

PHA Plans

Streamlined 5-Year/Annual Version

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

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

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

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

Streamlined 5-Year Plan for Fiscal Years

10/01/2005 – 09/30/2009

Streamlined Annual Plan for Fiscal Year

10/01/2005 – 09/30/2006

Housing Authority of the City of Aiken
sc007v01

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 Aiken
PHA Number: SC007

PHA Fiscal Year Beginning: (mm/yyyy) 10/01/05 - 09/30/06

PHA Programs Administered:

- Public Housing and Section 8**
 Section 8 Only
 Public Housing Only
 Number of public housing units: 229
 Number of S8 units:
 Number of public housing units:
 Number of S8 units: 815

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

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

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

- Main administrative office of the PHA
 PHA development management offices
 PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans and attachments (if any) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
 PHA development management offices
 PHA local offices
 Main administrative office of the local government
 Main administrative office of the County government
 Main administrative office of the State government
 Public library
 PHA website

Other (list below)

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

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

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)

The mission of the Housing Authority of the City of Aiken is to assist low-income families with safe, decent, and affordable housing opportunities in a non-discriminatory manner as they strive to achieve self-sufficiency and improve the quality of their lives. The Housing Authority is committed to operating in an efficient, ethical, and professional manner. The Housing Authority will create and maintain partnerships with its clients and appropriate community agencies in order to accomplish this mission.

B. Goals

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

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments

- Other (list below)

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

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

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

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

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

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

households

Objectives:

- Increase the number and percentage of employed persons in assisted families:
- Provide or attract supportive services to improve assistance recipients' employability:
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below)

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

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

Other PHA Goals and Objectives: (list below)

GOAL ONE: MANAGE THE HOUSING AUTHORITY OF THE CITY OF AIKEN'S EXISTING PUBLIC HOUSING PROGRAM IN AN EFFICIENT AND EFFECTIVE MANNER

Objectives:

- 1. The Housing Authority of the City of Aiken will strive to continue its high performer status. This is an on-going objective.**
- 2. The Housing Authority of the City of Aiken shall promote a motivating work environment with a capable and efficient team of employees to operate as a customer-friendly and fiscally prudent leader in the affordable housing industry. This is an on-going objective.**
- 3. The Housing Authority of the City of Aiken shall continue to improve resident communications through monthly and quarterly newsletters to improve resident survey scores**

(RASS) to the highest score possible. This is an on-going objective.

GOAL TWO: THE HOUSING AUTHORITY OF THE CITY OF AIKEN SHALL MAKE PUBLIC HOUSING THE AFFORDABLE HOUSING OF CHOICE FOR THE VERY LOW INCOME RESIDENTS OF OUR COMMUNITY

Objective:

- 1. The Housing Authority of the City of Aiken shall provide a safe and secure environment in its public housing developments by decreasing crimes and calls for service from the police department . This is an on-going objective.**
- 2. The Housing Authority of the City of Aiken shall reduce its evictions due to violations of criminal laws through aggressive screening procedures. This is an on-going objective.**

GOAL THREE: MANAGE THE HOUSING AUTHORITY OF THE CITY OF AIKEN'S TENANT-BASED PROGRAM IN AN EFFICIENT AND EFFECTIVE MANNER

Objectives:

- 1. The Housing Authority of the City of Aiken shall achieve and sustain a utilization rate of 95% in its tenant-based program. This is an on-going objective.**
- 2. The Housing Authority of the City of Aiken shall expand the range and quality of housing choices available to participants in the Authority's tenant-based assistance program through owner outreach initiatives. This is an on-going objective.**
- 3. The Housing Authority of the City of Aiken will strive to continue its high performer status. This is an on-going objective.**

GOAL FOUR: EXPAND HOUSING OPPORTUNITIES AVAILABLE TO ASSISTED FAMILIES AND PROMOTE INDEPENDENT LIVING/SELF-SUFFICIENCY

Objectives:

- 1. The Housing Authority of the City of Aiken shall continue to expand its current programs to promote homeownership. This is an on-going objective.**
- 2. The Housing Authority of the City of Aiken shall continue its efforts in economic opportunity and self-sufficiency for the families and individuals who reside in our housing. This is an on-going objective.**
- 3. The Housing Authority of the City of Aiken shall continue efforts involving mixed financing for expansion of housing opportunities for residents and citizens of Aiken. This is an on-going objective.**
- 4. The Housing Authority of the City of Aiken shall enter into partnerships with the various local community organizations to provide education and alternatives for the youth in the communities. This is an on-going objective.**

Streamlined Annual PHA Plan PHA Fiscal Year 2005 - 2006 [24 CFR Part 903.12(b)]

Table of Contents

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

A. ANNUAL STREAMLINED PHA PLAN COMPONENTS

- 1. Housing Needs
- 2. Financial Resources
- 3. Policies on Eligibility, Selection and Admissions
- 4. Rent Determination Policies
- 5. Capital Improvements Needs
- 6. Demolition and Disposition
- 7. Homeownership
- 8. Civil Rights Certifications (included with PHA Certifications of Compliance)
- 9. Additional Information
 - a. PHA Progress on Meeting 5-Year Mission and Goals
 - b. Criteria for Substantial Deviations and Significant Amendments
 - c. Other Information Requested by HUD
 - i. Resident Advisory Board Membership and Consultation Process
 - ii. Resident Membership on the PHA Governing Board
 - iii. PHA Statement of Consistency with Consolidated Plan
 - iv. (Reserved)
- 10. Project-Based Voucher Program
- 11. Supporting Documents Available for Review
- 12. FY 2005 Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report
- 13. Capital Fund Program 5-Year Action Plan
- 14. Other (List below, providing name for each item)

Attachment A – Capital Fund Program FY 2004 P & E Report

Attachment B – Capital Fund Program FY 2003 P & E Report (50103)

Attachment C – Capital Fund Program FY 2003 P & E Report (50203)

Attachment D – Capital Fund Program FY 2003 P & E Report (RHF)

Attachment E – Capital Fund Program FY 2004 P & E Report (RHF)

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.

The Housing Authority of the City of Aiken has prepared this Agency Plan in compliance with Section 511 of the Quality Housing and Work Responsibility Act of 1998 and the ensuing HUD requirements.

We have adopted the following mission statement to guide the activities of the Housing Authority.

THE MISSION OF THE HOUSING AUTHORITY OF THE CITY OF AIKEN IS TO PROVIDE QUALITY, AFFORDABLE HOUSING AND SERVICES IN AN EFFICIENT AND CREATIVE MANNER

The Housing Authority of the City of Aiken has prepared this Agency Plan in compliance with Section 511 of the Quality Housing and Work Responsibility Act of 1998 and the ensuing HUD requirements.

We have adopted the following mission statement to guide the activities of the Housing Authority of the City of Aiken.

The mission of the Housing Authority of the City of Aiken is to assist low-income families with safe, decent, and affordable housing opportunities in a non-discriminatory manner as they strive to achieve self-sufficiency and improve the quality of their lives. The Housing Authority is committed to operating in an efficient, ethical, and professional manner. The Housing Authority will create and maintain partnerships with its clients and appropriate community agencies in order to accomplish this mission.

We have also adopted the following goals and objectives for the next five years.

GOAL ONE: MANAGE THE HOUSING AUTHORITY OF THE CITY OF AIKEN'S EXISTING PUBLIC HOUSING PROGRAM IN AN EFFICIENT AND EFFECTIVE MANNER

Objectives:

- 1. The Housing Authority of the City of Aiken will strive to continue its high performer status. This is an on-going objective.**

2. **The Housing Authority of the City of Aiken shall promote a motivating work environment with a capable and efficient team of employees to operate as a customer-friendly and fiscally prudent leader in the affordable housing industry. This is an on-going objective.**
3. **The Housing Authority of the City of Aiken shall continue to improve resident communications through monthly and quarterly newsletters to improve resident survey scores (RASS) to the highest score possible. This is an on-going objective.**

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Objective:

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Objectives:

1. **The Housing Authority of the City of Aiken shall achieve and sustain a utilization rate of 95% in its tenant-based program. This is an on-going objective.**
2. **The Housing Authority of the City of Aiken shall expand the range and quality of housing choices available to participants in the Authority's tenant-based assistance program through owner outreach initiatives. This is an on-going objective.**

3. **The Housing Authority of the City of Aiken will strive to continue its high performer status. This is an on-going objective.**

GOAL FOUR: EXPAND HOUSING OPPORTUNITIES AVAILABLE TO ASSISTED FAMILIES AND PROMOTE INDEPENDENT LIVING/SELF-SUFFICIENCY

Objectives:

1. **The Housing Authority of the City of Aiken shall continue to expand its current programs to promote homeownership. This is an on-going objective.**
2. **The Housing Authority of the City of Aiken shall continue its efforts in economic opportunity and self-sufficiency for the families and individuals who reside in our housing. This is an on-going objective.**
3. **The Housing Authority of the City of Aiken shall continue efforts involving mixed financing for expansion of housing opportunities for residents and citizens of Aiken. This is an on-going objective.**
4. **The Housing Authority of the City of Aiken shall enter into partnerships with the various local community organizations to provide education and alternatives for the youth in the communities. This is an on-going objective.**

Summary of Program Changes

For the ensuing year we made the following changes to our policies and/or programs based on changes in statutes and/or HUD regulations or discretionary changes.

Public Housing Program:

- We have incorporated the Medicare transitional assistance program provisions into our Admissions and Continued Occupancy Policy;
- We have revised our Admissions and Continued Occupancy Policy to add provisions for cooperating with law enforcement agencies;
- We have strengthened our Admissions and Continued Occupancy Policy by adding specific steps for following the five verification methods acceptable to HUD;

- We have added a provision for handling Housing Authority mistakes in calculating rent to our Admissions and Continued Occupancy Policy;

Section 8 Housing Choice Voucher Program

We have made similar changes to our Section 8 Administrative Plan.

Our Agency Plan is based on the premise that if we accomplish our goals and objectives we will be working towards the achievement of our mission.

The plans, statements, budget summary, policies, etc. set forth in the Agency Plan all lead towards the accomplishment of our goals and objectives. Taken as a whole, they outline a comprehensive approach towards our goals and objectives and are consistent with the Consolidated Plan.

The plans, statements, budget summary, policies, etc. set forth in the Agency Plan all lead towards the accomplishment of our goals and objectives. Taken as a whole, they outline a comprehensive approach towards our goals and objectives and are consistent with the Consolidated Plan.

In summary, we are on course to improve the condition of affordable housing in the City of Aiken, GA.

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 type="checkbox"/> | Section 8 tenant-based assistance | | |
| <input checked="" type="checkbox"/> | Public Housing | | |
| <input type="checkbox"/> | Combined Section 8 and Public Housing | | |
| <input type="checkbox"/> | Public Housing Site-Based or sub-jurisdictional waiting list (optional) | | |
| If used, identify which development/subjurisdiction: | | | |
| | # of families | % of total families | Annual Turnover |
| Waiting list total | 672 | | 102 |
| Extremely low income <=30% AMI | 617 | 92% | |
| Very low income (>30% but <=50% AMI) | 45 | 7% | |
| Low income (>50% but <80% AMI) | 10 | 1% | |
| Families with children | 481 | 72% | |

| Housing Needs of Families on the PHA's Waiting Lists | | | |
|---|-----|-----|----------|
| Elderly families | 4 | 1% | |
| Families with Disabilities | 13 | 2% | |
| Race/ethnicity – Black | 586 | 87% | |
| Race/ethnicity- White | 82 | 12% | |
| Race/ethnicity – Hispanic | 0 | 0 | |
| Race/ethnicity – Other | 4 | 1% | |
| Characteristics by Bedroom Size (Public Housing Only) | | | |
| 1BR | 191 | 30% | 29 units |
| 2 BR | 344 | 43% | 28 units |
| 3 BR | 121 | 22% | 35 units |
| 4 BR | 31 | 5% | 10 units |
| 5 BR | | | |
| 5+ BR | | | |
| Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes | | | |
| If yes: | | | |
| How long has it been closed (# of months)? | | | |
| Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes | | | |
| Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes | | | |

| Housing Needs of Families on the 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/subjurisdiction: | | | |
| | # of families | % of total families | Annual Turnover |
| Waiting list total | 598 | | 156 vouchers |
| Extremely low income <=30% AMI | 486 | 81% | |
| Very low income (>30% but <=50% AMI) | 97 | 16% | |
| Low income (>50% but <80% AMI) | 15 | 3% | |
| Families with children | 470 | 79% | |
| Elderly families | 2 | .3% | |
| Families with Disabilities | 31 | 5% | |
| Race/ethnicity - Black | 536 | 90% | |
| Race/ethnicity - White | 58 | 9% | |
| Race/ethnicity - Hispanic | 4 | .7% | |
| Race/ethnicity - Other | 0 | | |
| Characteristics by Bedroom Size (Public Housing Only) | | | |
| | NA | NA | NA |

| Housing Needs of Families on the PHA's Waiting Lists | | | |
|---|--|--|--|
| 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)? 19 months Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" 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)

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)

The following is an extract from our Adopted Admissions and Continued Occupancy Policy.

Families who are elderly and disabled, will be offered housing before other single persons.

Buildings Designed for the Elderly and Disabled (Mixed Population Development): Preference will be given to elderly and disabled families. If there

are no elderly or disabled families on the list, preference will then be given to near-elderly families. If there are no near-elderly families on the waiting list, units will be offered to families who qualify for the appropriate bedroom size using these priorities. All such families will be selected from the waiting list using the preferences as outlined above.

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)

The following is an extract from our adopted Admissions and Continued Occupancy Policy.

Families who are elderly and disabled, will be offered housing before other single persons.

Buildings Designed for the Elderly and Disabled (Mixed Population Development): Preference will be given to elderly and disabled families. If there are no elderly or disabled families on the list, preference will then be given to near-elderly families. If there are no near-elderly families on the waiting list, units will be offered to families who qualify for the appropriate bedroom size using these priorities. All such families will be selected from the waiting list using the preferences as outlined above.

Accessible Units: Accessible units will be first offered to families who may benefit from the accessible features. Applicants for these units will be selected utilizing the same preference system as outlined above. If there are no applicants who would benefit from the accessible features, the units will be offered to other applicants in the order that their names come to the top of the waiting list. Such applicants, however, must sign a release form stating they will accept a transfer (at their own expense) if, at a future time, a family requiring an accessible feature applies. Any family required to transfer will be given a 30-day notice.

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)

The following are extracts from our adopted Admissions and Continued Occupancy Policy. We have similar policies for our Section 8 programs.

3.0 Services For Non-English Speaking Applicants and Residents

All applicants that appear to be experiencing difficulties communicating in English will be asked if they need to communicate in a language other than English (including sign language or Braille). Their needs will be accommodated as much as possible. If another family member or a friend can translate, this option will be utilized to the maximum degree possible. The Aiken Housing Authority will endeavor to have bilingual staff or access to people who speak languages other than English.

4.0 Family Outreach

The Housing Authority will publicize whenever appropriate the availability and nature of the Public Housing Program for extremely low-income, very low and low-income families in a newspaper of general circulation, minority media, and by other suitable means.

To reach persons who cannot or do not read the newspapers, the Housing Authority will distribute fact sheets to the broadcasting media and initiate personal contacts with members of the news media and community service personnel. The Housing Authority will also try to utilize public service announcements.

The Housing Authority will communicate the status of housing availability to other service providers in the community and inform them of housing eligibility factors and guidelines so they can make proper referrals for the Public Housing Program.

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)

The following policy governs our public housing and Section 8 programs.

It is the policy of the Housing Authority of the City of Aiken to fully comply with all Federal, State and local nondiscrimination laws; the Americans with Disabilities Act; and the U. S. Department of Housing and Urban Development regulations governing Fair Housing and Equal Opportunity in housing and employment.

No person shall, on the grounds of race, color, sex, religion, national or ethnic origin, familial status, or disability be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under the Housing Authority's programs.

To further its commitment to full compliance with applicable Civil Rights laws, the Housing Authority will provide Federal/State/local information to applicants/tenants of the Public Housing Program regarding discrimination and any recourse available to them if they believe they may be victims of discrimination. Such information will be made available with the application, and all applicable Fair Housing Information and Discrimination Complaint Forms will be made available at the Housing Authority office.

The Housing Authority will assist any family that believes they have suffered illegal discrimination by providing the family with copies of the appropriate housing discrimination forms. The Housing Authority will also assist them in completing the forms if requested, and will provide them with the address of the nearest HUD office of Fair Housing and Equal Opportunity.

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.

| Financial Resources: Planned Sources and Uses | | |
|---|---------------------|--------------------------|
| Sources | Planned \$ | Planned Uses |
| 1. Federal Grants (FY 2005 grants) | | |
| a) Public Housing Operating Fund | 534,811 | |
| b) Public Housing Capital Fund | 436,272 | |
| c) HOPE VI Revitalization | 0 | |
| d) HOPE VI Demolition | 0 | |
| e) Annual Contributions for Section 8 Tenant-Based Assistance | 4,526,351 | |
| f) Resident Opportunity and Self-Sufficiency Grants | 0 | |
| g) Community Development Block Grant | 0 | |
| h) HOME (TBRA) | 175,000 | Operations |
| Other Federal Grants (list below) | | |
| | | |
| 2. Prior Year Federal Grants (unobligated funds only) (list below) | | |
| SC16R00750103 | 65,080.61 | Development |
| SC16R00750104 | 95,170.00 | Development |
| | | |
| 3. Public Housing Dwelling Rental Income | 23,452 | Operations |
| | | |
| | | |
| 4. Other income (list below) | | |
| Interest – Section 8 | 1,919.38 | Section 8 Administration |
| Interest – Public Housing | 3,437.23 | Operations |
| 4. Non-federal sources (list below) | | |
| | | |
| | | |
| | | |
| Total resources | 5,861,493.22 | |

3. PHA Policies Governing Eligibility, Selection, and Admissions

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

A. Public Housing

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

(1) Eligibility

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

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

The following is an extract from our Admission and Continued Occupancy Policy.

The application process will involve two phases. The first phase is the initial application for housing assistance. The initial application requires the family to provide limited basic information indicating any preferences to which they may be entitled. This first phase results in the family's placement on the waiting list.

Upon receipt of the family's initial application, the Housing Authority will make a preliminary determination of eligibility. The Housing Authority will notify the family in writing of the date and time of placement on the waiting list. If the Housing Authority determines the family to be ineligible, the notice will state the reasons therefore and will offer the family the opportunity of an informal review of the determination.

The applicant may at any time report, in writing, changes in their applicant status including changes in family composition, income, or preference factors. The Housing Authority will annotate the applicant's file and will update their place on the waiting list. Confirmation of the changes will be confirmed with the family in writing.

The second phase is the final determination of eligibility, referred to as the final application. The final application takes place when the family nears the top of the waiting list. The Housing Authority will ensure that verification of all preferences, eligibility, suitability and selection factors are current in order to determine the family's final eligibility for admission into the Public Housing Program.

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)

The following is an extract from the Housing Authority Admission and Continued

Occupancy Policy.

8.3 SUITABILITY

- A. Applicant families will be evaluated to determine whether, based on their recent behavior, such behavior could reasonably be expected to result in compliance with the public housing lease. The Aiken Housing Authority will look at past conduct as an indicator of future conduct. Emphasis will be placed on whether a family's admission could reasonably be expected to have a detrimental effect on the development environment, other tenants, Aiken Housing Authority employees, or other people residing in the immediate vicinity of the property. Otherwise eligible families will be denied admission if they fail to meet the suitability criteria.

- B. The Aiken Housing Authority will consider objective and reasonable aspects of the family's background, including the following:
 - 1. History of meeting financial obligations, especially rent and any utility payments;
 - 2. Ability to maintain (or with assistance would have the ability to maintain) their housing in a decent and safe condition based on living or housekeeping habits and whether such habits could adversely affect the health, safety, or welfare of other tenants;
 - 3. History of criminal activity by any household member involving crimes of physical violence against persons or property and any other criminal activity including drug-related criminal activity that would adversely affect the health, safety, or well being of other tenants or staff or cause damage to the property;
 - 4. History of disturbing neighbors or destruction of property;
 - 5. Having committed fraud in connection with any Federal housing assistance program, including the intentional misrepresentation of information related to their housing application or benefits derived there from; and
 - 6. History of abusing alcohol in a way that may interfere with the health, safety, or right to peaceful enjoyment by others.

- C. The Aiken Housing Authority will ask applicants to provide information demonstrating their ability to comply with the essential elements of the lease. The Aiken Housing Authority will verify the information provided. Such verification may include but may not be limited to the following:
 - 1. A credit check of the head, spouse, co-head, and any other adult family members;

2. A rental history check of all adult family members;
3. A criminal background check on all adult household members, including live-in aides at no cost to the applicant. This check will be made through State or local law enforcement or court records in those cases where the household member has lived in the local jurisdiction for the last three years. Where the individual has lived outside the local area, the Aiken Housing Authority may contact law enforcement agencies where the individual had lived or request a check through the FBI's National Crime Information Center (NCIC). This criminal background check will proceed after each adult household member has signed a consent form designed by the Aiken Housing Authority.

The information received as a result of the criminal background check shall be used solely for screening, lease enforcement and eviction purposes. The information derived from the criminal background check shall be shared only with employees of the Aiken Housing Authority who have a job-related need to have access to the information. The information shall be maintained confidentially, not misused or improperly disseminated, and destroyed once the purpose(s) for which it was requested has been accomplished and the period for filing a challenge to the Aiken Housing Authority's action has expired without a challenge or final disposition of any litigation has occurred;

4. A home visit. The home visit provides the opportunity for the family to demonstrate their ability to maintain their home in a safe and sanitary manner. This inspection considers cleanliness and care of rooms, appliances, and appurtenances. The inspection may also consider any evidence of criminal activity; and
5. A check of the State's lifetime sex offender registration program for each adult household member, including live-in aides. No household with an individual registered under a State sex offender registration will be admitted to public housing. The Aiken Housing Authority will check with our State registry and if the applicant has resided in another State(s), with that State(s)'s list.

If an applicant is about to be denied housing based on either the criminal check or the sex offender registration program, the applicant will be informed of this fact and given an opportunity to dispute the accuracy of the information before the denial or eviction occurs.

- 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 (City-wide waiting list and County waiting list)
 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)

c. Site-Based Waiting Lists-Previous Year

NA – The Authority does not maintain site-based waiting lists.

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

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

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

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 – **Not Applicable**

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? None
2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?
3. Yes No: May families be on more than one list simultaneously
If yes, how many lists?
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
 - PHA main administrative office
 - All PHA development management offices
 - Management offices at developments with site-based waiting lists
 - At the development to which they would like to apply
 - Other (list below)

(3) Assignment

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

- One
 Two
 Three or More

The following is an extract from the Housing Authority Admission and Continued Occupancy Policy

10.6 OFFER OF A UNIT

When the Aiken Housing Authority discovers that a unit will become available, we will contact the first family on the waiting list who has the highest priority for this type of unit or development and whose income category would help to meet the deconcentration goal and/or the income targeting goal.

The Aiken Housing Authority will contact the family first by telephone to make the

unit offer. If the family cannot be reached by telephone, the family will be notified of a unit offer via first class mail. The family will be given five (5) business days from the date the family was contacted by telephone or from the date the letter was mailed to contact the Aiken Housing Authority regarding the offer.

The family will be offered the opportunity to view the unit. The family will have two (2) business days to view and accept or reject the unit. This verbal offer and the family's decision must be documented in the tenant file. If the family rejects the offer of the unit, the Aiken Housing Authority will send the family a letter documenting the offer and the rejection.

10.7 REJECTION OF UNIT

If in making the offer to the family the Aiken Housing Authority skipped over other families on the waiting list in order to meet their deconcentration goal or offered the family any other deconcentration incentive and the family rejects the unit, the family will not lose their place on the waiting list and will not be otherwise penalized.

If the Aiken Housing Authority did not skip over other families on the waiting list to reach this family, did not offer any other deconcentration incentive, and the family rejects the unit without good cause, the family will forfeit their application's date and time. The family will keep their preferences, but the date and time of application will be changed to the date and time the unit was rejected. Upon refusal of the third offer, without good cause, the application shall be removed from the waiting list and classified as inactive for a period of twelve months.

If the family rejects with good cause any unit offered, they will not lose their place on the waiting list. Good cause includes, among other things, reasons related to health, proximity to work, school, and childcare (for those working or going to school). The family will be offered the right to an informal review of the decision to alter their application status.

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)
- 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)

All other applicants.

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)
- 2 Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- 3 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
- 3 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
- 4 Other preference(s) (list below)
All other applicants.

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)

The following extract from our adopted Section 8 Administrative Plan outlines our suitability requirements.

F. SUITABILITY FOR TENANCY

The Aiken Housing Authority determines eligibility for participation and will also conduct criminal background checks on all adult household members, including live-in aides. The Aiken Housing Authority will deny assistance to a family because of drug-related criminal activity or violent criminal activity by family members. This check will be made through state or local law enforcement or court records in those cases where the household member has lived in the local jurisdiction for the last three years. If the individual has lived outside the local area, the Aiken Housing Authority may contact law enforcement agencies where the individual had lived or request a check through the FBI's National Crime Information Center (NCIC). This criminal background check will proceed after each

adult household member has signed a consent form designed by the Aiken Housing Authority. The information received as a result of the criminal background check shall be used solely for screening purposes. The information shall be maintained confidentially, not misused or improperly disseminated, and destroyed once the purpose(s) for which it was requested has been accomplished and the period for filing a challenge to the Aiken Housing Authority's action has expired without a challenge or final disposition of any litigation has occurred.

The Aiken Housing Authority will check with the State sex offender registration program and will ban for life any individual who is registered as a lifetime sex offender. The Aiken Housing Authority will check with our state registry and if the applicant has resided in another State(s), with that State(s)'s list.

If an applicant is about to be denied housing based on either the criminal check or the sex offender registration program, the applicant will be informed of this fact and given an opportunity to dispute the accuracy of the information before the denial or eviction occurs.

Additional screening is the responsibility of the owner. Upon the written request of a prospective owner, the Aiken Housing Authority will provide to the owner the name, address, and phone number of the applicant's current landlord and any previous landlords that are known to the housing authority.

In addition, if an owner submits a request to the Aiken Housing Authority for criminal records concerning an adult member of an applicant or resident household, signed consent forms, and the owner's standards for prohibiting admission, the Aiken Housing Authority must request the criminal conviction records from the appropriate law enforcement agency or agencies, as determined by the Housing Authority. If the Aiken Housing Authority receives criminal conviction records requested by an owner, the Aiken Housing Authority must determine whether criminal action by a household member, as shown by such criminal conviction records, may be a basis for applicant screening, lease enforcement or eviction, as applicable in accordance with HUD regulations and the owner's criteria. The Aiken Housing Authority must notify the owner whether the Housing Authority has received criminal conviction records concerning the household member, and of its determination whether such criminal conviction records may be a basis for applicant screening, lease enforcement or eviction. However, the PHA must not disclose the household member's criminal conviction record or the content of that record to the owner, but merely the fact of whether or not they comply with HUD regulations and the owner's criteria.

The same service shall be available to owners of federally assisted housing in their attempt to determine if an applicant is on the state sex offender list upon the request of the owner. Once again, the information itself will not be disclosed to the owner; the Aiken Housing Authority will merely apply the criteria the owner establishes.

- 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)

The following extract from our adopted Section 8 Administrative Plan outlines our suitability requirements and the information available to landlords.

F. SUITABILITY FOR TENANCY

The Aiken Housing Authority determines eligibility for participation and will also conduct criminal background checks on all adult household members, including live-in aides. The Aiken Housing Authority will deny assistance to a family because of drug-related criminal activity or violent criminal activity by family members. This check will be made through state or local law enforcement or court records in those cases where the household member has lived in the local jurisdiction for the last three years. If the individual has lived outside the local area, the Aiken Housing Authority may contact law enforcement agencies where the individual had lived or request a check through the FBI's National Crime Information Center (NCIC). This criminal background check will proceed after each adult household member has signed a consent form designed by the Aiken Housing Authority. The information received as a result of the criminal background check shall be used solely for screening purposes. The information shall be maintained confidentially, not misused or improperly disseminated, and destroyed once the purpose(s) for which it was requested has been accomplished and the period for filing a challenge to the Aiken Housing Authority's action has expired without a challenge or final disposition of any litigation has occurred.

The Aiken Housing Authority will check with the State sex offender registration program and will ban for life any individual who is registered as a lifetime sex offender. The Aiken Housing Authority will check with our state registry and if the applicant has resided in another State(s), with that State(s)'s list.

If an applicant is about to be denied housing based on either the criminal check or the sex offender registration program, the applicant will be informed of this fact and given an opportunity to dispute the accuracy of the information before the denial or eviction occurs.

Additional screening is the responsibility of the owner. Upon the written request of a prospective owner, the Aiken Housing Authority will provide to the owner the name, address, and phone number of the applicant's current landlord and any previous landlords that are known to the housing authority.

In addition, if an owner submits a request to the Aiken Housing Authority for criminal records concerning an adult member of an applicant or resident household, signed consent forms, and the owner's standards for prohibiting admission, the Aiken Housing Authority must request the criminal conviction records from the appropriate law enforcement agency or agencies, as determined by the Housing Authority. If the Aiken Housing Authority receives criminal conviction records requested by an owner, the Aiken Housing Authority must determine whether criminal action by a household member, as shown by such criminal conviction records, may be a basis for applicant screening, lease enforcement or eviction, as applicable in accordance with HUD regulations and the owner's criteria. The Aiken Housing Authority must notify the owner whether the Housing Authority has received criminal conviction records concerning the household member, and of its determination whether such criminal conviction records may be a basis for applicant screening, lease enforcement or eviction. However, the PHA must not disclose the household member's criminal conviction record or the content of that record to the owner, but merely the fact of whether or not they comply with HUD regulations and the owner's criteria.

The same service shall be available to owners of federally assisted housing in their attempt to determine if an applicant is on the state sex offender list upon the request of the owner. Once again, the information itself will not be disclosed to the owner; the Aiken Housing Authority will merely apply the criteria the owner establishes.

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

- PHA main administrative office
- Other (list below)

(3) Search Time

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

If yes, state circumstances below:

The following extract from our adopted Section 8 Administrative Plan describes the circumstances for giving extensions.

6.4 TERM OF THE HOUSING CHOICE VOUCHER

The initial term of the voucher will be 60 calendar days and will be stated on the Housing Choice Voucher.

The Housing Authority may grant one or more extensions of the term, but the initial term plus any extensions will not exceed 120 calendar days from the initial date of issuance without an extraordinary reason. To obtain an extension, the family must make a request in writing prior to the expiration date. A statement of the efforts the family has made to find a unit must accompany the request. A sample extension request form and a form for recording their search efforts will be included in the family's briefing packet. If the family documents their efforts and additional time can reasonably be expected to result in success, the Housing Authority will grant the length of request sought by the family or 60 calendar days, whichever is less.

If the family includes a person with disabilities and the family requires an extension due to the disability, the Housing Authority will grant an extension allowing the family the full 120 calendar days search time. If the Housing Authority determines that additional search time would be a reasonable accommodation, it will grant the additional search time.

Upon submittal of a completed request for approval of tenancy form, the Aiken Housing Authority will suspend the term of the housing choice voucher. The term will be in suspension until the date the Housing Authority provides notice that the request has been approved or denied. This policy allows families the full term (60 calendar days, or more with extensions) to find a unit, not penalizing them for the period during which the Housing Authority is taking action on their request. A family may submit a second request for approval of tenancy before the Housing Authority finalizes action on the first request. In this case the suspension will last from the date of the first submittal through the Housing Authority's action on the second submittal. No more than two requests will be concurrently considered.

If a family's voucher expires, the family is no longer eligible for housing assistance. They may re-apply to the Housing Choice Voucher program and start over again at the bottom of the waiting list. If the waiting list is closed, they must wait until the Aiken Housing Authority is once again accepting applicants for the Section 8 program. They will be treated exactly like all other new applicants for the program.

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families

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

3. 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:

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

Other preferences (select all that apply)

- 1 Working families and those unable to work because of age or disability
- Veterans and veterans' families
- 5 Residents who live and/or work in your jurisdiction
- 4 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
- 6 Other preference(s) (list below)

Date and time of Application

5.2 PREFERENCES

Consistent with the Aiken Housing Authority Agency Plan, offers for housing assistance will be taken from the waiting list as follows based on the priority order and having the oldest date and time of application:

Applicants that have a local preference as designated by the Housing Authority in either of the following categories:

1. **Applicants whose head, spouse or sole member that are verifiable age 62 and older** **35 Points**
2. **Applicants that are in a verifiable homeless situation or in a shelter for the homeless.** **30 Points**
3. **Applicants that are displaced due to no fault of their own (fire, flood, disaster, condemnation, or other governmental action).** **30 Points**
4. **Families whose head, spouse or sole member is working (* see below) or has graduated from an institute of higher learning within the last six (6) months or who is attending on a regular basis, has satisfactory performance, and expects to graduate with in 6-12 months. An institute of higher learning includes but is not limited to colleges, universities and adult education.** **25 Points**
5. **Families whose head, spouse or sole member currently live or work (* see below) in or have been hired to work in the Housing Authority’s jurisdictional area.** **25 Points**
6. **All others by the oldest date and time of application.***

***Working families include applicant households whose head, spouse, or sole member is age 62 or older or is receiving social security disability benefits, supplemental security income, disability benefits, or any other payment based on the individual inability to work.**

Not withstanding the above, families who are elderly, disabled, or displaced will be offered housing before any other single persons.

The Aiken Housing Authority will not deny a local preference, nor otherwise exclude or penalize a family in admission to the program, solely because the family resides in public housing.

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)

- 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?

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

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

For the earned income of a previously unemployed household member
 For increases in earned income
 Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:

- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

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

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

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

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

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

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

Our ceiling rents are the same as our flat rents.

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) a \$200 per month increase will result in an interim reexamination
- Other (list below)

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

(2) Flat Rents

a. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The section 8 rent reasonableness study of comparable housing

- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

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

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

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

- Annually
- Other (list below)

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

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)

Ability to maintain fiscal integrity of the program.

(2) Minimum Rent

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

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

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

5. Capital Improvement Needs

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

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

A. Capital Fund Activities

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

(1) Capital Fund Program

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

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

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

(1) Hope VI Revitalization

- a. Yes No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to next component; if yes, provide responses to questions on chart below for each grant, copying and completing as many times as necessary)
- b. Status of HOPE VI revitalization grant (complete one set of questions for each grant)
 Development name:
 Development (project) number:
 Status of grant: (select the statement that best describes the current status)
 Revitalization Plan under development
 Revitalization Plan submitted, pending approval
 Revitalization Plan approved
 Activities pursuant to an approved Revitalization Plan underway
- c. Yes No: Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year? If yes, list development name/s below:
- d. Yes No: Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below:
- e. Yes No: Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:

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.)

| Demolition/Disposition Activity Description |
|---|
| 1a. Development name: |
| 1b. Development (project) number: |
| 2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/> |

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

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? 40 families

b. PHA-established eligibility criteria

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

If yes, list criteria below:

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

Recruit eligible families

(3) Capacity of the PHA to Administer a Section 8 Homeownership Program

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

apply):

- a. Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.
- b. Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
- c. Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below).
- d. Demonstrating that it has other relevant experience (list experience below).

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.)

Statement of Progress in Meeting the 5-Year Plan Mission and Goals

The following table reflects the progress we have made in achieving our goals and objectives:

| GOAL ONE: MANAGE THE HOUSING AUTHORITY OF THE CITY OF AIKEN'S EXISTING PUBLIC HOUSING PROGRAM IN AN EFFICIENT AND EFFECTIVE MANNER THEREBY QUALIFYING AS AT LEAST A STANDARD PERFORMER | |
|---|---|
| Objective | Progress |
| 1. The Housing Authority of the City of Aiken will strive to continue its high performer status. This is an on-going | The Housing Authority of the City of Aiken achieved a score of 92 % out of a possible 100% for the fiscal year ended 09/30/01 |

| | |
|--|--|
| <p>objective.</p> | <p>for a designation of High Performer. We continue to be designated a High Performer for our fiscal year 09/30/2002 with a PHAS score of 90%. Our PHAS score for the fiscal year ended 09/30/03 was 93%. Our PHAS score for the fiscal year ended September 30, 2004 was 94 out of a possible 100. This objective is being accomplished.</p> |
| <p>2. The Housing Authority of the City of Aiken shall promote a motivating work environment with a capable and efficient team of employees to operate as a customer-friendly and fiscally prudent leader in the affordable housing industry. This is an on-going objective.</p> | <p>The Housing Authority has participated in Procurement Training; PHAS Management Training; Pipeline Safety Training; Tax Credit Training; Supervising Employees Training; HVAC Training; Capital Fund Training; Section 8 Financial Management Training; Scott Accounting Software Training; and, industry conferences. This objective is being accomplished.</p> |
| <p>3. The Housing Authority of the City of Aiken shall continue to improve resident communications through monthly and quarterly newsletters to improve resident survey scores (RASS) to the highest score possible. This is an on-going objective.</p> | <p>Quarterly newsletters are mailed to all residents to inform them of any changes in public housing and maintenance procedures and policies; available programs and activities. Flyers are posted throughout the developments as well as in the main lobby of the administration building. This objective is being accomplished.</p> |
| | |

| <p>GOAL TWO: THE HOUSING AUTHORITY OF THE CITY OF AIKEN SHALL MAKE PUBLIC HOUSING THE AFFORDABLE HOUSING OF CHOICE FOR THE VERY LOW INCOME RESIDENTS OF OUR COMMUNITY</p> | |
|--|--|
| <p>Objective</p> | <p>Progress</p> |
| <p>1. The Housing Authority of the City of Aiken shall achieve a level of customer satisfaction that gives the agency the highest score possible in this element of the Public Housing Assessment System. This is an on-going objective.</p> | <p>The Resident Assessment Survey conducted during Fiscal Year 2003 required the Housing Authority to develop a Follow-up Plan. The plan is included as an attachment to the FY 2003 Annual Plan. The plan addresses efforts to improve scores in communication, and neighborhood appearance. This objective is being accomplished</p> |
| <p>2. The Housing Authority of the City of</p> | <p>Police representation in our developments</p> |

| | |
|---|---|
| <p>Aiken shall provide a safe and secure environment in its public housing developments by decreasing crimes by 5% and decreasing the calls for service from the police department by 5%.</p> | <p>is resulting in a decrease in criminal activities. Residents are encouraged to report criminal activity to the police department and to the Authority. This objective is being accomplished.</p> |
| <p>3. The Housing Authority of the City of Aiken shall reduce its evictions due to violations of criminal laws by 10% by December 31, 2004, through aggressive screening procedures.</p> | <p>The Housing Authority experienced an increase in evictions during FY 2001 due to heightened relationships with local law enforcement that has resulted in successful evictions for criminal and drug activity. We are focusing on rent collections and timely rent payments from residents. Residents who fail to comply with rent payment requirements are terminated from the program. We have updated our ACOP and Lease to incorporate the zero tolerance provisions. This objective is being accomplished.</p> |
| | |

GOAL THREE: MANAGE THE HOUSING AUTHORITY OF THE CITY OF AIKEN'S TENANT-BASED PROGRAM IN AN EFFICIENT AND EFFECTIVE MANNER THEREBY QUALIFYING AS AT LEAST A STANDARD PERFORMER UNDER SEMAP

| Objective | Progress |
|--|--|
| <p>1. The Housing Authority of the City of Aiken shall achieve and sustain a utilization rate of 95% in its tenant-based program by December 31, 2004.</p> | <p>The Housing Authority is currently maintaining a utilization rate of 97% to 100%. This objective is being accomplished.</p> |
| <p>2. The Housing Authority of the City of Aiken shall expand the range and quality of housing choices available to participants in the Authority's tenant-based assistance program through owner outreach initiatives. This is an on-going objective.</p> | <p>The Housing Authority, in efforts to increase housing choices, sends information on program operations via mail and facsimile to apartment complex owners/agents and realtors. We constantly receive inquiries from prospective Landlords. We also have installed a web site that provides program information to prospective landlords, residents and the public. This objective is being accomplished.</p> |

GOAL FOUR: EXPAND HOUSING OPPORTUNITIES AVAILABLE TO ASSISTED FAMILIES AND PROMOTE INDEPENDENT LIVING/SELF-SUFFICIENCY

| Objective | Progress |
|--|--|
| <p>1. The Housing Authority of the City of Aiken shall continue to expand its current programs to promote homeownership. This is an on-going objective.</p> | <p>The Housing Authority Board has approved implementation of a Section 8 Homeownership Program. Our Administrative Plan contains the Homeownership component. We have established a Section 8 Homeownership program. The Authority has designated 40 of its current housing voucher stock to first-time homebuyers. We have identified ten (10) families as the first recipients of the Section 8 Homeownership Program. The family's current Section 8 Rental Vouchers will be converted into Homeownership Vouchers, affording the families the opportunity to purchase their first home. The Housing and Urban Development (HUD) does not allocate additional funding for the administration of the program, but the Authority through its non-profit affiliate continues to offer affordable housing products for public housing and Section 8 residents through S.C. State Housing funds and other funding sources. This objective is being accomplished.</p> |
| <p>2. The Housing Authority of the City of Aiken shall continue its efforts in economic opportunity and self-sufficiency for the families and individuals that reside in our housing. This is an on-going objective.</p> | <p>The Housing Authority, through its Non-profit organization, offers job training and education remediation for at-risk and academic deficient in-school youth that are low income. Our non-profit corporation, Community Development Improvement Corporation administers a funds matching program, utilizing S.C. State housing funds, for business development and home ownership programs for residents and eligible persons from the community. This objective is being accomplished.</p> |
| <p>3. The Housing Authority of the City of Aiken shall continue efforts involving mixed financing for expansion of housing opportunities for residents and citizens of Aiken. This is an on-going objective.</p> | <p>The Housing Authority has received several state and national awards in the area of mixed-finance units within Aiken County. We have developed 21 single family units for lease-purchase, sold 11 single family units at appraised value of \$90,000 and sold another 9 single family homes with sales prices around \$60,000.</p> |

| | |
|--|--|
| | <p>Busch Crossing I & II were completed in July 2002. Sumter /Kershaw and Charleston Street. a 21 mixed family finance lease purchase units. In 2003, we completed Busch Crossing Phase III, Carver Terrace/Williamsburg Street with 23 mixed finance rental units. Villages at Horse Creek Phase I was completed in July 2004, with 34 mixed finance rental units. This objective is being accomplished.</p> |
| <p>4. The Housing Authority of the City of Aiken shall enter into partnerships with the various local community organizations to provide education and alternatives for the youth in the communities. This is an on-going objective.</p> | <p>The Housing Authority through its non-profit affiliate provides over \$200,000 to develop and implement a program of work for youth 14-18 in Aiken County. All funds are awarded through a competitive process. We have been awarded a third round of funding (\$99,122) to begin operations July 1, 2004. We have also received 3 additional work force investment act grants that will provide business, education and training opportunities for adults, dislocated workers, and out of school youth. The Adult grant is in the amount of \$230,402, Out of School Youth \$104,830 and the Dislocated Worker \$204,444. This objective is being accomplished. This objective is being accomplished.</p> |

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
- b. Significant Amendment or Modification to the Annual Plan

The following is the Definition of Substantial Deviation and Significant Amendment or Modification as adopted by our Board of Commissioners

Substantial deviations or significant amendments or modifications are defined as discretionary changes in the plans or policies of the Housing Authority of the City of Aiken that fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval of the Board of Commissioners.

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:

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

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

necessary.

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

Other: (list below)

(2) Resident Membership on PHA Governing Board

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

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

Yes No:

If yes, complete the following:

Name of Resident Member of the PHA Governing Board:

Ms. Faleaser Elmore

Method of Selection:

Appointment

The term of appointment is (include the date term expires): The term shall continue as long as the commissioner remains an assisted resident.

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: **May 28, 2006**

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

(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: (City/County of Aiken)

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)
 1. We are continuing to renovate our public housing units.
 2. We are continuing to market our public housing and Section 8 program to make families and elderly/disabled persons aware of the availability of decent, safe, sanitary and affordable housing in the jurisdiction of the Housing Authority of the City of Aiken.
 3. We will continue to provide accessible housing in the public housing program to persons with disabilities. We are in full compliance with the HUD directed 504/ADA requirements.
 4. We will continue our current programs to expand housing opportunities for public housing residents and Section 8 participants.
 5. We will continue our resident initiatives programs that are aimed at promoting the economic self-sufficiency of public housing residents.
 6. We will continue to provide supportive services to our senior residents.
 7. Our Admission and Continued Occupancy Policy and Section 8 Administrative Plan have been revised to meet the requirements of QHWRA and current HUD Regulations.
- Other: (list below)

The Housing Authority of the City of Aiken Admission and Continued Occupancy Policy Requirements are established and designed to:

- Provide improved living conditions for very low and low-income families while maintaining their rent payments at an affordable level.
- To provide violence and drug-free, decent, safe and sanitary housing with a suitable living environment for tenants and their families.

- To avoid concentrations of economically and socially deprived families in any of our public housing developments.
- To lawfully deny the admission of applicants, or the continued occupancy of residents, whose habits and practices reasonably may be expected to adversely affect the health, safety, comfort or welfare of other residents or the physical environment of the neighborhood, or create a danger to our employees.
- To promote upward mobility opportunities for families who desire to achieve self-sufficiency.
- To ensure compliance with Title VI of the Civil Rights Act of 1964 and all other applicable Federal laws and regulations so that the admissions and continued occupancy are conducted without regard to race, color, religion, creed, sex, national origin, handicap or familial status.

We have similar principles and goals for our Section 8 Program

- To provide decent, safe and sanitary housing for very low income families while maintaining their rent payments at an affordable level.
- To ensure that all units meet Housing Quality Standards and families pay fair and reasonable rents.
- To promote fair housing and the opportunity for very low-income families of all ethnic backgrounds to experience freedom of housing choice.
- To promote a housing program which maintains quality service and integrity while providing an incentive to private property owners to rent to very low income families.
- To encourage self sufficiency of participant families and assist in the expansion of family opportunities which address educational, socio-economic, recreational and other human service needs.
- To create positive public awareness and expand the level of family, owner, and community support in accomplishing the Housing Authority of the City of Aiken's mission.
- To attain and maintain a high level of standards and professionalism in our day to day management of all program components.
- To administer an efficient, high-performing agency through continuous improvement of the Housing Authority's support systems and commitment to our employees and their development.

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

The Consolidated Plan of the City/County of Aiken encourages and supports the Housing Authority to increase housing opportunities and the Housing Authority's efforts toward assisting with homeownership programs offered through the South Carolina State Housing and Redevelopment Authority.

(4) (Reserved)

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

10. Project-Based Voucher Program

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

If yes, check which circumstances apply:

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

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

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

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

| List of Supporting Documents Available for Review | | |
|---|---|--|
| Applicable & On Display | Supporting Document | Related Plan Component |
| X | <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans.</i> | Standard 5 Year and Annual Plans; streamlined 5 Year Plans |
| X | State/Local Government Certification of Consistency with the Consolidated Plan. | 5 Year Plans |
| X | Fair Housing Documentation Supporting Fair Housing Certifications: | 5 Year and Annual |

| List of Supporting Documents Available for Review | | |
|--|--|--|
| Applicable & On Display | Supporting Document | Related Plan Component |
| | 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. | Plans |
| NA | 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 |
| X | Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input checked="" 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 |
| X | Any policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan | Annual Plan: Operations and Maintenance |
| NA | Consortium agreement(s). | Annual Plan: Agency Identification and Operations/Management |
| X | Public housing grievance procedures <input type="checkbox"/> Check here if included in the public housing A & O Policy. | Annual Plan: Grievance Procedures |
| X | Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan. | Annual Plan: Grievance Procedures |
| X | The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year. | Annual Plan: Capital Needs |

| List of Supporting Documents Available for Review | | |
|--|---|---|
| Applicable & On Display | Supporting Document | Related Plan Component |
| NA | Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants. | Annual Plan: Capital Needs |
| NA | 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 |
| NA | 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 |
| NA | Approved or submitted applications for demolition and/or disposition of public housing. | Annual Plan: Demolition and Disposition |
| NA | Approved or submitted applications for designation of public housing (Designated Housing Plans). | Annual Plan: Designation of Public Housing |
| NA | 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 |
| NA | Approved or submitted public housing homeownership programs/plans. | Annual Plan: Homeownership |
| X | Policies governing any Section 8 Homeownership program (Section 23 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 |
| NA | 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 |
| NA | 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 |
| X | 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 |
| NA | Consortium agreement(s), if a consortium administers PHA programs. | Joint PHA Plan for Consortia |
| NA | 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 |
| NA | Other supporting documents (optional). List individually. | (Specify as needed) |

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

| 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 Aiken | | Grant Type and Number Capital Fund Program Grant No: SC16P00750105 Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2005 |
| <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 | 97,012 | | | |
| 3 | 1408 Management Improvements | 20,300 | | | |
| 4 | 1410 Administration | 60,000 | | | |
| 5 | 1411 Audit | | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | 15,027 | | | |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | 5,000 | | | |
| 10 | 1460 Dwelling Structures | 33,413 | | | |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | 10,500 | | | |
| 12 | 1470 Nondwelling Structures | | | | |
| 13 | 1475 Nondwelling Equipment | 51,050 | | | |
| 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 | 143,970 | | | |
| 20 | 1502 Contingency | | | | |
| 21 | Amount of Annual Grant: (sum of lines 2 – 20) | 436,272 | | | |
| 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 | | | | |

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

| 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 Aiken | | Grant Type and Number Capital Fund Program Grant No: SC16P00750105 Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2005 | | | |
| 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 | <u>Operations</u> | 1406 | LS | | | | | |
| | Public Housing Operations | | | 97,012 | | | | |
| | Subtotal Acct 1406 | | | 97,012 | | | | |
| HA Wide | <u>Management Improvements</u> | 1408 | LS | | | | | |
| | Computer software & hardware upgrades; consulting fees; office equip; training; | | | 20,300 | | | | |
| | Subtotal 1408 | | | 20,300 | | | | |
| HA Wide | <u>Administration</u> | 1410 | LS | | | | | |
| | CFP Administration: salaries and benefits | | | 60,000 | | | | |
| | Subtotal 1410 | | | 60,000 | | | | |
| HA Wide | <u>Fees and Costs</u> | | LS | | | | | |
| | A&E Fees; Reimbursable Costs | 1430 | | 15,027 | | | | |
| | Subtotal 1430 | | | 15,027 | | | | |
| | <u>Site Improvements</u> | 1450 | LS | | | | | |

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

| 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 Aiken | | | Grant Type and Number Capital Fund Program Grant No: SC16P00750105 Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2005 | | |
| 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 | |
| SC007-6 Hahn Village | Sidewalk repairs | | | 5,000 | | | | |
| | Subtotal 1450 | | | 5,000 | | | | |
| SC007-6 Hahn Village | <u>Dwelling Structures</u> | 1460 | | | | | | |
| SC007-6 | Security window screens | | 100 units | 14,213 | | | | |
| SC007-6 | Replace accordion interior doors | | 100 units | 7,500 | | | | |
| SC007-6 | New security screen doors | | 100 units | 7,500 | | | | |
| SC007-6 | Water heaters (10 per year) | | 10 | 3,000 | | | | |
| SC007-8 | Water heaters (2 per year) | | 2 | 600 | | | | |
| SC007-9 | Water heaters (2 per year) | | 2 | 600 | | | | |
| | Subtotal Acct 1460 | | | 33,413 | | | | |
| | <u>Dwelling Equipment</u> | 1465.1 | | | | | | |
| SC007-6 | Refrigerators (10 per year) | | 10 | 4,000 | | | | |
| SC007-6 | Ranges (10 per year) | | 10 | 3,500 | | | | |
| SC007-8 | Refrigerators (2 per year) | | 2 | 800 | | | | |
| SC007-8 | Ranges (2 per year) | | 2 | 700 | | | | |
| SC007-9 | Refrigerators (2 per year) | | 2 | 800 | | | | |
| SC007-9 | Ranges (2 per year) | | 2 | 700 | | | | |

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

| 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 Aiken | | Grant Type and Number Capital Fund Program Grant No: SC16P00750105 Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2005 | | | |
| 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 | |
| | Subtotal Acct 1465.1 | | | 10,500 | | | | |
| HA Wide | <u>Non-Dwelling Equipment</u> | 1475 | | | | | | |
| | Trucks and vehicles replacement | | LS | 51,050 | | | | |
| | Subtotal Acct 1475 | | | 51,050 | | | | |
| HA Wide | <u>Collaterization or Debt Service</u> | 1501 | LS | | | | | |
| | Capital Fund Bond Pool Debt Service | | | 143,970 | | | | |
| | Subtotal Acct 1501 | | | 143,970 | | | | |
| | Grand Total | | | 436,272 | | | | |

13. Capital Fund Program Five-Year Action Plan

| 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 Aiken | | Grant Type and Number Capital Fund Program No: SC16P00750105 Replacement Housing Factor No: | | | | Federal FY of Grant: 2005 | |
| 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 | 09/30/07 | | | 09/30/09 | | | |
| SC007-6 | 09/30/07 | | | 09/30/09 | | | |
| SC007-8 | 09/30/07 | | | 09/30/09 | | | |
| SC007-9 | 09/30/07 | | | 09/30/09 | | | |
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13. Capital Fund Program Five-Year Action Plan

| Capital Fund Program Five-Year Action Plan | | | | | |
|---|------------------|---|---|---|---|
| Part I: Summary | | | | | |
| PHA Name: Housing Authority of the City of Aiken | | | | <input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No: | |
| Development Number/Name/HA-Wide | Year 1 | Work Statement for Year 2 FFY Grant: 2006 PHA FY: 10/01/06 – 09/30/07 | Work Statement for Year 3 FFY Grant: 2007 PHA FY: 10/01/07 – 09/30/08 | Work Statement for Year 4 FFY Grant: 2008 PHA FY: 10/01/08 – 09/30/09 | Work Statement for Year 5 FFY Grant: 2009 PHA FY: 10/01/09 – 09/30/10 |
| | Annual Statement | | | | |
| HA Wide | | 354,759 | 337,009 | 337,159 | 341,322 |
| SC007-5B | | 5,250 | 5,250 | 5,250 | 80,250 |
| SC007-6 | | 14,313 | 35,813 | 39,063 | 13,500 |
| SC007-8 | | 59,850 | 2,100 | 8,700 | 600 |
| SC007-9 | | 2,100 | 56,100 | 46,100 | 600 |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| CFP Funds Listed for 5-year planning | | 436,272 | 436,272 | 436,272 | 436,272 |
| | | | | | |
| Replacement Housing Factor Funds | | 95,170 | | | |

13. Capital Fund Program Five-Year Action Plan

| Capital Fund Program Five-Year Action Plan | | | | | | |
|---|--|---|-----------------------|---|---|-----------------------|
| Part II: Supporting Pages—Work Activities | | | | | | |
| Activities for Year 1 | Activities for Year : <u>2</u> FFY Grant: 2006 PHA FY: 10/01/06 – 09/30/07 | | | Activities for Year: <u>3</u> FFY Grant: 2007 PHA FY: 10/01/07 – 09/30/08 | | |
| | Development Name/Number | Major Work Categories | Estimated Cost | Development Name/Number | Major Work Categories | Estimated Cost |
| See | HA Wide | <u>Operations (1406)</u> | | HA Wide | <u>Operations (1406)</u> | |
| Annual | | Operations | 93,634 | | Operations | 93,634 |
| Statement | | Subtotal 1406 | 93,634 | | Subtotal 1406 | 93,634 |
| | HA Wide | <u>Management Improvements (1408)</u> | | HA Wide | <u>Management Improvements (1408)</u> | |
| | | Computer software & hardware upgrades; consulting fees; office equip; training; | 31,423 | | Computer software & hardware upgrades; consulting fees; office equip; training; | 31,423 |
| | | Subtotal 1408 | 31,423 | | Subtotal 1408 | 31,423 |
| | HA Wide | <u>Administration (1410)</u> | | HA Wide | <u>Administration (1410)</u> | |
| | | CFP Administration: salaries and benefits (10%) | 43,627 | | CFP Administration: salaries and benefits (10%) | 43,627 |
| | | Subtotal 1410 | 43,627 | | Subtotal 1410 | 43,627 |
| | HA Wide | <u>Fees and Cost (1430)</u> | | HA Wide | <u>Fees and Cost (1430)</u> | |
| | | A&E Fees & Costs | 15,055 | | A&E Fees & Costs | 14,305 |
| | | Subtotal 1430 | 15,055 | | Subtotal 1430 | 14,305 |
| | HA Wide | <u>Non Dwelling Equipment (1475)</u> | | HA Wide | <u>Non Dwelling Equipment (1475)</u> | |

13. Capital Fund Program Five-Year Action Plan

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|--|---|--|----------------|---|--|----------------|
| | | Replace trucks & vehicles | 27,050 | | Replace trucks & vehicles | 10,050 |
| | | Subtotal Acct 1475 | 27,050 | | Subtotal Acct 1475 | 10,050 |
| | HA Wide | <u>Collateralization or Debt Service (1501)</u> | | HA Wide | <u>Collateralization or Debt Service (1501)</u> | |
| | | Capital Fund Bond Pool Debt Service | 143,970 | | Capital Fund Bond Pool Debt Service | 143,970 |
| | | Subtotal 1501 | 143,970 | | Subtotal 1501 | 143,970 |
| | | <u>Total HA Wide</u> | 354,759 | | <u>Total HA Wide</u> | 337,009 |
| | SC007-5B Bradby Homes | <u>Dwelling Structures (1460)</u> | | SC007-5B Bradby Homes | <u>Dwelling Structures (1460)</u> | |
| | | Replace water heaters (5) | 1,500 | | Replace water heaters (5) | 1,500 |
| | | Subtotal 1460 | 1,500 | | Subtotal 1460 | 1,500 |
| | | <u>Dwelling Equipment 1465.1</u> | | | <u>Dwelling Equipment 1465.1</u> | |
| | | Refrigerators (5) | 2,000 | | Refrigerators (5) | 2,000 |
| | | Ranges (5) | 1,750 | | Ranges (5) | 1,750 |
| | | Subtotal 1465.1 | 3,750 | | Subtotal 1465.1 | 3,750 |
| | | Total SC007-5B | 5,250 | | Total SC007-5B | 5,250 |
| | SC007-6 Hahn Village 100 units | <u>Site Improvements (1450)</u> | | SC007-6 Hahn Village 100 units | <u>Dwelling Structures (1460)</u> | |
| | | Sidewalk repairs | 3,813 | | Roof shingle repair | 2,813 |
| | | Subtotal Acct 1450 | 3,813 | | Replace rear doors to units | 11,250 |
| | | | | | Replace front doors to units | 11,250 |
| | SC007-6 Hahn Village 100 units | <u>Dwelling Structures (1460)</u> | | | Water heaters (10 per year) | 3,000 |

13. Capital Fund Program Five-Year Action Plan

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|--|---|---|---------------|---|---|---------------|
| | | Water heaters (10 per year) | 3,000 | | Subtotal Acct 1460 | 28,313 |
| | | Subtotal Acct 1460 | 3,000 | | | |
| | | | | SC007-6 Hahn Village 100 units | <u>Dwelling Equipment</u> (1465.1) | |
| | SC007-6 Hahn Village 100 units | <u>Dwelling Equipment</u> (1465.1) | | | Refrigerators (10 per year) | 4,000 |
| | | Refrigerators (10 per year) | 4,000 | | Ranges (10 per year) | 3,500 |
| | | Ranges (10 per year) | 3,500 | | Subtotal Acct 1465.1 | 7,500 |
| | | Subtotal Acct 1465.1 | 7,500 | | | |
| | | | | | Total SC007-6 | 35,813 |
| | | Total SC007-6 | 14,313 | | | |
| | | | | | | |
| | SC007-8 New Hope I 30 units | <u>Dwelling Structures</u> (1460) | | SC007-8 New Hope I 30 units | <u>Dwelling Structures</u> (1460) | |
| | | Security window screens (50) | 24,750 | | Water heaters (2 per year) | 600 |
| | | Reshingle roofs (15) (3) | 33,000 | | Subtotal Acct 1460 | 600 |
| | | Water heaters (2 per year) | 600 | | | |
| | | Subtotal Acct 1460 | 58,350 | SC007-8 New Hope I 30 units | <u>Dwelling Equipment</u> (1465.1) | |
| | | | | | Refrigerators (2 per year) | 800 |
| | SC007-8 New Hope I 30 units | <u>Dwelling Equipment</u> (1465.1) | | | Ranges (2 per year) | 700 |
| | | Refrigerators (2 per year) | 800 | | Subtotal Acct 1465.1 | 1,500 |
| | | Ranges (2 per year) | 700 | | | |
| | | Subtotal Acct 1465.1 | 1,500 | | Total SC007-8 | 2,100 |
| | | | | | | |
| | | Total SC007-8 | 59,850 | SC007-9 New Hope II 40 units | <u>Dwelling Structures</u> (1460) | |

13. Capital Fund Program Five-Year Action Plan

| | | | | | | |
|--|---|---|------------------|---|---|------------------|
| | | | | | Security window screens (50) | 10,000 |
| | SC007-9 New Hope II 40 units | <u>Dwelling Structures</u> (1460) | | | Reshingle roofs (20) (20) | 44,000 |
| | | Water heaters (2 per year) | 600 | | Water heaters (2 per year) | 600 |
| | | Subtotal Acct 1460 | 600 | | Subtotal Acct 1460 | 54,600 |
| | | | | | | |
| | SC007-9 New Hope II 40 units | <u>Dwelling Equipment</u> (1465.1) | | SC007-9 New Hope II 40 units | <u>Dwelling Equipment</u> (1465.1) | |
| | | Refrigerators (2 per year) | 800 | | Refrigerators (2 per year) | 800 |
| | | Ranges (2 per year) | 700 | | Ranges (2 per year) | 700 |
| | | Subtotal Acct 1465.1 | 1,500 | | Subtotal Acct 1465.1 | 1,500 |
| | | | | | | |
| | | Total SC007-9 | 2,100 | | Total SC007-9 | 56,100 |
| | | | | | | |
| | | | | | | |
| | Total CFP Estimated Cost | | \$436,272 | | | \$436,272 |

13. Capital Fund Program Five-Year Action Plan

| Capital Fund Program Five-Year Action Plan | | | | | |
|--|---|----------------|---|---|----------------|
| Part II: Supporting Pages—Work Activities | | | | | |
| Activities for Year : <u> 4 </u> FFY Grant: 2008 PHA FY: 10/01/08 – 09/30/09 | | | Activities for Year: <u> 5 </u> FFY Grant: 2009 PHA FY: 10/01/09 – 09/30/10 | | |
| Development Name/Number | Major Work Categories | Estimated Cost | Development Name/Number | Major Work Categories | Estimated Cost |
| HA Wide | <u>Operations (1406)</u> | | HA Wide | <u>Operations (1406)</u> | |
| | Operations | 93,634 | | Operations | 93,634 |
| | Subtotal 1406 | 93,634 | | Subtotal 1406 | 93,634 |
| HA Wide | <u>Management Improvements (1408)</u> | | HA Wide | <u>Management Improvements (1408)</u> | |
| | Computer software & hardware upgrades; consulting fees; office equip; training; | 20,300 | | Computer software & hardware upgrades; consulting fees; office equip; training; | 20,300 |
| | Subtotal 1408 | 20,300 | | Subtotal 1408 | 20,300 |
| HA Wide | <u>Administration (1410)</u> | | HA Wide | <u>Administration (1410)</u> | |
| | CFP Administration: salaries and benefits | 54,750 | | CFP Administration: salaries and benefits | 56,850 |
| | Subtotal 1410 | 54,750 | | Subtotal 1410 | 56,850 |
| HA Wide | <u>Fees and Cost (1430)</u> | | HA Wide | <u>Fees and Cost (1430)</u> | |
| | A&E Fees & Costs | 14,455 | | A&E Fees & Costs | 14,455 |
| | Subtotal 1430 | 14,455 | | Subtotal 1430 | 14,455 |
| HA Wide | <u>Non Dwelling Equipment (1475)</u> | | HA Wide | <u>Non Dwelling Equipment (1475)</u> | |
| | Replace trucks & vehicles | 10,050 | | Replace trucks & vehicles | 12,113 |
| | Subtotal Acct 1475 | 10,050 | | Subtotal Acct 1475 | 12,113 |

13. Capital Fund Program Five-Year Action Plan

| | | | | | |
|---|--|----------------|---|--|----------------|
| HA Wide | <u>Collateralization or Debt Service (1501)</u> | | HA Wide | <u>Collateralization or Debt Service (1501)</u> | |
| | Capital Fund Bond Pool Debt Service | 143,970 | | Capital Fund Bond Pool Debt Service | 143,970 |
| | Subtotal 1501 | 143,970 | | Subtotal 1501 | 143,970 |
| | <u>Total HA Wide</u> | 337,159 | | <u>Total HA Wide</u> | 341,322 |
| SC007-5B Bradby Homes | <u>Dwelling Structures (1460)</u> | | SC007-5B Bradby Homes | <u>Dwelling Structures (1460)</u> | |
| | Replace water heaters (5) | 1,500 | | Replace water heaters (8) | 2,400 |
| | Subtotal 1460 | 1,500 | | Install new HVAC systems | 75,600 |
| | | | | Subtotal 1460 | 78,000 |
| | <u>Dwelling Equipment 1465.1</u> | | | <u>Dwelling Equipment 1465.1</u> | |
| | Refrigerators (5) | 2,000 | | Refrigerators (3) | 1,200 |
| | Ranges (5) | 1,750 | | Ranges (3) | 1,050 |
| | Subtotal 1465.1 | 3,750 | | Subtotal 1465.1 | 2,250 |
| | Total SC007-5B | 5,250 | | Total SC007-5B | 80,250 |
| SC007-6 Hahn Village 100 units | <u>Dwelling Equipment (1465.1)</u> | | SC007-6 Hahn Village 100 units | <u>Dwelling Structures (1460)</u> | |
| | Refrigerators (10 per year) | 4,000 | | Roof shingle repairs | 7,500 |
| | Ranges (10 per year) | 3,500 | | Replace water heaters (10) | 3,000 |
| | Subtotal Acct 1465.1 | 7,500 | | Subtotal Acct 1460 | 10,500 |
| | Total SC007-6 | 39,063 | | Total SC007-6 | 13,500 |

13. Capital Fund Program Five-Year Action Plan

| | | | | | |
|---|---|------------------|---|--|------------------|
| SC007-8 New Hope I 30 units | <u>Dwelling Structures</u> (1460) | | SC007-8 New Hope I 30 units | <u>Dwelling Structures</u> (1460) | |
| | Reshingle roofs (15) (3) | 6,600 | | Water heaters (2 per year) | 600 |
| | Water heaters (2 per year) | 600 | | Subtotal Acct 1460 | 600 |
| | Subtotal Acct 1460 | 7,200 | | | |
| | | | | Total SC007-8 | 600 |
| SC007-8 New Hope I 30 units | <u>Dwelling Equipment</u> (1465.1) | | | | |
| | Refrigerators (2 per year) | 800 | SC007-9 New Hope II 40 units | <u>Dwelling Structures</u> (1460) | |
| | Ranges (2 per year) | 700 | | Water heaters (2 per year) | 600 |
| | Subtotal Acct 1465.1 | 1,500 | | Subtotal Acct 1460 | 600 |
| | | | | | |
| | Total SC007-8 | 8,700 | | Total SC007-9 | 600 |
| | | | | | |
| SC007-9 New Hope II 40 units | <u>Dwelling Structures</u> (1460) | | | | |
| | Reshingle roofs (20) (20) | 44,000 | | | |
| | Water heaters (2 per year) | 600 | | | |
| | Subtotal Acct 1460 | 44,600 | | | |
| | | | | | |
| SC007-9 New Hope II 40 units | <u>Dwelling Equipment</u> (1465.1) | | | | |
| | Refrigerators (2 per year) | 800 | | | |
| | Ranges (2 per year) | 700 | | | |
| | Subtotal Acct 1465.1 | 1,500 | | | |
| | | | | | |
| | Total SC007-9 | 46,100 | | | |
| | | | | | |
| Total CFP Estimated Cost | | \$436,272 | | | \$436,272 |

Attachment A

**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 Aiken | Grant Type and Number Capital Fund Program Grant No: SC16P00750104 Replacement Housing Factor Grant No: | Federal FY of Grant: 2004 |
|---|--|--|

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 2)
 Performance and Evaluation Report for Period Ending: 03/31/05 Final Performance and Evaluation Report

| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
|----------|---|----------------------|-----------|-------------------|-----------|
| | | Original | Revised | Obligated | Expended |
| 1 | Total non-CFP Funds | | | | |
| 2 | 1406 Operations | 88,397 | 88,397.00 | 88,397.00 | 50,000.00 |
| 3 | 1408 Management Improvements | 21,236 | 21,236.00 | 7,567.86 | 7,567.86 |
| 4 | 1410 Administration | 60,000 | 60,000.00 | 60,000.00 | 35,000.00 |
| 5 | 1411 Audit | | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | 17,695 | 17,695.00 | 0 | 0 |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | 30,600 | 30,600.00 | 0 | 0 |
| 10 | 1460 Dwelling Structures | 30,012 | 30,012.00 | 0 | 0 |
| 11 | 1465.1 Dwelling Equipment— Nonexpendable | 24,000 | 24,000.00 | 0 | 0 |
| 12 | 1470 Nondwelling Structures | | | | |
| 13 | 1475 Nondwelling Equipment | 92,347 | 92,347.00 | 30,057.60 | 30,057.60 |
| 14 | 1485 Demolition | | | | |
| 15 | 1490 Replacement Reserve | | | | |
| 16 | 1492 Moving to Work Demonstration | | | | |

**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 Aiken | Grant Type and Number Capital Fund Program Grant No: SC16P00750104 Replacement Housing Factor Grant No: | Federal FY of Grant: 2004 |
|---|--|--|

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 2)
 Performance and Evaluation Report for Period Ending: 03/31/05 Final Performance and Evaluation Report

| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
|----------|---|----------------------|------------|-------------------|------------|
| | | Original | Revised | Obligated | Expended |
| 17 | 1495.1 Relocation Costs | | | | |
| 18 | 1499 Development Activities | | | | |
| 19 | 1501 Collateralization or Debt Service | 71,985 | 71,985.00 | 5,000.00 | 5,000.00 |
| 20 | 1502 Contingency | | | | |
| 21 | Amount of Annual Grant: (sum of lines 2 – 20) | 436,272 | 436,272.00 | 191,022.46 | 127,625.46 |
| 22 | Amount of line 21 Related to LBP Activities | | | | |
| 23 | Amount of line 21 Related to Section 504 compliance | | | | |
| 24 | Amount of line 21 Related to Security – Soft Costs | | | | |
| 25 | Amount of Line 21 Related to Security – Hard Costs | | | | |
| 26 | Amount of line 21 Related to Energy Conservation Measures | | | | |

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

| PHA Name: Housing Authority of the City of Aiken | | Grant Type and Number Capital Fund Program Grant No: SC16P00750104 Replacement Housing Factor Grant No: | | | | Federal FY of Grant: 2004 | | |
|--|---|---|----------|----------------------|------------------|----------------------------------|------------------|----------------|
| 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 | <u>Operations</u> | 1406 | | | | | | |
| | P H Operations | | Lump Sum | 88,397 | 88,397.00 | 88,397.00 | 50,000.00 | In progress |
| | Subtotal Acct 1406 | | | 88,397 | 88,397.00 | 88,397.00 | 50,000.00 | |
| HA WIDE | <u>Management Improvements</u> | 1408 | Lump Sum | | | | | |
| | Staff Training; Computer software & hardware; office equipment; consultants | | | 21,236 | 21,236.00 | 7,567.86 | 7,567.86 | In progress |
| | Subtotal Acct 1408 | | | 21,236 | 21,236.00 | 7,567.86 | 7,567.86 | |
| HA WIDE | <u>Administration</u> | 1410 | Lump Sum | | | | | |

**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 Aiken | | Grant Type and Number Capital Fund Program Grant No: SC16P00750104 Replacement Housing Factor Grant No: | | | | Federal FY of Grant: 2004 | | |
|--|--|---|----------|----------------------|------------------|----------------------------------|------------------|----------------|
| 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 | |
| | Prorated salaries & benefits for administration of CFP Program | | | 60,000 | 60,000.00 | 60,000.00 | 35,000.00 | In progress |
| | Subtotal Acct 1410 | | | 60,000 | 60,000.00 | 60,000.00 | 35,000.00 | |
| HA WIDE | <u>Fees & Costs</u> | 1430 | Lump Sum | | | | | |
| | A & E Fees; reimbursable costs | | | 17,695 | 17,695.00 | 0 | 0 | In progress |
| | Subtotal Acct 1430 | | | 17,695 | 17,695.00 | 0 | 0 | |
| | <u>Site Improvements</u> | | | | | | | |
| SC007-5B Bradley Homes | Sidewalk replacement | | Lump Sum | 5,000 | 5,000.00 | 0 | 0 | In progress |
| SC007-8 New Hope I | Erosion control | | Lump Sum | 12,800 | 12,800.00 | 0 | 0 | In progress |

**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 Aiken | | Grant Type and Number Capital Fund Program Grant No: SC16P00750104 Replacement Housing Factor Grant No: | | | | Federal FY of Grant: 2004 | | |
|--|--|---|----------|----------------------|------------------|----------------------------------|----------------|----------------|
| 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 | |
| SC007-9 New Hope II | Erosion control | | Lump Sum | 12,800 | 12,800.00 | 0 | 0 | In progress |
| | Subtotal Acct 1450 | | | 30,600 | 30,600.00 | 0 | 0 | |
| | Dwelling Structures | 1460 | | | | | | |
| SC007-5B Bradley Homes | Install new kitchen cabinets | | 12 units | 21,600 | 21,600.00 | 0 | 0 | In progress |
| SC007-5B Bradley Homes | Install new HVAC Systems | | 18 units | 0 | | | | Deferred |
| SC007-6 Hahn Village | Roof shingle repair | | Lump Sum | 0 | | | | Deferred |
| SC007-6 Hahn Village | Replace water heaters | | 10 units | 3,000.00 | 3,000.00 | 0 | 0 | In progress |
| SC007-8 New Hope I | Replace water heaters | | 2 units | 600.00 | 600.00 | 0 | 0 | In progress |
| SC007-9 New Hope II | Replace water heaters | | 2 units | 600.00 | 600.00 | 0 | 0 | In progress |

**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 Aiken | | Grant Type and Number Capital Fund Program Grant No: SC16P00750104 Replacement Housing Factor Grant No: | | | | Federal FY of Grant: 2004 | | |
|--|--|---|----------|----------------------|------------------|----------------------------------|----------------|----------------|
| 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 | |
| SC007-5B Bradby Homes | Replace water heaters | | 18 units | 4,212 | 4,212.00 | 0 | 0 | In progress |
| | Subtotal Acct 1460 | | | 30,012 | 30,012.00 | 0 | 0 | |
| | <u>Dwelling Equipment</u> | 1465.1 | | | | | | |
| SC007-5B Bradley Homes | Replace refrigerators | | 18 units | 7,200 | 7,200.00 | 0 | 0 | In progress |
| SC007-5B Bradley Homes | Replace ranges | | 18 units | 6,300 | 6,300.00 | 0 | 0 | In progress |
| SC007-6 Hahn Village | Replace refrigerators | | 10 units | 4,000 | 4,000.00 | 0 | 0 | In progress |
| SC007-6 Hahn Village | Replace ranges | | 10 units | 3,500 | 3,500.00 | 0 | 0 | In progress |

**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 Aiken | | Grant Type and Number Capital Fund Program Grant No: SC16P00750104 Replacement Housing Factor Grant No: | | | | Federal FY of Grant: 2004 | | |
|--|--|---|----------|----------------------|------------------|----------------------------------|------------------|----------------|
| 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 | |
| SC007-8 New Hope I | Replace refrigerators | | 2 units | 800 | 800.00 | 0 | 0 | In progress |
| SC007-8 New Hope I | Replace ranges | | 2 units | 700 | 700.00 | 0 | 0 | In progress |
| SC007-9 New Hope II | Replace refrigerators | | 2 units | 800 | 800.00 | 0 | 0 | In progress |
| SC007-9 New Hope II | Replace ranges | | 2 units | 700 | 700.00 | 0 | 0 | In progress |
| | Subtotal Acct 1465.1 | | | 24,000 | 24,000.00 | 0 | 0 | |
| | Non-Dwelling Equipment | 1475 | | | | | | |
| HA Wide | Upgrade computer server | | | 30,000 | 30,000.00 | 0 | 0 | In progress |
| HA Wide | Upgrade telephone equipment | | | 0 | | | | Deferred |
| HA Wide | Purchase maintenance vehicle/equipment | | | 62,347 | 62,347.00 | 30,057.60 | 30,057.60 | In progress |
| HA Wide | Purchase computers | | | 0 | | | | |
| | Subtotal Acct 1475 | | | 57,504 | 57,504.00 | 30,057.60 | 30,057.60 | |

**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 Aiken | | Grant Type and Number Capital Fund Program Grant No: SC16P00750104 Replacement Housing Factor Grant No: | | | | Federal FY of Grant: 2004 | | |
|--|---|---|----------|----------------------|-------------------|----------------------------------|-------------------|----------------|
| 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 | <u>Collateralization or Debt Service</u> | 1501 | Lump Sum | | | | | |
| | Capital Fund Bond Pool Debt Service | | | 71,985 | 71,985.00 | 5,000.00 | 5,000.00 | In progress |
| | Subtotal Acct 1501 | | | 71,985 | 71,985.00 | 5,000.00 | 5,000.00 | |
| | | | | | | | | |
| | Grand Total | | | 468,168 | 468,168.00 | 191,022.46 | 127,625.46 | |

**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 Aiken | Grant Type and Number Capital Fund Program No: SC16P00750104 Replacement Housing Factor No: | Federal FY of Grant: 2004 |
|--|--|----------------------------------|

| Development Number Name/HA-Wide Activities | All Fund Obligated (Quarter Ending Date) | | | All Funds Expended (Quarter Ending Date) | | | Reasons for Revised Target Dates |
|---|---|---------|--------|---|---------|--------|----------------------------------|
| | Original | Revised | Actual | Original | Revised | Actual | |
| HA Wide | 09/13/06 | | | 09/13/08 | | | |
| SC007-2 | | | | | | | |
| SC007-3 | | | | | | | |
| SC007-4 | | | | | | | |
| SC007-5A | | | | | | | |
| SC007-5B | 09/13/06 | | | 09/13/08 | | | |
| SC007-6 | 09/13/06 | | | 09/13/08 | | | |
| SC007-8 | 09/13/06 | | | 09/13/08 | | | |
| SC007-9 | 09/13/06 | | | 09/13/08 | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |

Attachment B

**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 Aiken | Grant Type and Number Capital Fund Program Grant No: SC16P00750103 Replacement Housing Factor Grant No: | Federal FY of Grant: 2003 |
|---|--|--|

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 03/31/05 Final Performance and Evaluation Report

| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
|----------|---|----------------------|---------|-------------------|-----------|
| | | Original | Revised | Obligated | Expended |
| 1 | Total non-CFP Funds | | | | |
| 2 | 1406 Operations | 75,342.60 | | 75,342.60 | 75,342.60 |
| 3 | 1408 Management Improvements | 27,843.00 | | 27,843.00 | 27,843.00 |
| 4 | 1410 Administration | 37,671.30 | | 37,671.30 | 37,671.30 |
| 5 | 1411 Audit | | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | 17,671.30 | | 17,671.30 | 11,857.00 |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | 6,600 | | 6,600.00 | 7,410.56 |
| 10 | 1460 Dwelling Structures | 49,406.55 | | 49,406.55 | 0 |
| 11 | 1465.1 Dwelling Equipment— Nonexpendable | 38,000.00 | | 38,000.00 | 0 |
| 12 | 1470 Nondwelling Structures | | | | |
| 13 | 1475 Nondwelling Equipment | 30,000.00 | | 30,000.00 | 17,789.60 |
| 14 | 1485 Demolition | | | | |
| 15 | 1490 Replacement Reserve | | | | |
| 16 | 1492 Moving to Work Demonstration | | | | |
| 17 | 1495.1 Relocation Costs | | | | |

**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 Aiken | Grant Type and Number Capital Fund Program Grant No: SC16P00750103 Replacement Housing Factor Grant No: | Federal FY of Grant: 2003 |
|---|--|--|

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:) Performance and Evaluation Report for Period Ending: 03/31/05 Final Performance and Evaluation Report

| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
|----------|---|----------------------|---------|-------------------|------------|
| | | Original | Revised | Obligated | Expended |
| 18 | 1499 Development Activities | | | | |
| 19 | 1501 Collateralization or Debt Service | 94,178.25 | | 94,178.25 | 0 |
| 20 | 1502 Contingency | | | | |
| 21 | Amount of Annual Grant: (sum of lines 2 – 20) | 376,713.00 | | 376,713.00 | 177,914.06 |
| 22 | Amount of line 21 Related to LBP Activities | | | | |
| 23 | Amount of line 21 Related to Section 504 compliance | | | | |
| 24 | Amount of line 21 Related to Security – Soft Costs | | | | |
| 25 | Amount of Line 21 Related to Security – Hard Costs | | | | |
| 26 | Amount of line 21 Related to Energy Conservation Measures | | | | |

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

| PHA Name: Housing Authority of the City of Aiken | | Grant Type and Number Capital Fund Program Grant No: SC16P00750103 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 | Operations | 1406 | Lump Sum | | | | | 100% |
| | P H Operations | | | 75,342.60 | | 75,342.60 | 75,342.60 | |
| | Subtotal Acct 1406 | | | 75,342.60 | | 75,342.60 | 75,342.60 | |
| HA WIDE | Management Improvements | 1408 | Lump Sum | | | | | 100% |
| | Computer software & hardware; office equipment; consultants | | | 27,843.00 | | 27,843.00 | 27,843.00 | |
| | Subtotal Acct 1408 | | | 27,843.00 | | 27,843.00 | 27,843.00 | |
| HA WIDE | Administration | 1410 | Lump Sum | | | | | 100% |
| | Prorated salaries & benefits for administration of CFP Program | | | 37,671.30 | | 37,671.30 | 37,671.30 | |
| | Subtotal Acct 1410 | | | 37,671.30 | | 37,671.30 | 37,671.30 | |

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 Aiken | | Grant Type and Number Capital Fund Program Grant No: SC16P00750103 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 | Fees & Costs | 1430 | Lump Sum | | | | | |
| | A & E Fees; reimbursable costs | | | 17,671.30 | | 17,671.30 | 11,857.00 | |
| | Subtotal Acct 1430 | | | 17,671.30 | | 17,671.30 | 11,857.00 | |
| | Site Improvement | 1450 | Lump Sum | | | | | |
| HA Wide | Landscaping, beautification | | | 6,600.00 | | 6,600.00 | 7,410.56 | |
| | Subtotal Acct 1450 | | | 6,600.00 | | 6,600.00 | 7,410.56 | |
| | Dwelling Structures | 1460 | | | | | | |
| SC007-6 | Replace interior doors | | As needed | 13,447.00 | | 13,447.00 | 0 | |
| SC007-6 | Repair electrical & gas lines | | As needed | 39,959.55 | | 39,959.55 | 0 | |
| | Subtotal Acct 1460 | | | 49,406.55 | | 49,406.55 | 0 | |
| | Dwelling Equipment | 1465.1 | Lump Sum | | | | | |

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 Aiken | | Grant Type and Number Capital Fund Program Grant No: SC16P00750103 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 | |
| SC007-3 | Replace Ranges | | | 0 | | | | |
| Sc007-3 | Replace Refrigerators | | | 0 | | | | |
| SC007-6 | Replace ranges | | As needed | 20,000 | | 20,000 | 0 | |
| SC007-6 | Replace refrigerators | | As needed | 18,000 | | 18,000 | 0 | |
| | Subtotal Acct 1465.1 | | | 38,000 | | 38,000 | 0 | |
| HA Wide | <u>Non Dwelling Equipment</u> | 1475 | | | | | | |
| | Maintenance Equipment | | | 30,000 | | 30,000 | 17,789.60 | |
| | Subtotal Acct 1475 | | | 30,000 | | 30,000 | 17,789.60 | |
| | <u>Collaterization or Debt Service</u> | 1501 | Lump Sum | 94,178.25 | | 94,178.25 | 0 | Issuing bonds |
| SC007-2 | Rehab Stoney Homes | | | - | | | | |
| SC007-5B | Rehab interior/central heat and air | | | - | | | | |
| SC007-6 | Rehab exterior Hahn Village | | | - | | | | |
| SC007-8 | Rehab exterior New Hope I | | | - | | | | |
| SC007-9 | Rehab exterior New Hope II | | | - | | | | |

**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 Aiken | | Grant Type and Number Capital Fund Program Grant No: SC16P00750103 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 | |
| | Subtotal Acct 1501 | | | 94,178.25 | | 94,178.25 | 0 | |
| | TOTAL | | | 376,713.00 | | 376,713.00 | 177,914.06 | |

**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 Aiken | Grant Type and Number Capital Fund Program No: SC16P00750103 Replacement Housing Factor No: | Federal FY of Grant: 2003 |
|--|--|----------------------------------|

| Development Number Name/HA-Wide Activities | All Fund Obligated (Quarter Ending Date) | | | All Funds Expended (Quarter Ending Date) | | | Reasons for Revised Target Dates |
|--|---|---------|----------|---|---------|--------|----------------------------------|
| | Original | Revised | Actual | Original | Revised | Actual | |
| HA Wide | 09/16/05 | | 03/31/04 | 09/16/07 | | | |
| SC007-2 | 09/16/05 | | 03/31/04 | 09/16/07 | | | |
| SC007-5A | 09/16/05 | | 03/31/04 | 09/16/07 | | | |
| SC007-5B | 09/16/05 | | 03/31/04 | 09/16/07 | | | |
| SC007-6 | 09/16/05 | | 03/31/04 | 09/16/07 | | | |
| SC007-8 | 09/16/05 | | 03/31/04 | 09/16/07 | | | |
| SC007-9 | 09/16/05 | | 03/31/04 | 09/16/07 | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |

Attachment C

**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 Aiken | Grant Type and Number Capital Fund Program Grant No: SC16P00750203 Replacement Housing Factor Grant No: | Federal FY of Grant: 2003 |
|---|--|--|

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 1)
 Performance and Evaluation Report for Period Ending: 03/31/05 Final Performance and Evaluation Report

| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
|----------|---|----------------------|-----------|-------------------|-----------|
| | | Original | Revised | Obligated | Expended |
| 1 | Total non-CFP Funds | | | | |
| 2 | 1406 Operations | 18,291 | 18,291.00 | 18,291.00 | 18,291.00 |
| 3 | 1408 Management Improvements | 18,291 | 2,268.20 | 2,268.20 | 2,268.20 |
| 4 | 1410 Administration | 9,145 | 9,145.00 | 9,145.00 | 9,145.00 |
| 5 | 1411 Audit | | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | | | | |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | 0 | 13,477.15 | 13,477.15 | 13,477.15 |
| 10 | 1460 Dwelling Structures | 22,865 | 32,250.85 | 32,250.85 | 0 |
| 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 | | | | |

**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 Aiken | Grant Type and Number Capital Fund Program Grant No: SC16P00750203 Replacement Housing Factor Grant No: | Federal FY of Grant: 2003 |
|---|--|--|

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 1)
 Performance and Evaluation Report for Period Ending: 03/31/05 Final Performance and Evaluation Report

| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
|----------|---|----------------------|-----------|-------------------|-----------|
| | | Original | Revised | Obligated | Expended |
| 18 | 1499 Development Activities | | | | |
| 19 | 1501 Collaterization or Debt Service | 22,863 | 0 | 0 | 0 |
| 20 | 1502 Contingency | | | | |
| 21 | Amount of Annual Grant: (sum of lines 2 – 20) | 91,455 | 91,455.00 | 91,455.00 | 43,181.35 |
| 22 | Amount of line 21 Related to LBP Activities | | | | |
| 23 | Amount of line 21 Related to Section 504 compliance | | | | |
| 24 | Amount of line 21 Related to Security – Soft Costs | | | | |
| 25 | Amount of Line 21 Related to Security – Hard Costs | | | | |
| 26 | Amount of line 21 Related to Energy Conservation Measures | | | | |

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

| PHA Name: Housing Authority of the City of Aiken | | Grant Type and Number Capital Fund Program Grant No: SC16P00750203 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 | <u>Operations</u> | 1406 | | | | | | 100% |
| | P H Operations | | Lump Sum | 18,291 | 18,291 | 18,291 | 18,291 | |
| | Subtotal Acct 1406 | | | 18,291 | 18,291 | 18,291 | 18,291 | |
| HA WIDE | <u>Management Improvements</u> | 1408 | Lump Sum | | | | | |
| | Computer software & hardware; consultants | | | 18,291 | 18,291 | 18,291 | 2,268.20 | In progress |
| | Subtotal Acct 1408 | | | 18,291 | 18,291 | 18,291 | 2,268.20 | |
| HA WIDE | <u>Administration</u> | 1410 | Lump Sum | | | | | 100% |
| | Prorated salaries & benefits for administration of CFP Program | | | 9,145 | 9,145 | 9,145 | 9,145.00 | |
| | Subtotal Acct 1410 | | | 9,145 | 9,145 | 9,145 | 9,145.00 | |
| SC007-3 | Site Improvements | 1450 | | | | | | 100% |

**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 Aiken | | Grant Type and Number Capital Fund Program Grant No: SC16P00750203 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 | |
| | Site remediation: retention ponds | | LS | 0 | 13,477.15 | 13,477.15 | 13,477.15 | |
| | Subtotal Acct 1450 | | | 0 | 13,477.15 | 13,477.15 | 13,477.15 | |
| | <u>Dwelling Structures</u> | 1460 | | | | | | Pending |
| SC007-8 | Screen Doors | | Lump sum | 12,577 | 17,250.00 | 17,250.00 | 0 | |
| SC007-9 | Screen Doors | | Lump sum | 10,288 | 15,000.85 | 15,000.85 | 0 | |
| | Subtotal Acct 1460 | | | 22,865 | 32,250.85 | 32,250.85 | 0 | |
| | <u>Collateralization or Debt Service</u> | 1501 | Lump Sum | 22,863 | 0 | 0 | 0 | |
| SC007-2 | Rehab Stoney Homes | | | - | | - | | |
| SC007-5B | Rehab interior/central heat and air | | | - | | - | | |
| SC007-6 | Rehab exterior Hahn Village | | | - | | - | | |
| SC007-8 | Rehab exterior New Hope I | | | - | | - | | |
| SC007-9 | Rehab exterior New Hope II | | | - | | - | | |

| 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 Aiken | | Grant Type and Number Capital Fund Program Grant No: SC16P00750203 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 | |
| | | | | | | | | |
| | Subtotal Acct 1501 | | | 22,863 | 0 | 0 | 0 | |
| | | | | | | | | |
| | GRAND TOTAL | | | 91,455 | 91,455.00 | 91,455.00 | 43,181.35 | |

**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 Aiken | Grant Type and Number Capital Fund Program No: SC16P00750203 Replacement Housing Factor No: | Federal FY of Grant: 2003 |
|--|--|----------------------------------|

| Development Number Name/HA-Wide Activities | All Fund Obligated (Quarter Ending Date) | | | All Funds Expended (Quarter Ending Date) | | | Reasons for Revised Target Dates |
|---|---|---------|--------|---|---------|--------|----------------------------------|
| | Original | Revised | Actual | Original | Revised | Actual | |
| HA Wide | 02/12/04 | | | 02/12/06 | | | |
| SC007-2 | 02/12/04 | | | 02/12/06 | | | |
| SC007-3 | | | | | | | |
| SC007-4 | | | | | | | |
| SC007-5A | | | | | | | |
| SC007-5B | 02/12/04 | | | 02/12/06 | | | |
| SC007-6 | 02/12/04 | | | 02/12/06 | | | |
| SC007-8 | 02/12/04 | | | 02/12/06 | | | |
| SC007-9 | 02/12/04 | | | 02/12/06 | | | |
| | | | | | | | |
| | | | | | | | |
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| | | | | | | | |

Attachment D

| 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 Aiken | | Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: SC16R00750103 | | | 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: 03/31/05 <input type="checkbox"/> Final Performance and Evaluation Report | | | | | |
| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
| | | Original | Revised | Obligated | Expended |
| 1 | Total non-CFP Funds | | | | |
| 2 | 1406 Operations | | | | |
| 3 | 1408 Management Improvements | | | | |
| 4 | 1410 Administration | | | | |
| 5 | 1411 Audit | | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | | | | |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | | | | |
| 10 | 1460 Dwelling Structures | | | | |
| 11 | 1465.1 Dwelling Equipment— Nonexpendable | | | | |
| 12 | 1470 Nondwelling Structures | | | | |
| 13 | 1475 Nondwelling Equipment | | | | |
| 14 | 1485 Demolition | | | | |
| 15 | 1490 Replacement Reserve | | | | |
| 16 | 1492 Moving to Work Demonstration | | | | |

**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 Aiken | Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: SC16R00750103 | Federal FY of Grant: 2003 |
|---|--|--|

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 03/31/05 Final Performance and Evaluation Report

| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
|----------|---|----------------------|---------|-------------------|-----------|
| | | Original | Revised | Obligated | Expended |
| 17 | 1495.1 Relocation Costs | | | | |
| 18 | 1499 Development Activities | 82,177 | 82,177 | 82,177 | 17,096.39 |
| 19 | 1501 Collaterization or Debt Service | | | | |
| 20 | 1502 Contingency | | | | |
| 21 | Amount of Annual Grant: (sum of lines 2 – 20) | 82,177 | 82,177 | 82,177 | 17,096.39 |
| 22 | Amount of line 21 Related to LBP Activities | | | | |
| 23 | Amount of line 21 Related to Section 504 compliance | | | | |
| 24 | Amount of line 21 Related to Security – Soft Costs | | | | |
| 25 | Amount of Line 21 Related to Security – Hard Costs | | | | |
| 26 | Amount of line 21 Related to Energy Conservation Measures | | | | |

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

| PHA Name: Housing Authority of the City of Aiken | | Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: SC16R00750103 | | | 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 | <u>Replacement Reserve</u> | 1490 | | | | | | |
| | Replacement reserve (funds transferred to Acct 1499) | | | | | | | |
| | Subtotal Acct 1490 | | | | | | | |
| HA Wide | <u>Development Activities</u> | 1499 | | | | | | |
| | Funds to be applied toward the construction of 4 new public housing dwelling units | | 4 units | 82,177 | | 82,177 | 17,096.39 | |
| | Subtotal Acct 1499 | | | 82,177 | | 82,177 | 17,096.39 | |
| | Grand Total | | | 82,177 | | 82,177 | 17,096.39 | |

Attachment E

| 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 Aiken | | Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: SC16R00750104 | | | Federal FY of Grant: 2004 |
| <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: 03/31/05 <input type="checkbox"/> Final Performance and Evaluation Report | | | | | |
| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
| | | Original | Revised | Obligated | Expended |
| 1 | Total non-CFP Funds | | | | |
| 2 | 1406 Operations | | | | |
| 3 | 1408 Management Improvements | | | | |
| 4 | 1410 Administration | | | | |
| 5 | 1411 Audit | | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | | | | |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | | | | |
| 10 | 1460 Dwelling Structures | | | | |
| 11 | 1465.1 Dwelling Equipment— Nonexpendable | | | | |
| 12 | 1470 Nondwelling Structures | | | | |
| 13 | 1475 Nondwelling Equipment | | | | |
| 14 | 1485 Demolition | | | | |
| 15 | 1490 Replacement Reserve | | | | |
| 16 | 1492 Moving to Work Demonstration | | | | |

**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 Aiken | Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: SC16R00750104 | Federal FY of Grant: 2004 |
|---|--|--|

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 03/31/05 Final Performance and Evaluation Report

| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
|----------|---|----------------------|---------|-------------------|----------|
| | | Original | Revised | Obligated | Expended |
| 17 | 1495.1 Relocation Costs | | | | |
| 18 | 1499 Development Activities | 95,170 | | 95,170 | 0 |
| 19 | 1501 Collaterization or Debt Service | | | | |
| 20 | 1502 Contingency | | | | |
| 21 | Amount of Annual Grant: (sum of lines 2 – 20) | 95,170 | | 95,170 | 0 |
| 22 | Amount of line 21 Related to LBP Activities | | | | |
| 23 | Amount of line 21 Related to Section 504 compliance | | | | |
| 24 | Amount of line 21 Related to Security – Soft Costs | | | | |
| 25 | Amount of Line 21 Related to Security – Hard Costs | | | | |
| 26 | Amount of line 21 Related to Energy Conservation Measures | | | | |

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

| PHA Name: Housing Authority of the City of Aiken | | Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: SC16R00750104 | | | Federal FY of Grant: 2004 | | | |
|--|--|---|----------|----------------------|----------------------------------|-------------------|----------------|----------------|
| 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 | <u>Development Activities</u> | 1499 | | | | | | |
| | Funds to be applied toward the construction of 4 new public housing dwelling units | | 4 units | 95,170 | | 95,170 | 0 | |
| | Subtotal Acct 1499 | | | 95,170 | | 95,170 | 0 | |
| | | | | | | | | |
| | Grand Total | | | 95,170 | | 95,170 | 0 | |
| | | | | | | | | |
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