1460 1470	\$ 5,000.00 2,500.00 <b>\$7,500.00</b>

**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
SC 4-9 Garden Apts.	Replace exhaust fan motors for ventilation Install expansion joints in hallways <b>Total SC 4-9</b>	1450 1450	\$24,000.00 15,000.00 <b>\$39,000.00</b>
SC 4-12 Scattered Sites	Replace BR and closet doors New tub enclosures as needed Trim trees from roofs Retile bathrooms and replace floors as needed Repair ceilings as needed Roof repairs/replacements as needed <b>Total SC 4-12</b>	1460 1460 1450 1460 1460 1460	\$ 30,000.00 11,500.00 8,400.00 45,000.00 50,000.00 40,000.00 <b>\$184,900.00</b>
SC 4-20 Scattered Sites	Install/Upgrade HVAC Units Install new tub enclosures as needed Replace bathroom sinks and cabinets as needed <b>Total SC 4-20</b>	1460 1460 1460	\$40,000.00 15,000.00 15,000.00 <b>\$70,000.00</b>
SC 4-22 Scattered Sites	Window Replacement Landscaping <b>Total SC 4-22</b>	1460 1450	\$70,000.00 3,000.00 <b>\$73,000.00</b>

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**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 Greenville, SC	<b>Grant Type and Number</b> Capital Fund Program No: Replacement Housing Factor No:	<b>Federal FY of Grant:</b> 2005
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA wide-Staff Training	05/31/07			05/31/09			
HA wide-Resident Training	05/31/07			05/31/09			
HA wide=Security	05/31/07			05/31/09			
HA wide-salaries	05/31/07			05/31/09			
HA wide-Employee Benefits	05/31/07			05/31/09			
HA wide-Legal Expenses	05/31/07			05/31/09			
HA wide-Travel	05/31/07			05/31/09			
HA wide-Publications	05/31/07			05/31/09			
HA wide-Sundry	05/31/07			05/31/09			
HA wide-Audit	05/31/07			05/31/09			
HA wide-A & E Services	05/31/07			05/31/09			
HA wide-Consultant Fees	05/31/07			05/31/09			
HA wide-Health/Safety Issues	05/31/07			05/31/09			
HA wide-Security and Crime Prevention	05/31/07			05/31/09			
HA wide-Non-routine Vacancy Prep	05/31/07			05/31/09			
HA wide-Occupied paint	05/31/07			05/31/09			
HA wide-Non-routine PM repairs	05/31/07			05/31/09			
HA wide-Appliance replacement	05/31/07			05/31/09			
HA wide-H/W heater replacement	05/31/07			05/31/09			
HA wide-Computer hard/software	05/31/07			05/31/09			
SC 4-1 Brook Haven	05/31/07			05/31/09			
SC 4-3 Jesse Jackson Townhomes	05/31/07			05/31/09			
SC 4-5 Scott Towers	05/31/07			05/31/09			
SC 4-6 Westview Homes	05/31/07			05/31/09			
SC 4-7 Chamlee Ct.	05/31/07			05/31/09			
SC 4-9 Garden Apts.	05/31/07			05/31/09			
SC 4-12 Scattered Sites #1	05/31/07			05/31/09			
SC 4-20 Scattered Sites #2	05/31/07			05/31/09			
SC 4-22 Scattered Sites #3	05/31/07			05/31/09			

<b>Capital Fund Program Five-Year Action Plan</b>					
<b>Part I: Summary</b>					
PHA Name: Housing Authority of the City of Greenville, SC				<input checked="" 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	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5
	2005	FFY Grant: 2006 PHA FY: 12/31/2006	FFY Grant: 2007 PHA FY: 12/31/2007	FFY Grant: 2008 PHA FY: 12/31/2008	FFY Grant: 2009 PHA FY: 12/31/2009
	Annual Statement				
HA Wide		\$ 716,276.00	\$ 634,725.00	\$ 734,625.00	\$ 675,625.00
4-1 Brook Haven		3,000.00	60,500.00	15,600.00	45,000.00
4-3 Jesse Jackson		80,000.00	27,871.00	163,651.00	60,951.00
4-5 Scott Towers		78,000.00	0.00	0.00	0.00
4-6 Westview Homes		8,000.00	100,000.00	0.00	0.00
4-7 Chamlee Ct.		60,600.00	41,000.00	0.00	0.00
4-9 Garden Apts.		18,000.00	37,000.00	0.00	57,000.00
4-12 Scattered Sites		100,000.00	162,780.00	0.00	0.00
4-20 Scattered Sites		0.00	0.00	150,000.00	225,300.00
4-22 Scattered Sites		0.00	0.00	0.00	0.00
4-27 Scattered Sites		0.00	0.00	0.00	0.00
CFP Funds Listed for 5-year planning		0.00	0.00	0.00	0.00
<b>Total</b>		<b>\$1,063,876.00</b>	<b>\$1,063,876.00</b>	<b>\$1,063,876.00</b>	<b>\$1,063,876.00</b>
Replacement Housing Factor Funds		\$464,688.00	\$464,688.00	\$464,688.00	\$464,688.00

<b>Capital Fund Program Five-Year Action Plan</b>						
<b>Part II: Supporting Pages—Work Activities</b>						
Activities for Year 1	Activities for Year: 2 FFY Grant: 2006 PHA FY: 12/31/06			Activities for Year: 2 FFY Grant: 2006 PHA FY: 12/31/06		
	<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>	HA Wide	Administration	\$ 102,625.00	SC 4-3 Jesse Jackson	Revitalization	\$80,000.00
<b>Annual</b>		Management Improvements	50,000.00		Subtotal	<b>\$80,000.00</b>
<b>Statement</b>		Audit Costs	2,000.00	SC 4-5 Scott Towers	Common area furniture floors 11-14	\$ 13,000.00
		Fees and Costs	35,000.00		Engineering Study	40,000.00
		Health/Safety Issues	40,000.00		Subtotal	<b>\$78,000.00</b>
		Security/Crime Prevention	15,000.00			
		Non-Routine Vacancy Repair	30,000.00	SC 4-6 Westview Homes	Replace 28 interior doors	\$ 8,000.00
		Occupied Paint	30,000.00		Subtotal	<b>\$ 8,000.00</b>
		Non-Routine PM Repairs	81,651.00	SC 4-7 Chamlee Ct.	Replace gas ranges	\$ 16,100.00
		Appliance Replacement	15,000.00		Replace gas water heaters	16,000.00
		Computer Hardware/Software	10,000.00		Replace toilets	28,500.00
		Relocation (temporary)	5,000.00		Subtotal	<b>\$60,600.00</b>
		Debt Service	300,000.00	SC 4-9 Garden Apts.	Engineering Study	10,000.00
		Subtotal	<b>\$716,276.00</b>		Replace carpet in Basement & 1 <sup>st</sup> floor	\$ 8,000.00
	SC 4-1 Brook Haven	Weather stripping front/back	\$ 3,000.00		Subtotal	<b>\$ 18,000.00</b>
		Subtotal	<b>\$ 3,000.00</b>	SC 4-12 Scattered Sites	General Renovations	\$100,000.00
					Subtotal	<b>\$100,000.00</b>
<b>Total CFP Estimated Cost</b>			<b>\$719,276.00</b>			<b>\$1,063,876.00</b>

<b>Capital Fund Program Five-Year Action Plan</b>					
<b>Part II: Supporting Pages—Work Activities</b>					
Activities for Year: 3 FFY Grant: 2007 PHA FY: 12/31/2007			Activities for Year: 3 FFY Grant: 2007 PHA FY: 12/31/2007		
<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>
HA Wide	Administration	\$ 102,725.00	SC 4-6 Westview	Re-tile floors	\$100,000.00
	Management Improvements	50,000.00		Subtotal	\$100,000.00
	Audit Costs	2,000.00	SC 4-7 Chamlee Ct.	Install bathroom vanities	\$ 23,000.00
	Fees and Costs	35,000.00		Replace interior doors and frames	18,000.00
	Health/Safety Issues	30,000.00		Subtotal	\$ 41,000.00
	Security/Crime Prevention	15,000.00	SC 4-9 Garden Apts.	Replace carpet floors 2 thru 5	\$ 16,000.00
	Non-routine Vacancy Repairs	20,000.00		Replace closet doors	21,000.00
	Occupied Paint	30,000.00		Subtotal	\$ 37,000.00
	Non-routine PM Repairs	20,000.00	SC 4-12 Scattered Sites	General renovations	\$ 162,780.00
	Appliance Replacement	15,000.00		Subtotal	\$ 620,780.00
	Computer Hardware/Software	10,000.00			
	Relocation (temporary)	5,000.00			
	Debt Service	300,000.00			
	Subtotal	\$634,725.00			
SC 4-1 Brook Haven	Replace backsplashes	\$ 5,500.00			
	Replace tubs	55,000.00			
	Subtotal	\$ 60,500.00			
SC 4-3 Jesse Jackson Townhomes	Revitalization	\$ 27,871.00			
	Subtotal	\$ 27,871.00			
Total CFP Estimated Cost		\$723,096.00			\$1,063,876.00

<b>Capital Fund Program Five-Year Action Plan</b>					
<b>Part II: Supporting Pages—Work Activities</b>					
Activities for Year: 4 FFY Grant: 2008 PHA FY: 12/31/2008			Activities for Year: 4 FFY Grant: 2008 PHA FY: 12/31/2008		
<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>
HA Wide	Administration	\$ 102,625.00	SC 4-20 Scattered Sites	General renovations	\$150,000.00
	Management Improvements	50,000.00		Subtotal	\$150,000.00
	Audit Costs	2,000.00			
	Fees and Costs	35,000.00			
	Health/Safety Issues	40,000.00			
	Security/Crime Prevention	15,000.00			
	Non-routine Vacancy Repairs	30,000.00			
	Occupied Paint	30,000.00			
	Non-routine PM Repairs	100,000.00			
	Appliance Replacement	15,000.00			
	Computer Hardware/Software	10,000.00			
	Relocation (temporary)	5,000.00			
	Debt Service	300,000.00			
	Subtotal	\$ 734,625.00			
SC 4-1 Brook Haven	Paint porch rails & exterior trim	\$ 5,000.00			
	Replace lavatories	10,600.00			
	Subtotal	\$ 15,600.00			
SC 4-3 Jesse Jackson	Revitalization	\$ 163,651.00			
	Subtotal	\$ 163,651.00			
Total CFP Estimated Cost		\$913,376.00			\$1,063,876.00

<b>Capital Fund Program Five-Year Action Plan</b>					
<b>Part II: Supporting Pages—Work Activities</b>					
Activities for Year: 5 FFY Grant: 2009 PHA FY: 12/31/2009			Activities for Year: 5 FFY Grant: 2009 PHA FY: 12/31/2009		
<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>
HA Wide	Administration	\$ 102,625.00	SC 4-9 Garden Apts.	Replace boilers (2)	\$ 45,000.00
	Management Improvements	50,000.00		Install florescent lighting in bathrooms	\$ 12,000.00
	Audit Costs	2,000.00		Subtotal	\$ 57,000.00
	Fees and Costs	35,000.00	SC 4-20 Scattered Sites	General Renovations	\$225,300.00
	Health/Safety Issues	30,000.00		Subtotal	\$225,300.00
	Security/Crime Prevention	15,000.00			
	Non-routine Vacancy Repairs	20,000.00			
	Occupied Paint	30,000.00			
	Non-routine PM Repairs	61,000.00			
	Appliance Replacement	15,000.00			
	Computer Hardware/Software	10,000.00			
	Relocation	5,000.00			
	Debt Service	300,000.00			
	Subtotal	\$675,625.00			
SC 4-1 Brook Haven	Replace front/rear storm doors	\$ 45,000.00			
	Subtotal	\$ 45,000.00			
SC 4-3 Jesse Jackson Townhomes	Revitalization	\$60,951.00			
	Subtotal	\$60,951.00			
<b>Total CFP Estimated Cost</b>		<b>\$681,576.00</b>			<b>\$1,063,876.00</b>

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- 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: Arcadia Hills  
Development (project) number: SC16URD004I199/SC30  
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:  
b. SC 4-3 Jesse Jackson Townhomes
- 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:  
c. SC 4-12 Scattered Sites Rehabilitation  
d. SC 4-22 Scattered Sites Rehabilitation  
e. SC 4-3 Jesse Jackson  
Townhomes/Demolition/Rehabilitation/New Construction

- 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:
- f. Creating new Public Housing using Housing Trust Funds attached to SC 4-6 Westview Homes
  - g. Construction of three (3) new buildings adjacent to SC 4-6 Westview Homes, consistent with the residential nature of the community, through the use of Replacement Housing Factor funds.
  - h. Construction of ten (10) new single story elderly apartments contained in two 4 unit buildings and one 2 unit building, through the use of Replacement Housing Factor funds.

**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: Jesse Jackson Townhomes 1b. Development (project) number: SC 4-3
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" 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: (01/07/2007)
5. Number of units affected: 348
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 1/1/2008 b. Projected end date of activity: 1/1/2010

## **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? 12

#### 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:

- b. Be a first time homeowner or have a member who is a person with disabilities
- c. With the exception of elderly and disabled families, demonstrate that they meet minimum income requirements without counting income from welfare assistance services.
- d. With the exception of elderly and disabled households, demonstrate that they meet the requisite employment criteria.
- e. Have successfully completed one year’s participation in GHA’s Section 8 housing choice voucher program or GHA’s public housing program.
- f. Be in good standing and have fully repaid any outstanding debt owed to GHA or any other Housing Authority.
- g. Not defaulted on a mortgage securing debt to purchase a home under the homeownership option.
- h. Not have any member who has a present ownership interest in a residence at the commencement of homeownership assistance.
- i. Demonstrate successful completion of a homeownership counseling program approved by GHA.

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

- b. Outreach and marketing for the Arcadia Hills

### **(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 down payment 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).
  - a. We are a HUD certified Housing Counseling Agency.

## **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 - 2004.)*

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

GHA Goal: Expand the supply of assisted housing.

- c. Occupied 48-unit tax credit property managed by GHA.
- d. Completed construction and occupation of 10 units of public housing.
- e. Began the steps to use replacement housing factor funds to develop public housing.
- f. Submitted HOPE VI application for Jesse Jackson Townhomes.
- g. Applied for Housing Choice Vouchers as funding was made available.

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

GHA Goal: Provide an improved living environment.

- h. Through our capital improvement program, we have provided new heating and air conditioning systems, replaced roofs and siding, improved landscaping, installed blinds in units, replaced porches and decks, improved playgrounds, upgraded the life/safety systems in our elderly high-rise, and have many more contracts in place to improve the living environment of public housing residents.
- i. Applied for grants to provide economic development for public housing residents.
- j. Partnered with the City of Greenville in the revitalization of a historic neighborhood, anchored by our largest public housing development.

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

- k. Increased awareness of available self-sufficiency programs by holding regularly scheduled resident meetings as information sessions.
- l. Expanded educational opportunities to include personal development workshops such as Personal Finance, Decision Making, Time Management, Employment Programs, and Healthy Relations.

**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
  - m. Any modification or combination of modifications in policy, activities, or planned outcomes that changes the meaning or intent of the plan affecting 10% or more of the units
- a. Significant Amendment or Modification to the Annual Plan
  - n. Any modification that impacts the budget by more than 10% of the total annual allocation.

**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:

- o. Gaye Calhoun (a Section 8 participant) stated that elderly and disabled/handicapped applicants should be high priority on the Section 8 waiting list because some are sick and are on fixed income and can't afford market rent.
- p. James Dawson, a resident of Scott Towers, suggested establishing a higher minimum rent.

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:

- a. Propose the change of Section 8 preferences to include a priority for the elderly and disabled.
  - a. Propose the increase of the flat rent for the Section 8 program from \$0 to \$25.00; will consider for public housing in 2006.

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: Mamie Hudson

Method of Selection:

Appointment

**The term of appointment is (include the date term expires):** At the discretion of the Mayor.

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)

b. 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: At the discretion of the Mayor.

Name and title of appointing official(s) for governing board (indicate appointing official for the next available position): Knox H. White, Mayor for the City of Greenville

### (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)**

City and County of Greenville, South Carolina

a. 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)
  - a. The Consolidated Plan cites the need for the development of affordable housing, both rental and homeownership. With the HOPE VI Revitalization Project, and with GHA's participation in the Revitalization of the Nicholtown community, GHA will assist in these efforts.
- Other: (list below)

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

- r. The HOPE VI Revitalization effort at Woodland and Pearce Homes is cited in the City's Consolidated Plan as GHA's "most noteworthy accomplishment." The revitalization efforts are supported fully by the City, a major funding partner. The City has also supported revitalization beginning at Jesse Jackson Townhomes, both financially and in-kind.
- s. The Consolidated Plan lists support for all goals listed in GHA's annual and 5 year plan.

**(4) (Reserved)**

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

### **10. Project-Based Voucher Program**

t.  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.

u.  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):
  - v. Assisted elderly development

w. Indicate the number of units and general location of units (e.g. eligible census tracts or

smaller areas within eligible census tracts): 60

### 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
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs 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
N/a	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 checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development. <input 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
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
X	Results of latest 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
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	Any policies governing any Section 8 special housing types	Annual Plan: Operations

<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	<input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	and Maintenance
N/a	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 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
N/a	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
X1	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
N/a	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
X	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
X	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
X	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
X	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
X	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
X	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
N/a	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 checked="" 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

N/a	Consortium agreement(s), if a consortium administers PHA programs.	Joint PHA Plan for Consortia
N/a	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: Summary					
PHA Name: Housing Authority of the City of Greenville, SC		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: SC16R004501-01, SC16R004501-02, SC16R004501-03, SC16R00451-99			Federal FY of Grant: 1999-2003
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	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	130,000.00	130,000.00	0.00	0.00
9	1450 Site Improvement				
10	1460 Dwelling Structures	343,248.00	343,248.00	0.00	0.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	473,248.00	473,248.00	0.00	0.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				





Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the City of Greenville, SC		Grant Type and Number Capital Fund Program Grant No: SC16P004405-01 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: )	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/04		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
2	1406 Operations	180,810.00	3,796.46	3,796.94	98,477.22
3	1408 Management Improvements	103,981.04	98,597.94	97,597.94	97,477.22
4	1410 Administration	151,234.61	147,744.97	147,744.97	147,744.97
5	1411 Audit	2,000.00	2,000.00	2,000.00	2,000.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	58,771.00	28,267.32	29,267.32	29,267.32
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	115,434.23	122,405.03	122,405.03	122,405.03
10	1460 Dwelling Structures	1,220,581.87	1,434,991.16	1,433,991.16	1,361,740.31
11	1465.1 Dwelling Equipment—Nonexpendable	10,669.00	6,678.62	6,678.62	6,391.24
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	77,009.25	77,009.50	77,009.50	74,126.81
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	1501 Collateralization or Debt Service	0.00	0.00	0.00	0.00
20	1502 Contingency	0.00	0.00	0.00	0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$1,920,481.00	\$1,920,491.00	\$1,920,491.00	\$1,844,949.36
22	Amount of line 21 Related to LBP Activities	0.00	0.00	0.00	0.00
23	Amount of line 21 Related to Section 504 compliance	0.00	0.00	0.00	0.00
24	Amount of line 21 Related to Security – Soft Costs	0.00	0.00	0.00	0.00
25	Amount of Line 21 Related to Security – Hard Costs	20,000.00	20,000.00	20,000.00	20,000.00
26	Amount of line 21 Related to Energy Conservation Measures	25,300.00	25,300.00	25,300.00	25,300.00

**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 Greenville, SC		Grant Type and Number Capital Fund Program Grant No: SC16P04501-01 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
<i>HA Wide</i>	<i>Operations</i>	1406		\$180,810.00	\$3796.46	\$3,796.46	\$3,796.46	Complete
HA Wide Management Improvements	Staff Training	1408		\$ 25,000.00	\$ 18,328.90	\$ 18,328.90	\$ 18,328.90	Complete
	Resident Training	1408		57,909.09	58,197.09	58,197.09	58,197.09	Complete
	Voice Mail	1408		21,071.95	21,071.95	21,071.95	21,071.95	Complete
	<b>Total 1408</b>			<b>\$103,981.04</b>	<b>\$98,597.94</b>	<b>\$97,597.94</b>	<b>\$97,497.94</b>	
HA Wide Administration	Salaries	1410		\$109,138.26	\$109,138.26	\$109,138.26	\$109,138.26	Complete
	Legal expenses	1410		2,000.00	2,000.00	0.00	0.00	In process
	Employee benefits	1410		31,188.55	31,863.15	31,863.15	31,863.15	Complete
	Travel	1410		5,000.00	2,427.09	2,427.07	2,427.07	In process
	Publications	1410		473.58	678.11	678.11	678.11	Complete
	Sundry	1410		3,434.22	3,638.22	3,638.22	3,638.22	Complete
	<b>Total 1410</b>			<b>\$151,234.61</b>	<b>\$147,744.97</b>	<b>\$147,744.97</b>	<b>\$147,744.97</b>	<b>In process</b>
<i>HA Wide Audit</i>	<i>Audit Costs</i>	1411		<b>\$2,000.00</b>	<b>\$2,000.00</b>	<b>\$2,000.00</b>	<b>\$2,000.00</b>	<b>Complete</b>
HA Wide Fees and Costs	A & E Fees	1430		\$22,350.00	\$28,267.32	\$28,267.32	\$28,267.32	Complete
	Consultant Fees	1430		36,421.00	0.00	0.00	0.00	Deleted
	<b>Total 1430</b>			<b>\$58,771.00</b>	<b>\$28,267.32</b>	<b>\$28,267.32</b>	<b>\$28,267.32</b>	<b>Complete</b>
HA Wide	Health/Safety	1460		\$ 79,143.33	\$116,238.05	\$116,238.05	\$ 79,846.33	Complete
	Security/Crime	1460		11,217.30	13,592.40	13,592.40	13,592.40	Complete
	Non-Routine Vacancy Repairs	1460		24,473.65	24,473.65	24,473.65	24,473.65	Complete
	Occupied Paint	1460		20,318.57	20,318.57	20,318.57	20,318.46	Complete
	Non-routine PM Repairs	1460		123,155.79	124,005.79	124,005.79	124,005.79	Complete
	HOPE VI Leverage	1460		200,000.00	200,000.00	200,000.00	200,000.00	Complete
	<b>Total 1460</b>			<b>\$466,061.64</b>	<b>\$511,792.03</b>	<b>\$511,792.03</b>	<b>\$475,400.31</b>	<b>Complete</b>

**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 Greenville, SC		Grant Type and Number Capital Fund Program Grant No: SC16P04501-01 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
<i>HA Wide</i>	<i>Appliances</i>	<i>1465</i>		<i>\$10,669.00</i>	<i>\$6,678.62</i>	<i>\$6,678.62</i>	<i>\$6,678.62</i>	<i>Complete</i>
HA Wide	Vehicle Replacement	1475		\$27,009.25	\$27,009.25	\$27,009.25	\$27,009.25	Complete
	Computer hardware/software	1475		50,000.00	50,000.00	50,000.00	63,804.77	In process
	<i>Total 1475</i>			<i>\$77,009.25</i>	<i>77,009.25</i>	<i>77,009.25</i>	<i>63,804.77</i>	<i>In process</i>
SC 4-1 Brook Haven	Erosion Control	1450		\$3,834.06	\$3,834.06	\$3,834.06	\$3,834.06	Complete
	<i>Total 1450</i>			<i>\$3,834.06</i>	<i>\$3,834.06</i>	<i>\$3,834.06</i>	<i>\$3,834.06</i>	<i>Complete</i>
	Pressure wash units	1460		\$2,800.00	\$2,800.00	\$2,800.00	\$2,800.00	Complete
	<i>Total 1460</i>			<i>\$2,800.00</i>	<i>\$2,800.00</i>	<i>\$2,800.00</i>	<i>\$2,800.00</i>	<i>Complete</i>
	<i>Total SC 4-1</i>			<i>\$6,634.06</i>	<i>\$6,634.06</i>	<i>\$6,634.06</i>	<i>\$6,634.06</i>	<i>Complete</i>
SC 4-3 Jesse Jackson Tnhms	Erosion Control	1450		\$8,602.50	\$8,602.50	\$8,602.50	\$8,602.50	Complete
	Guardrails	1450		0.00	0.00	0.00	0.00	Delete
	Crosstie removal	1450		830.00	805.00	825.00	825.00	Complete
	Improve signage	1450		5,856.80	5,856.80	5,856.80	5,856.80	Complete
	Improve parking	1450		0.00	0.00	0.00	0.00	Delete
	<i>Total 1450</i>			<i>\$15,288.50</i>	<i>\$15,284.30</i>	<i>\$15,284.30</i>	<i>\$15,284.30</i>	<i>Complete</i>
	Roof repairs	1460		\$1,290.00	\$8,775.00	\$8,775.00	\$8,750.00	Complete
	<i>Total 1460</i>			<i>\$1,290.00</i>	<i>\$8,775.00</i>	<i>\$8,775.00</i>	<i>\$8,775.00</i>	<i>Complete</i>
	<i>Total SC 4-3</i>			<i>\$16,578.50</i>	<i>\$24,059.30</i>	<i>\$24,059.30</i>	<i>\$24,059.30</i>	<i>Complete</i>
SC 4-5 Scott Towers	Cart storage	1450		\$650.00	\$650.00	\$650.00	\$650.00	Complete
	Rehab public restrooms	1450		0.00	0.00	0.00	0.00	Delete
	Install new elevators	1450		0.00	0.00	0.00	0.00	Delete
	<i>Total 1450</i>			<i>\$650.00</i>	<i>\$650.00</i>	<i>\$650.00</i>	<i>\$650.00</i>	<i>Complete</i>

**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 Greenville, SC		Grant Type and Number Capital Fund Program Grant No: SC16P04501-01 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
SC 4-5 Scott Towers	Install water saving devices	1460		\$1,600.00	\$0.00	\$0.00	\$0.00	Delete
	Paint interior doors	1460		3,958.48	3,958.48	3,958.48	3,958.48	Complete
	<i>Total 1460</i>			<i>\$5,558.48</i>	<i>\$3,958.48</i>	<i>\$3,958.48</i>	<i>\$3,958.48</i>	<i>Complete</i>
	<b>Total SC 4-5</b>			<b>\$6,208.48</b>	<b>\$4,608.48</b>	<b>\$4,608.48</b>	<b>\$4,608.48</b>	<b>Complete</b>
SC 4-6 Westview Homes	Improve dumpster screening	1450		\$ 191.17	\$ 191.17	\$ 191.17	\$ 191.17	Complete
	Erosion control	1450		0.00	0.00	0.00	0.00	Delete
	Hose bibs	1450		21,904.91	21,904.91	21,904.91	21,904.91	Complete
	<i>Total 1450</i>			<i>\$22,096.08</i>	<i>\$22,096.08</i>	<i>\$22,096.08</i>	<i>\$22,096.08</i>	<i>Complete</i>
	Roof replacement	1460		\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	Delete
	Vinyl siding replacement	1460		15,270.79	15,270.79	15,270.79	15,270.79	Complete
	Install blinds in units	1460		0.00	0.00	0.00	0.00	Delete
	Install new HVAC in units	1460		573,292.25	501,581.10	501,581.10	501,581.10	Complete
	Replace kitchen cabinets	1460		97,805.03	216,675.00	216,675.00	216,675.00	Complete
	<i>Total 1460</i>			<i>\$685,805.03</i>	<i>\$733,526.89</i>	<i>\$733,526.89</i>	<i>\$733,526.89</i>	<i>Complete</i>
	<b>Total SC 4-6</b>			<b>\$707,901.10</b>	<b>\$755,622.97</b>	<b>\$755,622.98</b>	<b>\$755,622.97</b>	<b>Complete</b>
SC 4-7 Chamlee Court	Erosion Control	1450		\$4,138.00	\$4,138.00	\$4,138.00	\$4,138.00	Complete
	Storm drain improvements	1450		0.00	0.00	0.00	0.00	Delete
	Remove BBQ Grills	1450		0.00	0.00	0.00	0.00	Delete
	Improve dumpster screening	1450		2,147.80	2,147.80	2,147.80	2,147.80	Complete
	<i>Total 1450</i>			<i>\$6,285.00</i>	<i>\$6,285.00</i>	<i>\$6,285.00</i>	<i>\$6,285.00</i>	<i>Complete</i>
	Improve unit ID	1460		\$ 4,999.65	\$ 4,999.65	\$ 4,999.65	\$ 4,999.65	Complete
	Install doorbells	1460		3,273.50	3,275.50	3,275.50	3,275.50	Complete
	Porch/deck repairs	1460		33,813.57	156,000.61	156,000.61	14,580.60	In process
	<i>Total 1460</i>			<i>\$42,086.72</i>	<i>\$164,273.76</i>	<i>\$164,273.76</i>	<i>\$22,853.75</i>	<i>In process</i>
	<b>Total SC 4-7</b>			<b>\$48,372.52</b>	<b>\$170,559.56</b>	<b>\$170,559.56</b>	<b>\$29,139.55</b>	<b>In process</b>

**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 Greenville, SC		Grant Type and Number Capital Fund Program Grant No: SC16P04501-01 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
SC 4-9 Garden Apts.	Erosion control	1450		\$ 3,050.00	\$ 3,050.00	\$3,050.00	\$3,050.00	Complete
	Sidewalk repairs	1450		1,950.00	19,50.00	1,950.00	1,950.00	Complete
	Renovate elevator cabs	1450		1,850.00	1,850.00	1,850.00	1,850.00	Complete
	Common area furniture	1450		434.60	434.60	434.60	434.60	Complete
	Improve exterior lighting	1450		0.00	0.00	0.00	0.00	Delete
	Install tables/benches	1450		4,048.29	4,048.29	4,048.29	4,048.29	Complete
	Repair/replace AC in hallways	1450		21,566.40	21,566.40	21,566.40	21,566.40	Complete
	Install new window screens	1450		2,498.27	2,498.27	2,498.27	2,498.27	Complete
	<i>Total 1450</i>			<i>\$35,397.56</i>	<i>\$35,397.56</i>	<i>\$35,397.56</i>	<i>\$35,397.56</i>	<i>Complete</i>
	<b>Total SC 4-9</b>			<b>\$35,397.56</b>	<b>\$35,397.56</b>	<b>\$35,397.56</b>	<b>\$35,397.56</b>	<b>Complete</b>
SC 4-12 Scattered Sites #1	Erosion Control	1450		\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	Delete
	Pressure wash units	1450		0.00	0.00	0.00	0.00	Delete
	Install AC units	1450		15,518.26	22,268.76	22,268.26	22,268.26	Complete
	<i>Total 1450</i>			<i>\$15,518.26</i>	<i>\$22,268.76</i>	<i>\$22,268.26</i>	<i>\$22,268.26</i>	<i>Complete</i>
	Repair/replace roofs	1460		\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	Delete
	Repair/replace flooring	1460		1,950.00	1,950.00	1,950.00	1,950.00	Complete
	<i>Total 1460</i>			<i>\$1,950.00</i>	<i>\$1,950.00</i>	<i>\$1,950.00</i>	<i>\$1,950.00</i>	<i>Complete</i>
	<b>Total SC 4-12</b>			<b>\$17,468.26</b>	<b>\$17,468.26</b>	<b>\$17,468.26</b>	<b>\$17,468.26</b>	<b>Complete</b>
SC 4-20 Scattered Sites #2	Erosion Control	1450		\$4,550.00	\$4,550.00	\$4,550.0	\$4,550.00	Complete
	Pressure wash units	1450		0.00	0.00	0.00	0.00	Delete
	Install AC units	1450		5,129.97	5,129.97	5,129.97	5,129.97	Complete
	<i>Total 1450</i>			<i>\$9,679.97</i>	<i>\$9,904.97</i>	<i>\$9,904.97</i>	<i>\$9,904.97</i>	<i>Complete</i>

**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 Greenville, SC		Grant Type and Number Capital Fund Program Grant No: SC16P04501-01 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantit y	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
SC 4-20	Repair/replace roofs	1460		\$ 0.00	\$ 1,930.00	\$ 1,930.00	\$ 1,930.00	Complete
	Repair/replace flooring	1460		10,000.00	1,000.00	1,000.00	1,000.00	In process
	<i>Total 1460</i>			<i>\$10,000.00</i>	<i>\$2,930.00</i>	<i>\$2,930.00</i>	<i>\$2,930.00</i>	<i>In process</i>
	<b><i>Total SC 4-20</i></b>			<b><i>\$19,679.97</i></b>	<b><i>\$12,834.97</i></b>	<b><i>\$12,834.97</i></b>	<b><i>\$12,834.97</i></b>	<b><i>In process</i></b>
SC 4-22 Scattered Sites #3	Erosion control	1450		\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	Delete
	Pressure wash units	1450		0.00	0.00	0.00	0.00	Delete
	Install AC units	1450		6,684.00	6,684.00	6,684.00	6,684.00	Complete
	<i>Total 1450</i>			<i>\$6,684.00</i>	<i>\$6,684.00</i>	<i>\$6,684.00</i>	<i>\$6,684.00</i>	<i>Complete</i>
	Repair/replace roofs	1460		\$ 450.00	\$ 450.00	\$ 450.00	\$ 450.00	Complete
	Repair/replace flooring	1460		4,580.00	4,985.00	4,985.00	4,985.00	Complete
	<i>Total 1460</i>			<i>\$5,030.00</i>	<i>\$4,985.00</i>	<i>\$4,985.00</i>	<i>\$4,985.00</i>	<i>Complete</i>
	<b><i>Total SC 4-22</i></b>			<b><i>\$11,714.00</i></b>	<b><i>\$11,669.00</i></b>	<b><i>\$11,669.00</i></b>	<b><i>\$11,669.00</i></b>	<b><i>Complete</i></b>
	<b><i>Total SC16P004405-01</i></b>			<b><i>\$1,920,491.00</i></b>	<b><i>\$1,920,491.00</i></b>	<b><i>\$1,920,401.00</i></b>	<b><i>\$1,729,474.54</i></b>	<b><i>In process</i></b>

**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 Greenville, SC		<b>Grant Type and Number</b> Capital Fund Program No: SC16P004501-01 Replacement Housing Factor No:				<b>Federal FY of Grant: 2001</b>	
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	
Operations	06/30/03			12/31/04			No revision
Staff training	06/30/03			12/31/04			
Resident training	06/30/03			12/31/04			
Administration	06/30/03			12/31/04			
Audit Costs	06/30/03			12/31/04			
Fees and Costs	06/30/03			12/31/04			
HA wide-health/safety	06/30/03			12/31/04			
HA wide-security	06/30/03			12/31/04			
HA wide-non-routine PM	06/30/03			12/31/04			
HA wide-non-routine vac	06/30/03			12/31/04			
HA wide occupied paint	06/30/03			12/31/04			
HA wide vacancy reduction	06/30/03			12/31/04			
HOPE VI leveraged funds	06/30/03			12/31/04			
HA wide-appliances	06/30/03			12/31/04			
Computer hard/software	06/30/03			12/31/04			
SC 4-1 Brook Haven	06/30/03			12/31/04			
SC 4-3 Jesse Jackson	06/30/03			12/31/04			
SC 4-5 Scott Towers	06/30/03			12/31/04			
SC 4-6 Westview Homes	06/30/03			12/31/04			
SC 4-7 Chamlee Ct.	06/30/03			12/31/04			
SC 4-9 Garden Apts.	06/30/03			12/31/04			
SC 4-12 Scattered Sites	06/30/03			12/31/04			
SC 4-20 Scattered Sites	06/30/03			12/31/04			
SC 4-22 Scattered Sites	06/30/03			12/31/04			

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name:</b> Housing Authority of the City of Greenville, South Carolina		<b>Grant Type and Number</b> Capital Fund Program Grant No: SC16P004501002 Replacement Housing Factor Grant No			<b>Federal FY of Grant:</b> 2002
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 2)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/04 <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	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations	\$140,000.00	118,000.00	\$118,000.00	\$117,673.76
3	1408 Management Improvements	\$50,000.00	57,000.00	\$57,000.00	\$56,583.10
4	1410 Administration	\$147,500.00	\$137,833.00	\$137,833.00	\$136,138.46
5	1411 Audit	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$35,000.00	\$24,500.00	\$24,500.00	\$11,873.50
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	142,300.00	204,069.00	\$204,069.00	\$143,987.54
10	1460 Dwelling Structures	843,426.00	828,084.00	\$828,084.00	\$554,126.20
11	1465.1 Dwelling Equipment—Nonexpendable	\$5,000.00	\$4,666.00	\$4,666.00	\$4,665.75
12	1470 Nondwelling Structures	\$38,000.00	\$31,697.00	\$31,697.00	\$24,270.90
13	1475 Nondwelling Equipment	\$40,000.00	\$35,377.00	\$35,377.00	\$18,287.99
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
18	1499 Development Activities	\$0.00	\$0.00	\$0.00	\$0.00
19	1501 Collateralization or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00
20	1502 Contingency	\$0.00	\$0.00	\$0.00	\$0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$1,443,226.00	1,443,226.00	\$1,443,226.00	\$1,069,607.20
22	Amount of line 21 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 21 Related to Section 504 compliance	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 21 Related to Security – Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of Line 21 Related to Security – Hard Costs	\$145,000.00	\$145,000.00	\$145,000.00	\$138,418.00
26	Amount of line 21 Related to Energy Conservation Measures	\$330,445.00	\$330,445.00	\$330,445.00	\$152,445.00

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 Greenville, South Carolina			Grant Type and Number Capital Fund Program Grant No: SC16P00450102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
<i>HA Wide</i>	<i>Operations</i>	<i>1406</i>		<i>\$140,000.00</i>	<i>\$118,000.00</i>	<i>\$118,000.00</i>	<i>\$117,673.79</i>	<i>In process</i>
HA Wide Mgmt Improvements	Staff Training	1408		\$25,000.00	\$16,000.00	\$16,000.00	\$15,799.62	In process
	Resident Training	1408		\$25,000.00	\$41,000.00	\$41,000.00	\$40,783.48	Complete
	<b>Total 1408</b>			<b>\$50,000.00</b>	<b>\$57,000.00</b>	<b>\$57,000.00</b>	<b>\$56,583.10</b>	<b>Complete</b>
HA Wide Administration	Salaries	1410		\$100,000.00	\$96,693.00	\$96,693.00	\$96,692.80	Complete
	Legal Expenses	1410		\$2,000.00	\$0.00	\$0.00	\$0.00	Complete
	Employee Benefits	1410		\$30,000.00	\$25,872.00	\$25,872.00	\$25,872.00	Complete
	Travel	1410		\$6,000.00	\$1,962.00	\$1,962.00	\$1,961.85	Complete
	Publications	1410		\$1,500.00	\$938.00	\$938.00	\$937.73	Complete
	Sundry	1410		\$3,000.00	\$9,850.00	\$9,850.00	\$8,186.77	Complete
	Office Furniture	1410		\$5,000.00	\$2,488.00	\$2,488.00	\$2,487.14	Complete
	<b>Total 1410</b>			<b>\$147,500.00</b>	<b>\$137,833.00</b>	<b>\$137,833.00</b>	<b>\$136,138.46</b>	<b>Complete</b>
<i>HA Wide</i>	<i>Audit</i>	<i>1411</i>		<i>\$2,000.00</i>	<i>\$2,000.00</i>	<i>\$2,000.00</i>	<i>\$2,000.00</i>	<i>Complete</i>
HA Wide	A & E fees	1430		\$20,000.00	\$9,500.00	\$9,500.00	\$9,500.00	Complete
	Consultant fees	1430		\$15,000.00	\$15,000.00	\$15,000.00	\$2,373.50	In process
	<b>Total 1430</b>			<b>\$35,000.00</b>	<b>\$24,500.00</b>	<b>\$24,500.00</b>	<b>\$11,873.50</b>	<b>In process</b>
HA Wide	Health/Safety Issues	1460		\$25,000.00	\$40,500.00	\$40,500.00	\$40,437.43	Complete
	Security/Crime	1460		\$15,000.00	\$0.00	\$0.00	\$0.00	Complete
	Non-routine vacancy repairs	1460		\$15,000.00	\$7,052.00	\$7,052.00	\$7,051.85	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 Greenville, S.C.		Grant Type and Number Capital Fund Program Grant No: SC16P00450102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide	Occupied paint	1460		\$25,000.00	\$17,021.00	\$17,021.00	\$17,021.23	Complete
	Non-routine PM repairs	1460		\$97,281.00	\$151,697.00	\$151,697.00	\$151,697.21	Complete
	HOPE VI Leverage	1460		\$200,000.00	\$200,000.00	\$200,000.00	\$197,553.17	In process
	<b>Total 1460</b>			<b>\$377,281.00</b>	<b>\$416,270.00</b>	<b>\$416,270.00</b>	<b>\$413,760.89</b>	In process
<b>HA Wide</b>	<b>Appliances</b>	<b>1465</b>		<b>\$5,000.00</b>	<b>\$4,666.00</b>	<b>\$4,666.00</b>	<b>\$4,665.75</b>	<b>Complete</b>
HA Wide	Vehicle replacement	1475		\$20,000.00	\$15,377.00	\$15,377.00	\$15,377.10	Complete
	Computer hardware/software	1475		\$20,000.00	\$20,000.00	\$20,000.00	\$2,910.10	In process
	<b>Total 1475</b>			<b>\$40,000.00</b>	<b>\$35,377.00</b>	<b>\$35,377.00</b>	<b>\$18,287.99</b>	<b>In process</b>
SC 4-1 Brook Haven	Erosion Control	1450		\$5,000.00	\$1,765.00	\$1,765.00	\$1,765.00	Complete
	<b>Total 1450</b>			<b>\$5,000.00</b>	<b>\$1,765.00</b>	<b>\$1,765.00</b>	<b>\$1,765.00</b>	<b>Complete</b>
	<b>Total SC 4-1</b>			<b>\$5,000.00</b>	<b>\$1,765.00</b>	<b>\$1,765.00</b>	<b>\$1,765.00</b>	<b>Complete</b>
SC 4-3 Jesse Jackson	Maintenance Shop Repairs	1470		\$38,000.00	\$31,697.00	\$31,697.00	\$24,270.90	Complete
	<b>Total 1470</b>			<b>\$38,000.00</b>	<b>\$31,697.00</b>	<b>\$31,697.00</b>	<b>\$24,270.90</b>	<b>Complete</b>
	<b>Total SC 4-3</b>			<b>\$38,000.00</b>	<b>\$31,697.00</b>	<b>\$31,697.00</b>	<b>\$24,270.90</b>	<b>Complete</b>
SC 4-5 Scott Twrs	Life Safety Sys	1450		\$100,000.00	\$198,500.00	\$198,500.00	\$138,418.54	Complete
	Elevator	1450		\$25,000.00	\$0.00	\$0.00	\$0.00	Complete
	<b>Total 1450</b>			<b>\$125,000.00</b>	<b>\$198,500.00</b>	<b>\$198,500.00</b>	<b>\$138,418.54</b>	<b>Complete</b>
	Rehab. Public Restroom	1460		\$10,000.00	\$5,529.00	\$5,529.00	\$5,528.00	Complete
	Window Repl	1460		\$0.00	\$0.00	\$0.00	\$0.00	Delete
	<b>Total 1460</b>			<b>\$10,000.00</b>	<b>\$5,529.00</b>	<b>\$5,529.00</b>	<b>\$0.00</b>	<b>Delete</b>
	<b>Total SC 4-5</b>			<b>\$240,000.00</b>	<b>\$204,029.00</b>	<b>\$204,029.00</b>	<b>\$138,418.54</b>	<b>Complete</b>

**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 Greenville, S.C.		Grant Type and Number Capital Fund Program Grant No: SC16P00450102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
SC 4-6 Westview	Improve Insulation of Units	1460		\$0.00	\$0.00	\$0.00	\$0.00	Delete
	Install Heat/Air	1460		\$11,445.00	\$0.00	\$0.00	\$0.00	Delete
	<i>Total 1460</i>			<i>\$11,445.00</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>Delete</i>
	<b>Total SC 4-6</b>			<b>\$11,445.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>Delete</b>
SC 4-7 Chamlee	Erosion Control/Landscaping	1450		\$5,000.00	\$0.00	\$0.00	\$0.00	Delete
	<b>Total 1450</b>			<b>\$5,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>Delete</b>
	Replace Bathroom Floors	1460		\$46,000.00	\$19,206.00	\$19,206.00	\$19,206.00	Complete
	Porches & Stairs	1460		\$30,000.00	\$30,000.00	\$0.00	\$0.00	In process
	Upgrade Plumbing Fixtures	1460		\$10,000.00	\$1,526.00	\$1,525.89	\$1,525.89	Complete
	Vinyl Siding, Roofs & Gutters	1460		\$236,000.00	\$236,000.00	\$236,000.00	\$88,664.15	In process
	Replace Entrance Doors	1460		\$87,700.00	\$87,700.00	\$87,000.00	\$0.00	In process
	Install Mini-blinds in all units	1460		\$5,000.00	\$5,000.00	\$5,000.00	\$4,116.27	Complete
	<i>Total 1460</i>			<i>\$419,700.00</i>	<i>\$379,432.00</i>	<i>\$379,432.00</i>	<i>\$113,512.31</i>	<i>In process</i>
	<b>Total SC 4-7</b>			<b>\$419,700.00</b>	<b>\$379,432.00</b>	<b>\$379,432.00</b>	<b>\$113,512.31</b>	<b>In process</b>
SC 4-9 Garden	Common Area Furniture	1450		\$0.00	\$0.00	\$0.00	\$0.00	Delete
	Install Handrails in Hallways	1450		\$2,000.00	\$2,304.00	\$2,304.00	\$2,304.00	Complete
	<i>Total 1450</i>			<i>\$2,000.00</i>	<i>\$2,304.00</i>	<i>\$2,304.00</i>	<i>\$2,304.00</i>	<i>Complete</i>
	<b>Total SC 4-9</b>			<b>\$2,000.00</b>	<b>\$2,304.00</b>	<b>\$2,304.00</b>	<b>\$2,304.00</b>	<b>Complete</b>

**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 Greenville, S.C.		Grant Type and Number Capital Fund Program Grant No: SC16P00450102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
SC 4-12 Scat Sites #1	Erosion Control/Landscaping	1450		\$0.00	\$0.00	\$0.00	\$0.00	Delete
	Pressure Wash Units	1450		\$0.00	\$0.00	\$0.00	\$0.00	Delete
	<i>Total 1450</i>			<i>\$0.00</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>Delete</i>
	Install A/C	1460		\$10,000.00	\$15,798.00	\$15,798.00	\$15,798.00	Complete
	<i>Total 1460</i>			<i>\$10,000.00</i>	<i>\$15,798.00</i>	<i>\$15,798.00</i>	<i>\$15,798.00</i>	<i>Complete</i>
	<b><i>Total SC 4-12</i></b>			<b><i>\$10,000.00</i></b>	<b><i>\$15,798.00</i></b>	<b><i>\$15,798.00</i></b>	<b><i>\$15,798.00</i></b>	<b><i>Complete</i></b>
SC 4-20 Scat Sites #1	Erosion Control/Landscaping	1450		\$300.00	\$1,500.00	\$1,500.00	\$1,500.00	Complete
	Pressure Wash Units	1450		\$0.00	\$0.00	\$0.00	\$0.00	Delete
	<i>Total 1450</i>			<i>\$300.00</i>	<i>\$1,500.00</i>	<i>\$1,500.00</i>	<i>\$1,500.00</i>	<i>Complete</i>
	Install A/C	1460		\$10,000.00	\$1,750.00	\$1,750.00	\$1,750.00	Complete
	<i>Total 1460</i>			<i>\$10,000.00</i>	<i>\$1,750.00</i>	<i>\$1,750.00</i>	<i>\$1,750.00</i>	<i>Complete</i>
	<b><i>Total SC 4-20</i></b>			<b><i>\$13,000.00</i></b>	<b><i>\$3,250.00</i></b>	<b><i>\$3,250.00</i></b>	<b><i>\$3,250.00</i></b>	<b><i>Complete</i></b>
SC 4-22 Scat Sites #2	Erosion control	1450		\$0.00	\$0.00	\$0.00	\$0.00	Delete
	Pressure wash units	1450		\$5,000.00	\$0.00	\$0.00	\$0.00	Delete
	<i>Total 1450</i>			<i>\$5,000.00</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>Delete</i>
	Install A/C	1460		\$10,000.00	\$9,305.00	\$9,305.00	\$9,305.00	Complete
	<i>Total 1460</i>			<i>\$10,000.00</i>	<i>\$9,305.00</i>	<i>\$9,305.00</i>	<i>\$9,305.00</i>	<i>Complete</i>
	<b><i>Total SC 4-22</i></b>			<b><i>\$15,000.00</i></b>	<b><i>\$9,305.00</i></b>	<b><i>\$9,305.00</i></b>	<b><i>\$9,305.00</i></b>	<b><i>Complete</i></b>
	<b><i>Total SC 16PP00450102</i></b>			<b><i>\$1,443,226</i></b>	<b><i>\$1,443,226</i></b>	<b><i>\$1,443,226</i></b>	<b><i>\$1,069,607</i></b>	<b><i>In process</i></b>

**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 Greenville, S.C.

**Grant Type and Number**  
 Capital Fund Program No: SC16P00450102  
 Replacement Housing Factor Grant No:

**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	
Operations	05/31/04			05/31/05			
Staff training	05/31/04			05/31/05			No revision
Resident training	05/31/04			05/31/05			
Administration	05/31/04			05/31/05			
Audit Costs	05/31/04			05/31/05			
A & E Services	05/31/04			05/31/05			
HA wide-health/safety	05/31/04			05/31/05			
HA wide-security	05/31/04			05/31/05			
HA wide non-routine PM	05/31/04			05/31/05			
HA wide non-routine vac	05/31/04			05/31/05			
HA wide occupied paint	05/31/04			05/31/05			
HA wide vacancy reduction	05/31/04			05/31/05			
HOPE VI leveraged funds	05/31/04			05/31/05			
HA wide appliances	05/31/04			05/31/05			
Computer hard/software	05/31/04			05/31/05			
SC 4-1 Brook Haven	05/31/04			05/31/05			
SC 4-3 Jesse Jackson	05/31/04			05/31/05			
SC 4-5 Scott Towers	05/31/04			05/31/05			
SC 4-6 Westview Homes	05/31/04			05/31/05			
SC 4-7 Chamlee Ct.	05/31/04			05/31/05			
SC 4-9 Garden Apts.	05/31/04			05/31/05			
SC 4-12 Scat Sites 1	05/31/04			05/31/05			
SC 4-20 Scat Sites 2	05/31/04			05/31/05			
SC 4-22 Scat Sites 3	05/31/04			05/31/05			

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name: Housing Authority of the City of Greenville, SC</b>			<b>Grant Type and Number</b> Capital Fund Program Grant No: SC16P004501-03 Replacement Housing Factor Grant No:		<b>Federal FY of Grant: 2003</b>
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/04 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
2	1406 Operations	130,000.00	130,000.00	51,687.95	31,582.52
3	1408 Management Improvements	125.00	125.00	65,922.11	53,604.99
4	1410 Administration	108,125.00	108,125.00	23,604.99	53,604.99
5	1411 Audit	2,000.00	2,000.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	45,000.00	45,000.00	3,800.00	3,800.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	194,000.00	194,000.00	25,854.77	25,854.77
10	1460 Dwelling Structures	538,751.00	538,751.00	110,819.12	110,819.12
11	1465.1 Dwelling Equipment—Nonexpendable	10,000.00	10,000.00	5,681.33	5,681.33
12	1470 Nondwelling Structures	15,000.00	15,000.00	12,013.78	12,013.78
13	1475 Nondwelling Equipment	5,000.00	5,000.00	546.98	546.98
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	18,000.00	18,000.00	0.00	0.00
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	1501 Collateralization or Debt Service	0.00	0.00	0.00	0.00
20	1502 Contingency	0.00	0.00	0.00	0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$1,063,876.00	\$1,063,876.00	\$276,326.04	\$243,903.49
22	Amount of line 21 Related to LBP Activities	0.00	0.00	0.00	0.00
23	Amount of line 21 Related to Section 504 compliance	0.00	0.00	0.00	0.00
24	Amount of line 21 Related to Security – Soft Costs	\$80,000.00	80,000.00	0.00	0.00
25	Amount of Line 21 Related to Security – Hard Costs	\$80,000.00	80,000.00	0.00	0.00
26	Amount of line 21 Related to Energy Conservation Measures	\$90,000.00	90,000.00	0.00	0.00

**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 Greenville, SC		Grant Type and Number Capital Fund Program Grant No: SC16P004501-03 Replacement Housing Factor Grant No:			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 Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide Management Improvements	Staff training	1408		\$ 25,000.00	\$25,000.00	\$22,504.35	\$ 2,398.92	In process
	Resident training	1408		25,000.00	29,183.00	29,183.60	29,183.60	Complete
	Security	1408		80,000.00	75,817.00	0.00	0.00	In process
	<b>Total 1408</b>			<b>\$130,000.00</b>	<b>\$130,000.00</b>	<b>\$26,784.68</b>	<b>\$31,582.53</b>	<b>In process</b>
HA Wide Administration	Salaries	1410		\$ 75,000.00	\$ 75,000.00	\$52,967.79	\$40,650.67	In process
	Employee benefits	1410		20,625.00	20,625.00	10,574.97	10,574.97	In process
	Legal expenses	1410		2,000.00	2,000.00	0.00	0.00	In process
	Travel	1410		5,000.00	5,000.00	0.00	0.00	In process
	Publications	1410		1,000.00	1,000.00	41.99	41.99	In process
	Sundry	1410		2,500.00	2,500.00	\$2,337.36	2,337.36	In process
	<b>Total 1410</b>			<b>\$106,125.00</b>	<b>\$106,125.00</b>	<b>\$65,922.11</b>	<b>\$53,604.99</b>	<b>In process</b>
<b>HA Wide Audit</b>	<b>Audit Costs</b>	<b>1411</b>		<b>\$2,000.00</b>	<b>\$2,000.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>In process</b>
HA Wide Fees and Costs	A & E Fees	1430		\$30,000.00	\$30,000.00	\$3,800.00	\$3,800.00	In process
	Consultant Fees	1430		15,000.00	15,000.00	0.00	0.00	In process
	<b>Total 1430</b>			<b>\$45,000.00</b>	<b>\$45,000.00</b>	<b>\$3,800.00</b>	<b>\$3,800.00</b>	<b>In process</b>
HA Wide	Health/Safety	1460		\$50,000.00	\$50,000.00	\$43,842.63	\$43,842.63	In process
	Safety and security	1460		30,000.00	30,000.00	1,015.98	1,015.98	In process
	Non-routine vacancy repairs	1460		20,000.00	20,000.00	10,603.11	10,603.11	In process
	Occupied paint	1460		20,000.00	20,000.00	1,825.00	1,825.00	In process
	Non-routine PM repairs	1460		50,000.00	50,000.00	38,685.74	38,685.74	In process
	<b>Total 1460</b>			<b>\$170,000.00</b>	<b>\$170,000.00</b>	<b>95,972.46</b>	<b>\$95,972.46</b>	<b>In process</b>

**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 Greenville, SC		Grant Type and Number Capital Fund Program Grant No: SC16P004501-03 Replacement Housing Factor Grant No:				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 Work	
				Original	Revised	Funds Obligated	Funds Expended		
HA Wide	Appliances	1465		\$ 5,000.00	\$ 5,000.00	\$3,960.25	\$ 3,960.25	In process	
	H/W Heaters	1465		5,000.00	5,000.00	1,721.08	1,721.08	In process	
	<b>Total 1465</b>			<b>\$10,000.00</b>	<b>\$10,000.00</b>	<b>\$5,681.33</b>	<b>\$5,681.33</b>	<b>In process</b>	
<b>HA Wide</b>	<b>Computer hardware and software</b>	<b>1475</b>		<b>\$5,000.00</b>	<b>\$5,000.00</b>	<b>\$546.98</b>	<b>\$546.98</b>	<b>In process</b>	
SC 4-1 Brook Haven	Bicycle racks	1450		\$ 2,000.00	\$ 2,217.00	\$2,217.14	\$ 2,217.14	Complete	
	Install new gutters	1450		18,000.00	19,839.00	19,839.25	19,839.24	Complete	
	<b>Total 1450</b>			<b>\$20,000.00</b>	<b>\$22,056.00</b>	<b>\$22,056.39</b>	<b>\$22,056.39</b>	<b>Complete</b>	
	<b>Total SC 4-1</b>			<b>\$20,000.00</b>	<b>\$20,000.00</b>	<b>\$2,056.39</b>	<b>\$22,056.39</b>	<b>Complete</b>	
SC 4-3 Jesse Jackson Townhomes	Site improvements	1450		\$ 40,000.00	\$37,944.00	\$886.73	\$ 886.73	In process	
	<b>Total 1450</b>			<b>\$ 40,000.00</b>	<b>\$37,944.00</b>	<b>\$886.73</b>	<b>\$ 886.73</b>	<b>In process</b>	
	General renovations	1460		\$293,751.00	\$293,751.00	\$2,896.66	\$ 2,896.66	In process	
	<b>Total 1460</b>			<b>\$293,751.00</b>	<b>\$293,751.00</b>	<b>\$2,896.66</b>	<b>\$2,896.66</b>	<b>In process</b>	
	Repairs to maintenance shop	1470		\$ 10,000.00	\$ 12,013.78	\$12,013.78	\$12,013.78	In process	
	<b>Total 1470</b>			<b>\$ 10,000.00</b>	<b>\$12,013.00</b>	<b>\$12,013.78</b>	<b>\$12,013.78</b>	<b>In process</b>	
	<b>Total SC 4-3</b>			<b>\$343,751.00</b>	<b>\$343,751.00</b>	<b>\$331,981.39</b>	<b>\$15,797.17</b>	<b>In process</b>	
SC 4-5 Scott Towers	Common area furniture	1450		\$3,000.00	\$3,000.00	\$2,911.65	\$2,911.65	Complete	
	<b>Total 1450</b>			<b>\$3,000.00</b>	<b>\$3,000.00</b>	<b>\$2,911.65</b>	<b>\$2,911.65</b>	<b>Complete</b>	
	<b>Total SC 4-5</b>			<b>\$3,000.00</b>	<b>\$3,000.00</b>	<b>\$88.35</b>	<b>\$2,911.65</b>	<b>Complete</b>	
SC 4-6 Westview Homes	Community space improvements	1470		\$5,000.00	\$2,987.00	\$0.00	\$0.00	In process	
	<b>Total 1470</b>			<b>\$5,000.00</b>	<b>\$2,987.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>In process</b>	
	<b>Total SC 4-6</b>			<b>\$5,000.00</b>	<b>\$2,987.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>In process</b>	

**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 Greenville, SC		Grant Type and Number Capital Fund Program Grant No: SC16P004501-03 Replacement Housing Factor Grant No:			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 Work
				Original	Revised	Funds Obligated	Funds Expended	
SC 4-7 Chamlee Ct.	Playground/benches	1450		\$10,000.00	\$10,000.00	\$6,450.00	\$0.00	In process
	<i>Total 1450</i>			<i>\$10,000.00</i>	<i>\$10,000.00</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>In process</i>
	<b>Total SC 4-7</b>			<b>\$10,000.00</b>	<b>\$10,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>In process</b>
SC 4-9 Garden Apts.	Elevator upgrades	1450		\$100,000.00	\$100,000.00	\$0.00	\$0.00	In process
	<i>Total 1450</i>			<i>\$100,000.00</i>	<i>\$100,000.00</i>	<i>\$6,450.00</i>	<i>\$0.00</i>	<i>In process</i>
	<b>Total SC 4-9</b>			<b>\$100,000.00</b>	<b>\$100,000.00</b>	<b>\$6,450.00</b>	<b>\$0.00</b>	<b>In process</b>
SC 4-12 Scattered Sites #1	Install AC	1460		\$10,000.00	\$10,000.00	\$0.00	\$0.00	In process
	Replace entrance doors	1460		15,000.00	15,000.00	0.00	0.00	In process
	<i>Total 1460</i>			<i>\$25,000.00</i>	<i>\$25,000.00</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>In process</i>
	<b>Total SC 4-12</b>			<b>\$25,000.00</b>	<b>\$25,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>In process</b>
SC 4-20 Scattered Sites #2	Erosion control	1450		\$7,000.00	\$7,000.00	\$ 0.00	\$ 0.00	In process
	<i>Total 1450</i>			<i>\$7,000.00</i>	<i>\$7,000.00</i>	<i>\$ 0.00</i>	<i>\$ 0.00</i>	<i>In process</i>
	Install AC	1460		\$10,000.00	\$10,000.00	\$3,550.00	\$6,450.00	In process
	Replace entrance doors	1460		15,000.00	15,000.00	0.00	\$ 0.00	In process
	<i>Total 1460</i>			<i>\$25,000.00</i>	<i>\$25,000.00</i>	<i>\$4,550.00</i>	<i>\$6,450.00</i>	<i>In process</i>
	<b>Total SC 4-20</b>			<b>\$32,000.00</b>	<b>\$32,000.00</b>	<b>\$3,550.00</b>	<b>\$6,450.00</b>	<b>In process</b>
SC 4-22 Scattered Sites #3	Erosion control	1450		\$14,000.00	\$14,000.00	\$ 0.00	\$ 0.00	In process
	<i>Total 1450</i>			<i>\$14,000.00</i>	<i>\$14,000.00</i>	<i>\$ 0.00</i>	<i>\$ 0.00</i>	<i>In process</i>
	Install AC	1460		\$10,000.00	\$10,000.00	\$5,500.00	\$5,500.00	In process
	Replace entrance doors	1460		\$15,000.00	\$15,000.00	\$ 0.00	\$ 0.00	In process
	<i>Total 1460</i>			<i>\$25,000.00</i>	<i>\$25,000.00</i>	<i>\$5,500.00</i>	<i>\$5,500.00</i>	<i>In process</i>
	<b>Total SC 4-20</b>			<b>\$39,000.00</b>	<b>\$39,000.00</b>	<b>\$5,500.00</b>	<b>\$5,500.00</b>	<b>In process</b>
	<b>Total SC 16P00450103</b>			<b>\$1,045,876.00</b>	<b>\$1,045,876.00</b>	<b>\$276,326.04</b>	<b>\$243,903.49</b>	

**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 Greenville, SC	<b>Grant Type and Number</b> Capital Fund Program No: SC16P00450103 Replacement Housing Factor No:	<b>Federal FY of Grant: 2003</b>
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Staff training	09/16/05			09/16/06			No revision
Resident training	06/16/05			09/16/06			
Security	09/16/05			09/16/06			
Administration	09/16/05			09/16/06			
Audit	09/16/05			09/16/06			
Fees and Costs	09/16/05			09/16/06			
HA wide-health/safety	09/16/05			09/16/06			
HA wide-non-routine vac	09/16/05			09/16/06			
HA wide-occupied paint	09/16/05			09/16/06			
HA wide-non-routine PM	09/16/05			09/16/06			
HA wide-appliances	09/16/05			09/16/06			
HA wide-hot water heaters	09/16/05			09/16/06			
SC 4-1 Brook Haven	09/16/05			09/16/06			
SC 4-3 Jesse Jackson	09/16/05			09/16/06			
SC 4-5 Scott Towers	09/16/05			09/16/06			
SC 4-6 Westview Homes	09/16/05			09/16/06			
SC 4-7 Chamlee Ct.	09/16/05			09/16/06			
SC 4-9 Garden Apts.	09/16/05			09/16/06			
SC 4-12 Scattered Sites	09/16/05			09/16/06			
SC 4-20 Scattered Sites	09/16/05			09/16/06			
SC 4-22 Scattered Sites	09/16/05			09/16/06			

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary						
PHA Name: Housing Authority of the City of Greenville, SC			Grant Type and Number Capital Fund Program Grant No: : SC16P00450203 Replacement Housing Factor Grant No			Federal FY of Grant: 2003
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/04 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total non-CFP Funds	\$ 0.00	\$0.00	\$0.00	\$0.00	
2	1406 Operations	0.00	0.00	0.00	0.00	
3	1408 Management Improvements	0.00	0.00	0.00	0.00	
4	1410 Administration	0.00	0.00	0.00	0.00	
5	1411 Audit	0.00	0.00	0.00	0.00	
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00	
7	1430 Fees and Costs	0.00	0.00	0.00	0.00	
8	1440 Site Acquisition	0.00	0.00	0.00	0.00	
9	1450 Site Improvement	34,990.00	0.00	0.00	0.00	
10	1460 Dwelling Structures	260,000.00	0.00	0.00	0.00	
11	1465.1 Dwelling Equipment—Nonexpendable	0.00	0.00	0.00	0.00	
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00	
13	1475 Nondwelling Equipment	0.00	0.00	0.00	0.00	
14	1485 Demolition	0.00	0.00	0.00	0.00	
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00	
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00	
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00	
18	1499 Development Activities	0.00	0.00	0.00	0.00	
19	1501 Collateralization or Debt Service	0.00	0.00	0.00	0.00	
20	1502 Contingency	0.00	0.00	0.00	0.00	
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$294,990.00	\$0.00	\$0.00	\$0.00	
22	Amount of line 21 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00	
23	Amount of line 21 Related to Section 504 compliance	\$0.00	\$0.00	\$0.00	\$0.00	
24	Amount of line 21 Related to Security – Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00	
25	Amount of Line 21 Related to Security – Hard Costs	\$190,000.00	\$0.00	\$0.00	\$0.00	
26	Amount of line 21 Related to Energy Conservation Measures	\$34,990.00	\$0.00	\$0.00	\$0.00	

**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 Greenville, SC		Grant Type and Number Capital Fund Program Grant No: SC16P00456203 Replacement Housing Factor Grant No:				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 Work
				Original	Revised	Funds Obligated	Funds Expended	
SC 4-5 Scott Towers	Replace HVAC units/common areas	1450		\$34,990.00	\$34,990.00	\$0.00	\$0.00	In process
	<i>Total 1450</i>			<i>\$34,990.00</i>	<i>\$34,990.00</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>In process</i>
	<b>Total SC 4-5</b>			<b>\$34,990.00</b>	<b>\$34,990.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>In process</b>
SC 4-6 Westview	Replace all entrance doors	1460		\$190,000.00	\$190,000.00	\$0.00	\$0.00	In process
	<i>Total 1460</i>			<i>\$190,000.00</i>	<i>\$190,000.00</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>In process</i>
	<b>Total SC 4-6</b>			<b>\$190,000.00</b>	<b>\$190,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>In process</b>
SC 4-7 Chamlee Ct.	Replace all rear decks	1460		\$70,000.00	\$70,000.00	\$0.00	\$0.00	In process
	<i>Total 1460</i>			<i>\$70,000.00</i>	<i>\$70,000.00</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>In process</i>
	<b>Total SC 4-7</b>			<b>\$70,000.00</b>	<b>\$70,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>In process</b>
	<b>Total SC16P0045203</b>			<b>\$294,990.00</b>	<b>\$294,990.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	

**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 Greenville, SC		<b>Grant Type and Number</b> Capital Fund Program No: SC16P00450203 Replacement Housing Factor No:					<b>Federal FY of Grant: 2003</b>
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 4-5 Scott Towers	09/16/05	09/16/06					No revision
SC 4-6 Westview Homes	09/16/05	09/16/06					
SC 4-7 Chamlee Ct.	09/16/05	09/16/06					