

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

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# SOUTH CAROLINA REGIONAL HOUSING AUTHORITY NO. 3

## PHA Plans

5 Year Plan for Fiscal Years 2005 - 2009

Annual Plan for Fiscal Year 2005

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

**PHA Plan  
Agency Identification**

**PHA Name:** S C REGIONAL HOUSING AUTHORITY NO. 3

**PHA Number:** SC024

**PHA Fiscal Year Beginning: (mm/yyyy)** 07/2005

**Public Access to Information**

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

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

**Display Locations For PHA Plans and Supporting Documents**

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

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

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

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

**PHA'S WEBSITE**

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2005 - 2009**  
[24 CFR Part 903.5]

**A. Mission**

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)

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

**B. Goals**

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. 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)

Implement programs that will promote residents to become more interested in their communities and assist the Agency with getting rid of problem people.

**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)**

**GOALS**

- 1. To regain the High Performer Status for SC Regional Housing Auth. #3**  
**Objective: Increase inspection scores by completing as much rehabilitation as possible and promoting good customer service**
  
- 2. Increase the number of families in the twelve month exclusion program**  
**Objective: Educate the families more on the program and how it operates and encourage existing families to seek other employment upon termination from one employer**
  
- 3. Decrease the number of evictions for minor lease violations.**  
**Objective: Educate the families more on the lease and house rules and help them to see that it is more effective for them and us**

**4. Increase the Resident Assessment Sub-System scores**

**Objective: Increase the number of persons filling out the surveys and possibly generate more satisfied customers**

**Annual PHA Plan  
PHA Fiscal Year 2005**

[24 CFR Part 903.7]

**i. Annual Plan Type:**

Select which type of Annual Plan the PHA will submit.

**Standard Plan**

**Streamlined Plan:**

- High Performing PHA**
- Small Agency (<250 Public Housing Units)**
- Administering Section 8 Only**

**Troubled Agency Plan**

**ii. Executive Summary of the Annual PHA Plan**

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

**SC Regional Housing Auth. #3 has generated this Annual Plan based upon all of the HUD mandated requirements including but not limited to the following:**

- 1. Quality Housing and Work Responsibility Act of 1998**
- 2. Fair Housing Laws**
- 3. Public and Indian Housing Handbook**

### **iii. Annual Plan Table of Contents**

[24 CFR Part 903.7 9 (r)]

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

#### **Table of Contents**

Page #

#### **Annual Plan**

- i. Executive Summary
- ii. Table of Contents
  1. Housing Needs
  2. Financial Resources
  3. Policies on Eligibility, Selection and Admissions
  4. Rent Determination Policies
  5. Operations and Management Policies
  6. Grievance Procedures
  7. Capital Improvement Needs
  8. Demolition and Disposition
  9. Designation of Housing
  10. Conversions of Public Housing
  11. Homeownership
  12. Community Service Programs
  13. Crime and Safety
  14. Pets (Inactive for January 1 PHAs)
  15. Civil Rights Certifications (included with PHA Plan Certifications)
  16. Audit
  17. Asset Management
  18. Other Information

#### **Attachments**

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

#### **Required Attachments:**

- Admissions Policy for Deconcentration
- FY 2005 Capital Fund Program Annual Statement
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

#### **Optional Attachments:**

- PHA Management Organizational Chart
- FY 2005 Capital Fund Program 5 Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)

## Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or	Annual Plan: Operations and Maintenance

**List of Supporting Documents Available for Review**

<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	eradication of pest infestation (including cockroach infestation)	
<b>X</b>	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
<b>X</b>	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
<b>X</b>	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
<b>X</b>	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	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
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

# 1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

## A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	<b>9,894</b>	<b>4</b>	<b>4</b>	<b>3</b>	<b>3</b>	<b>2</b>	<b>4</b>
Income >30% but <=50% of AMI	<b>5,458</b>	<b>4</b>	<b>4</b>	<b>3</b>	<b>3</b>	<b>2</b>	<b>4</b>
Income >50% but <80% of AMI	<b>7,857</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>2</b>	<b>3</b>
Elderly	<b>4,511</b>	<b>5</b>	<b>4</b>	<b>3</b>	<b>4</b>	<b>3</b>	<b>5</b>
Families with Disabilities	<b>N/A</b>						
Race/Ethnicity	<b>21,818</b>	<b>4</b>	<b>4</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>
Race/Ethnicity	<b>12,080</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>
Race/Ethnicity	<b>550</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>4</b>	<b>3</b>
Race/Ethnicity							

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

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

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

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

### Housing Needs of Families on the Waiting List

Waiting list type: (select one)

Section 8 tenant-based assistance

Public Housing

Combined Section 8 and Public Housing

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	<b>834</b>		<b>35%</b>
Extremely low income <=30% AMI	<b>737</b>	<b>89%</b>	
Very low income (>30% but <=50% AMI)	<b>62</b>	<b>7%</b>	
Low income (>50% but <80% AMI)	<b>35</b>	<b>4%</b>	
Families with children			
Elderly families			
Families with Disabilities	<b>15</b>	<b>2%</b>	
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
0 BR	<b>8</b>	<b>1%</b>	
1BR	<b>216</b>	<b>26%</b>	
2 BR	<b>336</b>	<b>40%</b>	
3 BR	<b>220</b>	<b>26%</b>	
4 BR	<b>53</b>	<b>6%</b>	
5 BR	<b>1</b>	<b>1%</b>	
5+ BR	<b>0</b>	<b>0</b>	

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

If yes:

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

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

Does the PHA permit specific categories of families onto the waiting list, even if generally closed?  No  Yes

### C. Strategy for Addressing Needs

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

#### **(1) Strategies**

**Need: Shortage of affordable housing for all eligible populations**

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

Select all that apply

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

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

Select all that apply

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

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

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

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing

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

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

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select if applicable

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

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

Select all that apply

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

**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)

## **Statement of Financial Resources**

[24 CFR Part 903.7 9 (b)]

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

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2005 grants)</b>		
a) Public Housing Operating Fund	1,633,750	
b) Public Housing Capital Fund	1,161,806	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	2,675,700	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
SC16P02450103	700,000	PHA CAPITAL IMPROVEMENTS
SC16P02450203	199,931	PHA CAPITAL IMPROVEMENTS
<b>3. Public Housing Dwelling Rental Income</b>	505,600	PHA OPERATIONS
<b>4. Other income (list below)</b>		
TENANT CHARGES	45,000	PH OPERATIONS
NON-DWELLING RENT	5,460	PH OPERATIONS
COIN LAUNDRY, ETC.	2,500	PH OPERATIONS
<b>4. Non-federal sources (list below)</b>		

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>Total resources</b>	<b>6,929,747</b>	<b>PH Operations</b>

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

[24 CFR Part 903.7 9 (c)]

#### **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: (Eligibility is checked when a unit is available for offer )

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)

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

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

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

##### **(2)Waiting List Organization**

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

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

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

- PHA main administrative office
- PHA development site management office
- Other (list below)

A person may call and an application will be forwarded to them.

c. 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? **16**

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? Families can be on as many waiting lists as they want to.

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

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
- Overhoused

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

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

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

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

2 Date and Time

Former Federal preferences:

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

4 High rent burden

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

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

**(5) Occupancy**

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

- The PHA-resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list) The Housing Authority's Web Site

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: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b.  Yes  No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- Adoption of site based waiting lists
- If selected, list targeted developments below:

- Employing waiting list “skipping” to achieve deconcentration of poverty or income mixing goals at targeted developments  
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments  
If selected, list targeted developments below:
- Other (list policies and developments targeted below)

d.  Yes  No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

## **B. Section 8**

Exemptions: 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 below)
- Other (list below)

- b.  Yes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c.  Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d.  Yes  No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
- Other (describe below)

**(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: If a landlord package has been turned in and the unit fails inspection and circumstances beyond their control

**(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.

2 Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

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

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

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 903.7 9 (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)

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

---or---

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

b. Minimum Rent

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

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

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

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

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

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

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

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

- For the earned income of a previously unemployed household member  
 For increases in earned income  
 Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

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

- For household heads  
 For other family members

- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

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

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

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

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

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

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

f. Rent re-determinations:

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

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

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

## **(2) Flat Rents**

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

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

## **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)

## **(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. Operations and Management**

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

### **A. PHA Management Structure**

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached.  
 A brief description of the management structure and organization of the PHA follows:

## B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	<b>799</b>	<b>35%</b>
Section 8 Vouchers	<b>530</b>	<b>10%</b>
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		

## C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

(2) Section 8 Management: (list below)

## 6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

### A. Public Housing

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

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- PHA main administrative office
- PHA development management offices
- Other (list below)

### **B. Section 8 Tenant-Based Assistance**

1.  Yes  No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- PHA main administrative office
- Other (list below)

## **7. Capital Improvement Needs**

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

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

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

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

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

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

-or-

The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

**(2) Optional 5-Year Action Plan**

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

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

b. If yes to question a, select one:

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

-or-

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

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

Applicability of sub-component 7B: 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.

Yes  No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)  
b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

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

- Revitalization Plan under development
- Revitalization Plan submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway

Yes  No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?  
If yes, list development name/s below:

Yes  No: d) 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:

- Yes  No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?  
If yes, list developments or activities below:

### **8. Demolition and Disposition**

[24 CFR Part 903.7 9 (h)]

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

1.  Yes  No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

#### 2. Activity Description

- Yes  No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

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

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

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1.  Yes  No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

- Yes  No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

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

**10. Conversion of Public Housing to Tenant-Based Assistance**

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

**A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act**

1.  Yes  No: Have any of the PHA’s developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY

1996 HUD Appropriations Act? (If “No”, skip to component 11; if “yes”, complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

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

<b>Conversion of Public Housing Activity Description</b>	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	
<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)	
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	
<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway	
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)	
<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: ) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: ) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: ) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)	

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

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

# 11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

## A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1.  Yes  No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

### 2. Activity Description

- Yes  No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>
1a. Development name: Orangeburg New Development 1b. Development (project) number: SC16P024033
2. Federal Program authority: <input type="checkbox"/> HOPE I <input checked="" type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input checked="" type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY) 03/10/2000
5. Number of units affected: 799 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

## B. Section 8 Tenant Based Assistance

1.  Yes  No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

### 2. Program Description:

#### a. Size of Program

- Yes  No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants  
 26 - 50 participants  
 51 to 100 participants  
 more than 100 participants

#### 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:

## 12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (1)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

### A. PHA Coordination with the Welfare (TANF) Agency

#### 1. Cooperative agreements:

- Yes  No: Has the PHA has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? DD/MM/YY

#### 2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- Client referrals  
 Information sharing regarding mutual clients (for rent determinations and otherwise)  
 Coordinate the provision of specific social and self-sufficiency services and programs to eligible families  
 Jointly administer programs



## **(2) Family Self Sufficiency program/s**

### a. Participation Description

<b>Family Self Sufficiency (FSS) Participation</b>		
Program	Required Number of Participants (start of FY 2005 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		
Section 8		

- b.  Yes  No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?  
If no, list steps the PHA will take below:

### **C. Welfare Benefit Reductions**

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by:  
(select all that apply)

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

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

## **13. PHA Safety and Crime Prevention Measures**

[24 CFR Part 903.7 9 (m)]

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

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

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)
- High incidence of violent and/or drug-related crime in some or all of the PHA's developments

- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

3. Which developments are most affected? (list below)

<b>Fairfax SC16P024001</b> Union Ave. Fairfax, SC	<b>St. Stephens Belangia</b> <b>SC16P024009</b> 1069 Russellville Rd. St. Stephens, SC,
<b>Denmark A,B, &amp; C</b> <b>SC16P024002</b> Cedar St./Rose Ct./Carolyn Ct. Denmark, SC	235 Units <b>SC16P024010</b> Scattered Sites
<b>Beaver Dam SC16P024003</b> Beaver Dam St. Blackville, SC	<b>Orangeburg St. Paul</b> <b>SC16P024011</b> Fletcher Enterprise Orangeburg, SC
<b>Salley SC16P024004</b> 255 Poplar Street Salley, SC	<b>Moncks Corner Francis</b> <b>Villa</b> <b>SC16P024013</b> Moncks Corner, SC
<b>Williston SC16P024006</b> W. Main St./ Glendale Rd./ Nottingham Rd./Little John Dr. Williston, SC	<b>Hardeeville</b> <b>SC16P024015</b> Walsh Dr. Hardeeville, SC
<b>Litchfield SC16P024007</b> Litchfield Street Barnwell, SC	<b>Orangeburg Marshall</b> <b>SC16P0240017</b> Orangeburg, SC
<b>Branchville Turnkey</b> <b>SC16P024008</b> Branchville, SC	<b>Santee</b> <b>SC16P024025</b> 180 Cnty Dr. Santee, SC

	<b>New Development Units</b> <b>SC16P024033</b> <b>Scattered Sites</b>
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**B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year**

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

1. Which developments are most affected? (list below)

<b>Fairfax SC16P024001</b> <b>Union Ave. Fairfax, SC</b>	<b>St. Stephens Belangia</b> <b>SC16P024009</b> <b>1069 Russellville Rd.</b> <b>St. Stephens, SC,</b>
<b>Denmark A,B, &amp; C</b> <b>SC16P024002</b> <b>Cedar St./Rose</b> <b>Ct./Carolyn Ct. Denmark,</b> <b>SC</b>	<b>235 Units</b> <b>SC16P024010</b> <b>Scattered Sites</b>
<b>Beaver Dam SC16P024003</b> <b>Beaver Dam St. Blackville,</b> <b>SC</b>	<b>Orangeburg St. Paul</b> <b>SC16P024011</b> <b>Fletcher Enterprise</b> <b>Orangeburg, SC</b>
<b>Salley SC16P024004</b> <b>255 Poplar Street</b> <b>Salley, SC</b>	<b>Moncks Corner Francis</b> <b>Villa</b> <b>SC16P024013</b> <b>Moncks Corner, SC</b>
<b>Williston SC16P024006</b> <b>W. Main St./ Glendale</b> <b>Rd./ Nottingham Rd./Little</b> <b>John Dr. Williston, SC</b>	<b>Hardeeville</b> <b>SC16P024015</b> <b>Walsh Dr.</b> <b>Hardeeville, SC</b>
<b>Litchfield SC16P024007</b> <b>Litchfield Street</b> <b>Barnwell, SC</b>	<b>Orangeburg Marshall</b> <b>SC16P0240017</b> <b>Orangeburg, SC</b>
<b>Branchville Turnkey</b> <b>SC16P024008</b> <b>Branchville, SC</b>	<b>Santee</b> <b>SC16P024025</b> <b>180 Canty Dr.</b> <b>Santee, SC</b>
	<b>New Development Units</b> <b>SC16P024033</b> <b>Scattered Sites</b>

**C. Coordination between PHA and the police**

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

2. Which developments are most affected? (list below)

Fairfax SC16P024001 Union Ave. Fairfax, SC	St. Stephens Belangia SC16P024009 1069 Russellville Rd. St. Stephens, SC,
Denmark A,B, & C SC16P024002 Cedar St./Rose Ct./Carolyn Ct. Denmark, SC	235 Units SC16P024010 Scattered Sites
Beaver Dam SC16P024003 Beaver Dam St. Blackville, SC	Orangeburg St. Paul SC16P024011 Fletcher Enterprise Orangeburg, SC
Salley SC16P024004 255 Poplar Street Salley, SC	Moncks Corner Francis Villa SC16P024013 Moncks Corner, SC
Williston SC16P024006 W. Main St./ Glendale Rd./ Nottingham Rd./Little John Dr. Williston, SC	Hardeeville SC16P024015 Walsh Dr. Hardeeville, SC
Litchfield SC16P024007 Litchfield Street Barnwell, SC	Orangeburg Marshall SC16P0240017 Orangeburg, SC
Branchville Turnkey SC16P024008 Branchville, SC	Santee SC16P024025 180 Canty Dr. Santee, SC
	New Development Units SC16P024033 Scattered Sites

**D. Additional information as required by PHDEP/PHDEP Plan**

PHAs eligible for FY 2005 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes  No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes  No: Has the PHA included the PHDEP Plan for FY 2005 in this PHA Plan?
- Yes  No: This PHDEP Plan is an Attachment. (Attachment Filename: \_\_\_\_)

## **14. RESERVED FOR PET POLICY**

[24 CFR Part 903.7 9 (n)]

## **15. Civil Rights Certifications**

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

## **16. Fiscal Audit**

[24 CFR Part 903.7 9 (p)]

1.  Yes  No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?  
(If no, skip to component 17.)
2.  Yes  No: Was the most recent fiscal audit submitted to HUD?
3.  Yes  No: Were there any findings as the result of that audit?
4.  Yes  No: If there were any findings, do any remain unresolved?  
If yes, how many unresolved findings remain? \_\_\_\_\_
5.  Yes  No: Have responses to any unresolved findings been submitted to HUD?  
If not, when are they due (state below)?

## **17. PHA Asset Management**

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1.  Yes  No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
  - Not applicable
  - Private management
  - Development-based accounting
  - Comprehensive stock assessment
  - Other: (list below)
3.  Yes  No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

## **18. Other Information**

[24 CFR Part 903.7 9 (r)]

**A. Resident Advisory Board Recommendations**

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

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

Attached at Attachment (File name)

Provided below:

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

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

The PHA changed portions of the PHA Plan in response to comments

List changes below:

Other: (list below)

**B. Description of Election process for Residents on the PHA Board**

1.  Yes  No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2.  Yes  No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

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

Candidates were nominated by resident and assisted family organizations

Candidates could be nominated by any adult recipient of PHA assistance

Self-nomination: Candidates registered with the PHA and requested a place on ballot

Other: (describe) The candidate was appointed by a Senator

b. Eligible candidates: (select one)

Any recipient of PHA assistance

Any head of household receiving PHA assistance

Any adult recipient of PHA assistance

Any adult member of a resident or assisted family organization

Other (list)

c. Eligible voters: (select all that apply)

All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)

Representatives of all PHA resident and assisted family organizations

Other (list) Appointed by Senator

**C. Statement of Consistency with the Consolidated Plan**

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

1. Consolidated Plan jurisdiction: State of South Carolina

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

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

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

**D. Other Information Required by HUD**

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

## **Attachments**

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

**RESIDENT MEMBERSHIP ON THE GOVERNING BOARD**

**Mr. Mckinley Odom, Jr.  
(Litchfield Apartment Complex)**

**RESIDENT MEMBERSHIP ON THE ADVISORY BOARD**

<p><b>FAIRFAX(SC16P024001)</b>                  President Aleacher Badger                  Secretary Dianne Eady                  Treasurer Lydia Manuel                  Parliamentarian Toby Smart</p>	<p><b>SALLEY COMPLEX(SC16P024004)</b>                  President Joycie Quattlebaum                  Secretary Melissa Brown                  Parliamentarian Penny Fulmer  <b>Resident Advisory Board Tannia Pontoon</b></p>
<p><b>DENMARK COMPLEX(SC16P024002)</b>  <b>DENMARK A</b>                  President                  Vice-President                  Secretary                  Treasurer                  Parliamentarian  <b>Resident Advisory Board</b></p> <p><b>DENMARK B</b>                  President                  Vice-President                  Secretary                  Treasurer                  Parliamentarian  <b>Resident Advisory Board</b></p> <p><b>DENMARK C</b>                  President Angelan Adams                  Vice-President Mildred Stroman                  Secretary Sheila Whetstone                  Treasurer Dorothy Jackson                  Parliamentarian Randolph Walker  <b>Resident Advisory Board Rose Whetstone</b></p>	<p><b>WAGNER COMPLEX(SC16P024005)</b>                  President                  Vice-President                  Secretary                  Treasurer                  Parliamentarian                  Resident Advisory Board</p>
<p><b>BLACKVILLE (SC16P024003)</b>                  President Joseph Harley                  Vice-President Felicia Tyler                  Secretary Edith Davis                  Treasurer Felicia Summers                  Parliamentarian Sheallah Alvin  <b>Resident Advisory Board Mamie Washington</b></p>	<p><b>WILLISTON COMPLEX(SC16P024006)</b>                  President Sabryna Jones                  Vice-President Carolyn Thomas                  Secretary                  Treasurer                  Parliamentarian  <b>Resident Advisory Board</b></p>

# **Resident Services and Satisfaction Survey**

**SC Regional Housing Auth. #3 were required based upon scores to submit a follow-up plan the following sections of the Resident Survey:**

- 1. Communication**
- 2. Neighborhood Appearance**

## **Communication:**

**Since the last survey we have hired more resident managers to assist the Agency because of distance, with educating the residents more. We have allotted more time for move-ins to give new persons an opportunity to ask any questions necessary and the Resident portion of Public Housing is more visible in the complexes because they do all of their own new move-ins.**

**The web site is updated on a monthly basis for anyone who may have access to the internet. The Agency has also upgraded the phone system to insure that residents would be able to reach the person that they are trying to contact more quickly.**

**We are currently discussing putting a newsletter out quarterly instead of yearly. We have also contacted the residents from the various sites in reference to suggestions that they may have that would create a better line of communication.**

## **Neighborhood Appearance:**

**Through the resident manager program we are making the resident more accountable for their litter and this will stop so much litter from being over the complex.**

**The Capital Fund budget will be used to assist in changing the appearance of a lot of the buildings because we will be adding siding to some of the communities and pressure washing the others.**

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

PHA Name: SOUTH CAROLINA REGIONAL HOUSING AUTHORITY NO. 3	Grant Type and Number Capital Fund Program Grant No: 501-05 Replacement Housing Factor Grant No:	Federal FY of Grant: 2004
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: ) 2  
 Performance and Evaluation Report for Period Ending:  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	80,000			
3	1408 Management Improvements	60,000			
4	1410 Administration	75,000			
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	43,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	78,193			
10	1460 Dwelling Structures	580,193			
11	1465.1 Dwelling Equipment—Nonexpendable	50,000			
12	1470 Nondwelling Structures	15,000			
13	1475 Nondwelling Equipment	15,000			
14	1485 Demolition	0			
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			
17	1495.1 Relocation Costs	6,807			
18	1499 Development Activities				
19	1501 Collateralization or Debt Service	0			
20	1502 Contingency	0			
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,003,193			
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				

PHA Name: SOUTH CAROLINA REGIONAL HOUSING AUTHORITY NO. 3		Grant Type and Number Capital Fund Program Grant No: 501-05 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	OPERATIONS	1406		80,000				
HA-WIDE	YOUTH SPORTS, RESIDENT TRAINING/EMPLOYMENT	1408		60,000				
HA-WIDE	PREVENTATIVE MAINTENANCE SALARIES AND BENEFITS, TOOLS, AND EQUIPMENT	1410		75,000				
HA-WIDE	A/E FEES	1430		35,000				
	PLANNING COSTS	1430		8,000				
HA-WIDE	SITework/LANDSCAPING	1450		30,000				
	TREE REMOVAL/SIDEWALK REPAIR							
HA-WIDE	SEWER REPAIR AND MAINTENANCE	1450		20,193				
HA-WIDE	CYCLIC PAINTING	1460		20,000				
HA-WIDE	PHYSICAL NEEDS ASSESSMENT	1460		5,000				
HA-WIDE	504 ASSESSMENT AND COMPLIANCE	1460		5,011				
HA-WIDE	PRESSURE WASH BULDINGS	1460		13,000				
HA-WIDE	TERMITE CONTROL	1460		5,000				
HA-WIDE	SIGNAGE	1460		6,500				
HA-WIDE	SMOKE DETECTOR/GFIC PER CODE	1460		10,000				
HA-WIDE	PREVENTATIVE MAINTENANCE MATERIALS	1460		45,000				
HA-WIDE	REPLACE MISSING VINYL SIDING	1460		10,000				
HA-WIDE	REPLACEMENT OF APPLIANCES	1465.1		50,000				
HA-WIDE	REHAB. OFFICE BUILDING	1470		15,000				
HA-WIDE	COMPUTER HARDWARE	1475		15,000				
HA-WIDE	RELOCATION	1495.1		6,807				
SC016P024001 FAIRFAX	BEGIN WINDOW REPLACEMENT	1460		10,000				

PHA Name: SOUTH CAROLINA REGIONAL HOUSING AUTHORITY NO. 3									Grant Type and Number Capital Fund Program Grant No: 501-05 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							
	BEGIN FLOOR TILE REPLACEMENT	1460		5,000										
	BEGIN VINYL SIDING	1460		10,000										
SC016P024002 DENMARK	BEGIN VINYL SIDING	1460		10,000										
	COMPLETE BATHROOM REMOD.	1460		15,000										
SC016P024003 BLACKVILLE	INSTALL MAILBOXES	1450		5,000										
SC016P024004 SALLEY	ELECTRICAL UPGRADE	1460		35,000										
SC016P024005 WAGENER	BEGIN ELECTRICAL UPGRADE	1460		15,000										
	BEGIN BATHROOM REHAB	1460		10,000										
SC016P024006 WILLISTON	BEGIN ELECTRICAL UPGRADE	1460		50,000										
SC016P024007 BARNWELL	INSTALL OR REPLACE CUT-OFF VALVES/SUPPLY LINES ON WATER SYSTEMS	1460		20,000										
SC016P024008 BRANCHVILLE	REPLACE WATER HEATERS	1460		10,000										
	ENCLOSE CLOSET DOORS	1460		10,000										
	BEGIN NEW INTERIOR DOOR UNITS	1460		10,000										
SC016P024009 ST. STEPHENS	ELECTRICAL MAST UPGRADE	1460		5,000										
	INSTALL VINYL SIDING	1460		10,000										
SC016P024011 ST. PAUL ORANGEBURG	BEGIN ROOFING	1460		178,693										
SC016P024013	REPAIR CLEANOUT LOCATIONS	1460		2,500										

PHA Name: SOUTH CAROLINA REGIONAL HOUSING AUTHORITY NO. 3									Grant Type and Number Capital Fund Program Grant No: 501-05 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							
MONCKS CORNER														
	INSTALL REAR STOOP SUPPORT SYSTEMS	1460		2,500										
SC016P024015 HARDEEVILLE	BEGIN VINYL SIDING	1460		30,000										
	INSTALL MAIL BOXES & KIOSK	1460		2,500										
SC016P024017 MARSHALL ORANGEBURG	BEGIN INSTALLING NEW CABINETS	1460		40,000										
	ADD INSULATION	1460		10,000										
	REPAIR WINDOWS	1460		2,500										
SC016P024025 SANTEE	INSTALL NEW INTERIOR DOORS UNITS	1460		5,000										
	INSTALL NEW EXTERIOR LIGHTS	1460		5,000										

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

PHA Name: SOUTH CAROLINA REGIONAL HOUSING AUTHORITY NO. 3	Grant Type and Number Capital Fund Program No: 501-05 Replacement Housing Factor No:	Federal FY of Grant: 204
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-WIDE	09/16/07			09/16/09			
SC016P024001 FAIRFAX	09/16/07			09/16/09			
SC016P024002 DENMARK	09/16/07			09/16/09			
SC016P024003 BLACKVILLE	09/16/07			09/16/09			
SC016P024004 SALLEY	09/16/07			09/16/09			
SC016P024005 WAGENER	09/16/07			09/16/09			
SC016P024006 WILLISTON	09/16/07			09/16/09			
SC016P024007 BARNWELL	09/16/07			09/16/09			
SC016P024008 BRANCHVILLE	09/16/07			09/16/09			
SC016P024009 ST. STEPHENS	09/16/07			09/16/09			
SC016P024011 ST. PAUL ORANGEBURG	09/16/07			09/16/09			
SC016P024013 MONCKS CORNER	09/16/07			09/16/09			
SC016P024015 HARDEEVILLE	09/16/07			09/16/09			

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

PHA Name: SOUTH CAROLINA REGIONAL HOUSING AUTHORITY NO. 3		Grant Type and Number Capital Fund Program No: 501-05 Replacement Housing Factor No:					Federal FY of Grant: 204
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	
SC016P024017 MARSHALL ORANGEBURG	09/16/07			09/16/09			
SC016P024025 SANTEE	09/16/07			09/16/09			

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

PHA Name: SOUTH CAROLINA REGIONAL HOUSING AUTHORITY NO. 3	Grant Type and Number Capital Fund Program Grant No: 501-04 Replacement Housing Factor Grant No:	Federal FY of Grant: 2004
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: ) 2  
 Performance and Evaluation Report for Period Ending:  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	80,000	100,000		
3	1408 Management Improvements	60,000	60,000		
4	1410 Administration	75,000	75,000		
5	1411 Audit	0	0		
6	1415 Liquidated Damages	0	0		
7	1430 Fees and Costs	48,000	48,000		
8	1440 Site Acquisition				
9	1450 Site Improvement	50,193			
10	1460 Dwelling Structures	605,000	703,613		
11	1465.1 Dwelling Equipment—Nonexpendable	50,000	65,000		
12	1470 Nondwelling Structures	15,000	25,000		
13	1475 Nondwelling Equipment	15,000	30,000		
14	1485 Demolition	0	0		
15	1490 Replacement Reserve	0	0		
16	1492 Moving to Work Demonstration	0	0		
17	1495.1 Relocation Costs	5,000	5,000		
18	1499 Development Activities				
19	1501 Collateralization or Debt Service	0	0		
20	1502 Contingency	0	0		
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,003,193	1,161,806		
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				

PHA Name: SOUTH CAROLINA REGIONAL HOUSING AUTHORITY NO. 3		Grant Type and Number Capital Fund Program Grant No: 501-04 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	OPERATIONS	1406		80,000	100,000			
HA-WIDE	YOUTH SPORTS, RESIDENT TRAINING/EMPLOYMENT	1408		60,000	60,000			
HA-WIDE	PREVENTATIVE MAINTENANCE SALARIES AND BENEFITS, TOOLS, AND EQUIPMENT	1410		75,000	75,000			
HA-WIDE	A/E FEES	1430		40,000	40,000			
	PLANNING COSTS	1430		8,000	8,000			
HA-WIDE	SITWORK/LANDSCAPING TREE REMOVAL/SIDEWALK REPAIR	1450		30,000	30,000			
HA-WIDE	SEWER REPAIR AND MAINTENANCE	1450		20,193	20,193			
HA-WIDE	CYCLIC PAINTING	1460		20,000	20,000			
HA-WIDE	PREVENTATIVE MAINTENANCE MATERIALS	1460		45,000	55,000			
HA-WIDE	PRESSURE WASH BUILDINGS AND REPLACE MISSING VINYL SIDING	1460		10,000	10,000			
HA-WIDE	REPLACEMENT OF APPLIANCES	1465.1		50,000	65,000			
HA-WIDE	REHAB. OFFICE BUILDING	1470		15,000	25,000			
HA-WIDE	COMPUTER HARDWARE	1475		15,000	30,000			
HA-WIDE	RELOCATION	1495.1		5,000	5,000			
SC016P024001	FAIRFAX							
SC016P024002	DENMARK							
SC016P024003	BLACKVILLE	1460		20,000	40,000			
SC016P024004	SALLEY	1460		10,000	10,000			

PHA Name: SOUTH CAROLINA REGIONAL HOUSING AUTHORITY NO. 3									Grant Type and Number Capital Fund Program Grant No: 501-04 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							
SC016P024005 WAGENER	REPLACE WORN CABINETRY	1460		10,000	10,000									
SC016P024006 WILLISTON														
SC016P024007 BARNWELL	CONTINUE FLOOR REPLACEMENT	1460		20,000	20,000									
	CONTINUE INSTALLING HEATING AND AIR UNITS	1460		200,000	200,000									
SC016P024008 BRANCHVILLE	CONTINUE ROOF REPLACEMENT	1460		30,000	30,000									
SC016P024009 ST. STEPHENS	CONTINUE WORN CABINETRY REPLACEMENT	1460		10,000	10,000									
SC016P024011 ST. PAUL ORANGEBURG	CONTINUE THE UNIT CONVERSION OF UTILITIES TO RESIDENT PAID	1460		200,000	268,613									
SC016P024013 MONCKS CORNER														
SC016P024015 HARDEEVILLE														
SC016P024017 MARSHALL ORANGEBURG	CONTINUE ROOFING, FASCIA, AND SOFFIT REPAIRS	1460		20,000										
SC016P024025 SANTEE	CONTINUE INSTALLING NEW CABINETS	1460		10,000										

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

PHA Name: SOUTH CAROLINA REGIONAL HOUSING AUTHORITY NO. 3	Grant Type and Number Capital Fund Program Grant No: 501-03 Replacement Housing Factor Grant No:	Federal FY of Grant: 2004
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no:1 )  
 Performance and Evaluation Report for Period Ending:  Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0		0	0
2	1406 Operations	70,000		0	0
3	1408 Management Improvements	40,000		0	0
4	1410 Administration	75,000		0	0
5	1411 Audit			0	0
6	1415 Liquidated Damages	0		0	0
7	1430 Fees and Costs	40,0000		0	0
8	1440 Site Acquisition			0	0
9	1450 Site Improvement	80,000		0	0
10	1460 Dwelling Structures	623,193		0	0
11	1465.1 Dwelling Equipment—Nonexpendable	45,000		0	0
12	1470 Nondwelling Structures	10,000		0	0
13	1475 Nondwelling Equipment	15,000		0	0
14	1485 Demolition			0	0
15	1490 Replacement Reserve	0		0	0
16	1492 Moving to Work Demonstration	0		0	0
17	1495.1 Relocation Costs	5,000		0	0
18	1499 Development Activities	0		0	0
19	1501 Collaterization or Debt Service	0		0	0
20	1502 Contingency	0		0	0
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,003,193		0	0
22	Amount of line 21 Related to LBP Activities			0	0
23	Amount of line 21 Related to Section 504 compliance			0	0
24	Amount of line 21 Related to Security – Soft Costs			0	0
25	Amount of Line 21 Related to Security – Hard Costs			0	0
26	Amount of line 21 Related to Energy Conservation Measures			0	0
				0	0
				0	0

PHA Name: SOUTH CAROLINA REGIONAL HOUSING AUTHORITY NO. 3		Grant Type and Number Capital Fund Program Grant No: 501-03 Replacement Housing Factor Grant No:			Federal FY of Grant: 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		70,000				N/P
HA-WIDE	YOUTH SPORTS, RESIDENT TRAINING/EMPLOYMENT	1408		40,000				N/P
HA-WIDE	PREVENTATIVE MAINTENANCE SALARIES AND BENEFITS, TOOLS, AND EQUIPMENT	1410		75,000				N/P
HA-WIDE	A/E FEES	1430		35,000				N/P
	PLANNING COSTS	1430		5,000				N/P
HA-WIDE	SITWORK/LANDSCAPING TREE REMOVAL/SIDEWALK REPAIR	1450		40,000				N/P
HA-WIDE	SEWER REPAIR AND MAINTENANCE	1450		40,000				N/P
HA-WIDE	CYCLIC PAINTING	1460		20,000				N/P
HA-WIDE	PREVENTATIVE MAINTENANCE MATERIALS	1460		45,000				N/P
HA-WIDE	PRESSURE WASH BUILDINGS AND REPLACE MISSING VINYL SIDING	1460		20,000				N/P
HA-WIDE	REPLACEMENT OF APPLIANCES	1465.1		45,000				N/P
HA-WIDE	REHAB. OFFICE BUILDING	1470		10,000				N/P
HA-WIDE	COMPUTER HARDWARE	1475		15,000				N/P
HA-WIDE	RELOCATION	1495.1		5,000				N/P
SC016P024001 FAIRFAX	INSTALL WASHER AND DRYER HOOK-UPS	1460		19,264				N/P
SC016P024002 DENMARK	TERMITE TREATMENT	1460		15,000				N/P
				504,264				N/P
								N/P
SC016P024003 BLACKVILLE	INSTALL WASHER AND DRYER HOOK-UPS	1460		20,000				N/P

PHA Name: SOUTH CAROLINA REGIONAL HOUSING AUTHORITY NO. 3									Grant Type and Number Capital Fund Program Grant No: 501-03 Replacement Housing Factor Grant No:			Federal FY of Grant: 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							
SC016P024004 SALLEY	REPLACE WORN CABINETRY	1460		30,000				N/P						
SC016P024005 WAGENER				0				N/P						
SC016P024006 WILLISTON	INSTALL WASHER AND DRYER HOOK-UPS	1460		30,000				N/P						
SC016P024007 BARNWELL	CONTINUE FLOOR REPLACEMENT	1460		40,000				N/P						
SC016P024008 BRANCHVILLE	BEGIN ROOF REPLACEMENT	1460		30,000				N/P						
SC016P024009 ST. STEPHENS	CONTINUE WORN CABINETRY REPLACEMENT	1460		20,000				N/P						
SC016P024011 ST. PAUL ORANGEBURG	CONTINUE THE UNIT CONVERSION OF UTILITIES TO RESIDENT PAID	1460		283,929				N/P						
SC016P024013 MONCKS CORNER				0				N/P						
SC016P024015 HARDEEVILLE				0				N/P						
SC016P024017 MARSHALL ORANGEBURG	BEGIN ROOFING, FASCIA, AND SOFFITT REPAIRS	1460		30,000				N/P						
SC016P024025 SANTEE	CONTINUE INSTALLING NEW CABINETS	1460		20,000				N/P						
				503,929				N/P						

**Capital Fund Program Five-Year Action Plan**

**Part I: Summary**

PHA Name SOUTH CAROLINA REGIONAL HOUSING AUTHORITY NO. 3				<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 501-06 PHA FY: 07/2006	Work Statement for Year 3 FFY Grant: 501-07 PHA FY: 07/2007	Work Statement for Year 4 FFY Grant: 501-08 PHA FY: 07/2008	Work Statement for Year 5 FFY Grant: 501-9 PHA FY: 07/2009
	Annual Statement				
<b>HA-WIDE</b>		<b>MANAGEMENT IMPROVEMENT</b>  <b>OPERATIONS</b>  <b>YOUTH SPORTS, RESIDENT TRAINING/ EMPLOYMENT</b>  <b>PREVENTATIVE MAINTENANCE SALARIES AND BENEFITS, TOOLS, AND EQUIPMENT</b>  <b>A/E FEES AND PLANNING COSTS</b>  <b>SITE WORK/LANDSCAPING TREE REMOVAL/SIDEWALK REPAIR</b>	<b>MANAGEMENT IMPROVEMENT</b>  <b>OPERATIONS</b>  <b>YOUTH SPORTS, RESIDENT TRAINING/ EMPLOYMENT</b>  <b>PREVENTATIVE MAINTENANCE SALARIES AND BENEFITS, TOOLS, AND EQUIPMENT</b>  <b>A/E FEES AND PLANNING COSTS</b>  <b>SITE WORK/LANDSCAPING TREE REMOVAL/SIDEWALK REPAIR</b>	<b>MANAGEMENT IMPROVEMENT</b>  <b>OPERATIONS</b>  <b>YOUTH SPORTS, RESIDENT TRAINING/ EMPLOYMENT</b>  <b>PREVENTATIVE MAINTENANCE SALARIES AND BENEFITS, TOOLS, AND EQUIPMENT</b>  <b>A/E FEES AND PLANNING COSTS</b>  <b>SITE WORK/LANDSCAPING TREE REMOVAL/SIDEWALK REPAIR</b>	<b>MANAGEMENT IMPROVEMENT</b>  <b>OPERATIONS</b>  <b>YOUTH SPORTS, RESIDENT TRAINING/ EMPLOYMENT</b>  <b>PREVENTATIVE MAINTENANCE SALARIES AND BENEFITS, TOOLS, AND EQUIPMENT</b>  <b>A/E FEES AND PLANNING COSTS</b>  <b>SITE WORK/LANDSCAPING TREE REMOVAL/SIDEWALK REPAIR</b>

**Capital Fund Program Five-Year Action Plan**

**Part I: Summary**

PHA Name SOUTH CAROLINA REGIONAL HOUSING AUTHORITY NO. 3		<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 501-06 PHA FY: 07/2006	Work Statement for Year 3 FFY Grant: 501-07 PHA FY: 07/2007	Work Statement for Year 4 FFY Grant: 501-08 PHA FY: 07/2008	Work Statement for Year 5 FFY Grant: 501-9 PHA FY: 07/2009
	Annual Statement				
<b>HA-WIDE</b>		<b>SEWER REPAIR AND MAINTENANCE</b>  <b>CYCLIC PAINTING</b>  <b>PHYSICAL NEEDS ASSESSMENT</b>  <b>504 ASSESSMENT AND COMPLIANCE</b>  <b>PRESSURE WASH BUILDINGS</b>  <b>TERMITE CONTROL</b>  <b>SIGNAGE</b>  <b>SMOKE DETECTOR/GFIC PER CODE</b>  <b>PREVENTATIVE MAINTENANCE MATERIALS</b>  <b>REPLACEMENT OF APPLIANCES</b>  <b>REPLACE VINYL SIDING</b>	<b>SEWER REPAIR AND MAINTENANCE</b>  <b>CYCLIC PAINTING</b>  <b>PHYSICAL NEEDS ASSESSMENT</b>  <b>504 ASSESSMENT AND COMPLIANCE</b>  <b>PRESSURE WASH BUILDINGS</b>  <b>TERMITE CONTROL</b>  <b>SIGNAGE</b>  <b>SMOKE DETECTOR/GFIC PER CODE</b>  <b>PREVENTATIVE MAINTENANCE MATERIALS</b>  <b>REPLACEMENT OF APPLIANCES</b>  <b>REPLACE VINYL SIDING</b>	<b>SEWER REPAIR AND MAINTENANCE</b>  <b>CYCLIC PAINTING</b>  <b>PHYSICAL NEEDS ASSESSMENT</b>  <b>504 ASSESSMENT AND COMPLIANCE</b>  <b>PRESSURE WASH BUILDINGS</b>  <b>TERMITE CONTROL</b>  <b>SIGNAGE</b>  <b>SMOKE DETECTOR/GFIC PER CODE</b>  <b>PREVENTATIVE MAINTENANCE MATERIALS</b>  <b>REPLACEMENT OF APPLIANCES</b>  <b>REPLACE VINYL SIDING</b>	<b>SEWER REPAIR AND MAINTENANCE</b>  <b>CYCLIC PAINTING</b>  <b>PHYSICAL NEEDS ASSESSMENT</b>  <b>504 ASSESSMENT AND COMPLIANCE</b>  <b>PRESSURE WASH BUILDINGS</b>  <b>TERMITE CONTROL</b>  <b>SIGNAGE</b>  <b>SMOKE DETECTOR/GFIC PER CODE</b>  <b>PREVENTATIVE MAINTENANCE MATERIALS</b>  <b>REPLACEMENT OF APPLIANCES</b>  <b>REPLACE VINYL SIDING</b>

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

PHA Name SOUTH CAROLINA REGIONAL HOUSING AUTHORITY NO. 3				<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 501-06 PHA FY: 07/2006	Work Statement for Year 3 FFY Grant: 501-07 PHA FY: 07/2007	Work Statement for Year 4 FFY Grant: 501-08 PHA FY: 07/2008	Work Statement for Year 5 FFY Grant: 501-9 PHA FY: 07/2009
	Annual Statement				
<b>HA-WIDE</b>		<b>REHAB. OFFICE BUILDING</b>  <b>COMPUTER HARDWARE/SOFTWARE</b>  <b>RELOCATION</b>	<b>REHAB. OFFICE BUILDING</b>  <b>COMPUTER HARDWARE/SOFTWARE</b>  <b>RELOCATION</b>	<b>REHAB. OFFICE BUILDING</b>  <b>COMPUTER HARDWARE/SOFTWARE</b>  <b>RELOCATION</b>	<b>REHAB. OFFICE BUILDING</b>  <b>COMPUTER HARDWARE/SOFTWARE</b>  <b>RELOCATION</b>
<b>SC016P024001 FAIRFAX</b>		<b>CONTINUE INSTALLING WASHER/DRYER HOOK UPS AND/OR UPDATE EXISTING</b>  <b>REMODEL BATHROOMS</b>	<b>REPLACE WORN CABINENTRY</b>  <b>BEGIN INSTALLATING VENT HOODS AND FIRE EXTINGUISHERS</b>	<b>CONTINUE INSTALLING VENT HOODS AND FIRE EXTINGUISHERS</b>  <b>BEGIN NEW HEAT AND AIR SYSTEMS</b>	<b>COMPLETE 504 ASSESSMENT AND UPGRADE</b>  <b>CONTINUE NEW HEAT AND AIR SYSTEMS</b>  <b>REHABILITATE THE COMMUNITY BUILDING</b>
<b>SC16P024002 DENMARK</b>		<b>BEGIN INSTALLING TUB SURROUNDS</b>  <b>BEGIN REPLACING ROOFS</b>  <b>TERMITE TREATMENT</b>	<b>BEGIN 504 ASSESSMENT AND UPGRADE</b>	<b>BEGIN FLOOR TILE REPLACEMENT</b>  <b>BEGIN REPLACEMENT OF SEWER MAINS</b>  <b>REPLACE WORN CABINENTRY</b>  <b>INSTALL VENT HOODS AND FIRE EXTINGUISHERS</b>	<b>COMPLETE 504 ASSESSMENT AND UPGRADE</b>  <b>BEGIN BATHROOM CABINETS, LAVATORY, SINKS, FAUCETS, SHEETROCK, PAINTING, AND FLOOR TILE REPLACEMENT AND REPAIR</b>

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

PHA Name SOUTH CAROLINA REGIONAL HOUSING AUTHORITY NO. 3		<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 501-06 PHA FY: 07/2006	Work Statement for Year 3 FFY Grant: 501-07 PHA FY: 07/2007	Work Statement for Year 4 FFY Grant: 501-08 PHA FY: 07/2008	Work Statement for Year 5 FFY Grant: 501-9 PHA FY: 07/2009
	Annual Statement				
<b>SC16P024003 BLACKVILLE</b>		<b>CONTINUE ENCLOSING CLOSETS</b>  <b>REPLACE ROOFING</b>	<b>COMPLETE 504 ASSESSMENT AND MAKE CHANGES</b>  <b>CONTINUE REPLACING ROOFING</b>	<b>REHABILITATE AND ADD ON TO COMMUNITY BUILDING</b>	<b>INSTALL TUB SURROUNDS</b>  <b>INSTALL WASHER HOOK UPS</b>
<b>SC16P024004 SALLEY</b>		<b>CONTINUE ENCLOSING CLOSET DOORS AND REPLACING INTERIOR DOORS</b>  <b>CONTINUE FLOOR TILE REPLACEMENT</b>  <b>CONTINUE REPLACING WORN CABINENTRY</b>	<b>INSTALL TUB SURROUNDS</b>  <b>INSTALL WASHER/DRYER HOOK UPS</b>	<b>CONTINUE ENCLOSING CLOSETS</b>	<b>INSTALL HEAT/AIR SYSTEMS</b>
<b>SC16P024005 WAGENER</b>		<b>CONTINUE TO ENCLOSE CLOSETS</b>  <b>CONTINUE INSTALLING WASHER/DRYER HOOK UPS</b>	<b>INSTALL TUB SURROUNDS</b>  <b>REPLACE WORN CABINENTRY</b>	<b>REPLACE WORN CABINENTRY</b>  <b>INSTALL NEW SEWER SYSTEMS</b>	<b>INSTALL HEAT/AIR SYSTEMS</b>  <b>TERMITE TREATMENT</b>

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

PHA Name SOUTH CAROLINA REGIONAL HOUSING AUTHORITY NO. 3				<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 501-06 PHA FY: 07/2006	Work Statement for Year 3 FFY Grant: 501-07 PHA FY: 07/2007	Work Statement for Year 4 FFY Grant: 501-08 PHA FY: 07/2008	Work Statement for Year 5 FFY Grant: 501-9 PHA FY: 07/2009
	Annual Statement				
<b>SC16P024006 WILLISTON</b>		<b>CONTINUE INSTALLING WASHER/DRYER HOOK-UPS</b>  <b>BEGIN REPLACING WORN CABINENTRY AND VENT HOOD SYSTEMS WITH FIRE EXTINGUISHERS</b>  <b>CONTINUE REPLACING FLOOR TILE</b>	<b>CONTINUE REPLACING WORN CABINENTRY AND VENT HOOD SYSTEMS WITH FIRE EXTINGUISHERS</b>	<b>TILE REPLACEMENT</b>  <b>INSTALL TUB SURROUNDS</b>	<b>REHABILITATION OF COMMUNITY BUILDING</b>  <b>INSTALL HEAT/AIR SYSTEMS</b>  <b>TERMITE TREATEMENT</b>
<b>SC16P024007 BARNWELL</b>		<b>CONTINUE INSTALLING WASHER/DRYER HOOK UPS</b>  <b>CONTINUE REPLACING WORN CABINENTRY AND VENT HOOD SYSTEMS WITH FIRE EXTINGUISHERS</b>  <b>REPLACE FLOORS AND FLOOR TILE</b>	<b>INSTALL TUB SURROUNDS</b>  <b>TERMITE TREATMENT</b>  <b>REPLACE FLOORS AND FLOOR TILE</b>	<b>INSTALL DROP CEILINGS</b>	<b>ROOFING REPLACEMENT</b>

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

PHA Name SOUTH CAROLINA REGIONAL HOUSING AUTHORITY NO. 3		<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 501-06 PHA FY: 07/2006	Work Statement for Year 3 FFY Grant: 501-07 PHA FY: 07/2007	Work Statement for Year 4 FFY Grant: 501-08 PHA FY: 07/2008	Work Statement for Year 5 FFY Grant: 501-9 PHA FY: 07/2009
	Annual Statement				
<b>SC16P024008 BRANCHVILLE</b>		<b>BEGIN REPLACING WORN CABINENTRY AND VENT HOOD SYSTEMS WITH FIRE EXTINGUISHERS</b>  <b>CONTINUE REPLACING FLOOR TILE</b>	<b>INSTALL WASHER/DRYER HOOK-UPS</b>  <b>TERMITE TREATMENT</b>	<b>INSTALL NEW HEAT AIR SYSTEMS</b>	<b>INSTALL TUB SURROUNDS</b>  <b>REHABILITATE COMMUNITY BUILDING</b>
<b>SC16P024009 ST. STEPHENS</b>		<b>BEGIN REPLACING WORN CABINENTRY AND VENT HOOD SYSTEMS WITH FIRE EXTINGUISHERS</b>  <b>REPLACE FLOOR TILE</b>	<b>INSTALL TUB SURROUNDS</b>  <b>INSTALL WASHER HOOK UPS</b>  <b>REHABILITATE COMMUNITY BUILDING</b>	<b>TERMITE TREATMENT</b>  <b>CONTINUE REPLACING WORN CABINENTRY AND VENT HOOD SYSTEMS WITH FIRE EXTINGUISHERS</b>  <b>COMPLETE 504 ASSESSMENT AND MAKE CHANGES</b>	<b>INSTALL HEAT/AIR SYSTEMS</b>

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

PHA Name SOUTH CAROLINA REGIONAL HOUSING AUTHORITY NO. 3		<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 501-06 PHA FY: 07/2006	Work Statement for Year 3 FFY Grant: 501-07 PHA FY: 07/2007	Work Statement for Year 4 FFY Grant: 501-08 PHA FY: 07/2008	Work Statement for Year 5 FFY Grant: 501-9 PHA FY: 07/2009
	Annual Statement				
<b>SC16P024011 ST. PAUL (ORANGEBURG)</b>		<b>CONTINUE UNIT CONVERSION ELECTRICAL REPLACEMENT WITH RESIDENT PAID UTILITIES PLUMBING REPLACEMENT SHEET ROCK REPLACEMENT OF KITCHEN CABINETS CENTRAL HEATING/AIR INSTALLATION WASHER/DRYER HOOK-UP NEW BATHROOMS AND TUB SURROUNDS</b>  <b>REPLACE FLOOR TILE</b>	<b>CONTINUE UNIT CONVERSION ELECTRICAL REPLACEMENT WITH RESIDENT PAID UTILITIES PLUMBING REPLACEMENT SHEET ROCK REPLACEMENT OF KITCHEN CABINETS CENTRAL HEATING/AIR INSTALLATION WASHER/DRYER HOOK-UP NEW BATHROOMS AND TUB SURROUNDS</b>  <b>REPLACE FLOOR TILE</b>	<b>CONTINUE UNIT CONVERSION ELECTRICAL REPLACEMENT WITH RESIDENT PAID UTILITIES PLUMBING REPLACEMENT SHEET ROCK REPLACEMENT OF KITCHEN CABINETS CENTRAL HEATING/AIR INSTALLATION WASHER/DRYER HOOK-UP NEW BATHROOMS AND TUB SURROUNDS</b>  <b>REPLACE FLOOR TILE TERMITE TREATMENT</b>	<b>CONTINUE UNIT CONVERSION ELECTRICAL REPLACEMENT WITH RESIDENT PAID UTILITIES PLUMBING REPLACEMENT SHEET ROCK REPLACEMENT OF KITCHEN CABINETS CENTRAL HEATING/AIR INSTALLATION WASHER/DRYER HOOK-UP NEW BATHROOMS AND TUB SURROUNDS</b>  <b>REPLACE FLOOR TILE</b>

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

PHA Name SOUTH CAROLINA REGIONAL HOUSING AUTHORITY NO. 3				<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 501-06 PHA FY: 07/2006	Work Statement for Year 3 FFY Grant: 501-07 PHA FY: 07/2007	Work Statement for Year 4 FFY Grant: 501-08 PHA FY: 07/2008	Work Statement for Year 5 FFY Grant: 501-9 PHA FY: 07/2009
	Annual Statement				
<b>SC16P024013 MONCKS CORNER</b>		<b>REPAIRING AND PAVING STREETS</b>  <b>CABINENTRY REPLACEMENT</b>  <b>ROOF REPLACEMENT</b>  <b>TERMITE TREATMENT</b>	<b>INSTALL TUB SURROUNDS</b>  <b>ROOF REPLACEMENT</b>	<b>FLOOR TILE REPLACEMENT</b>	<b>INSTALL HEAT AND AIR SYSTEMS</b>  <b>REHABILITATE COMMUNITY BUILDING</b>
<b>SC16P024015 HARDEEVILLE</b>		<b>CONTINUE ROOFING</b>	<b>INSTALL TUB SURROUNDS</b>  <b>INSTALL CABINENTRY</b>	<b>INSTALL HEAT/AIR SYSTEMS</b>  <b>CABINENTRY REPLACEMENT</b>	<b>REHABILITATE COMMUNITY BUILDING</b>  <b>TERMITE TEATMENT</b>  <b>ROOF REPLACEMENT</b>
<b>SC16P024017 MARSHALL</b>		<b>ENCLOSE CLOSETS</b>	<b>INSTALL TUB SURROUNDS</b>  <b>INSTALL NEW MAILBOXES AND KIOSK</b>  <b>REBUILD THE RETENTION POND</b>	<b>INSTALL HEAT/AIR SYSTEMS</b>	<b>BUILD A COMMUNITY BUILDING</b>  <b>TERMITE TREATMENT</b>

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

PHA Name SOUTH CAROLINA REGIONAL HOUSING AUTHORITY NO. 3		<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 501-06 PHA FY: 07/2006	Work Statement for Year 3 FFY Grant: 501-07 PHA FY: 07/2007	Work Statement for Year 4 FFY Grant: 501-08 PHA FY: 07/2008	Work Statement for Year 5 FFY Grant: 501-9 PHA FY: 07/2009
	Annual Statement				
<b>SC16P024025 SANTEE</b>		<b>INSTALL TUB SURROUNDS</b>  <b>TERMITE TREATMENT</b>	<b>REPLACE WORN CABINENTRY</b>  <b>REPAIR AND REPLACE FLOOR TILE</b>  <b>REPAIR AND REPLACE SIDE WALKS AND PORCHES</b>	<b>LANDSCAPING</b>  <b>REPAIR AND REPLACE SIDE WALKS AND PORCHES</b>  <b>REHABILITATE COMMUNITY BUILDING</b>	<b>INSTALL HEAT/AIR SYSTEMS</b>
Total CFP Funds (Est.)		<b>1,003,193</b>	<b>1,003,193</b>	<b>1,003,193</b>	<b>1,003,193</b>
Total Replacement Housing Factor Funds					

**Capital Fund Program Five-Year Action Plan**

**Part II: Supporting Pages—Work Activities**

Activities for Year 1	Activities for Year : 2 FFY Grant:2006 PHA FY: 07/2006			Activities for Year: 3 FFY Grant: 2007 PHA FY: 07/2007		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<b>See</b>	<b>HA-WIDE</b>	<b>MANAGEMENT IMPROVEMENT</b>		<b>HA-WIDE</b>	<b>MANAGEMENT IMPROVEMENT</b>	
<b>Annual</b>		<b>OPERATIONS</b>	<b>70,000</b>		<b>OPERATIONS</b>	<b>70,000</b>
<b>Statement</b>		<b>YOUTH SPORTS, RESIDENT TRAINING/ EMPLOYMENT</b>	<b>35,000</b>		<b>YOUTH SPORTS, RESIDENT TRAINING/ EMPLOYMENT</b>	<b>35,000</b>
		<b>PREVENTATIVE MAINTENANCE SALARIES AND BENEFITS, TOOLS, AND EQUIPMENT</b>	<b>65,000</b>		<b>PREVENTATIVE MAINTENANCE SALARIES AND BENEFITS, TOOLS, AND EQUIPMENT</b>	<b>65,000</b>
		<b>A&amp;E FEES AND PLANNING</b>	<b>40,000</b>		<b>A&amp;E FEES AND PLANNING</b>	<b>40,000</b>
		<b>SITE WORK /LANDSCAPING TREE REMOVAL /SIDEWALK REPAIR</b>	<b>30,000</b>		<b>SITE WORK /LANDSCAPING TREE REMOVAL /SIDEWALK REPAIR</b>	<b>30,000</b>
		<b>SEWER REPAIR AND MAINTENANCE</b>	<b>30,000</b>		<b>SEWER REPAIR AND MAINTENANCE</b>	<b>30,000</b>
		<b>CYCLIC PAINTING</b>	<b>20,000</b>		<b>CYCLIC PAINTING</b>	<b>20,000</b>
		<b>PHYSICAL NEEDS ASSESSMENT</b>	<b>20,000</b>		<b>PHYSICAL NEEDS ASSESSMENT</b>	<b>20,000</b>
		<b>504 ASSESSMENT AND COMPLIANCE</b>	<b>5,000</b>		<b>504 ASSESSMENT AND COMPLIANCE</b>	<b>5,000</b>
		<b>PRESSURE WASH BUILDINGS</b>	<b>20,000</b>		<b>PRESSURE WASH BUILDINGS</b>	<b>20,000</b>
		<b>TERMITE CONTROL</b>	<b>15,000</b>		<b>TERMITE CONTROL</b>	<b>15,000</b>
		<b>SIGNAGE</b>	<b>5,000</b>		<b>SIGNAGE</b>	<b>5,000</b>
		<b>SMOKE DETECTOR/GFIC PER CODE</b>	<b>10,000</b>		<b>SMOKE DETECTOR/GFIC PER CODE</b>	<b>10,000</b>

**Capital Fund Program Five-Year Action Plan**

**Part II: Supporting Pages—Work Activities**

Activities for Year 1	Activities for Year : 2 FFY Grant:2006 PHA FY: 07/2006			Activities for Year: 3 FFY Grant: 2007 PHA FY: 07/2007		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
		PREVENTATIVE MAINTENANCE MATERIALS	<b>45,000</b>		PREVENTATIVE MAINTENANCE MATERIALS	<b>45,000</b>
		REPLACEMENT OF APPLIANCES	<b>20,000</b>		REPLACEMENT OF APPLIANCES	<b>20,000</b>
		REPLACE VINYL SIDING	<b>20,000</b>		REPLACE VINYL SIDING	<b>20,000</b>
		REHAB. OFFICE BUILDING	<b>10,000</b>		REHAB. OFFICE BUILDING	<b>10,000</b>
		COMPUTER HARDWARE/SOFTWARE	<b>15,000</b>		COMPUTER HARDWARE/SOFTWARE	<b>15,000</b>
		RELOCATION	<b>5,000</b>		RELOCATION	<b>5,000</b>
		<b>HA-WIDE TOTAL</b>	<b>480,000</b>		<b>HA-WIDE TOTAL</b>	<b>480,000</b>
	<b>SC016P024001 FAIRFAX</b>	CONTINUE INSTALLING WASHER/DRYER HOOK-UPS AND/OR UPDATE EXISTING	<b>16,000</b>	<b>SC016P024001 FAIRFAX</b>	REPLACE WORN CABINENTRY	<b>15,000</b>
		REMODEL BATHROOMS	<b>26,000</b>		BEGIN INSTALLING VENT HOODS AND FIRE EXTINGUISHERS	<b>20,000</b>
		<b>SC016P024001 FAIRFAX TOTAL</b>	<b>42,000</b>		<b>SC016P024001 FAIRFAX TOTAL</b>	<b>35,000</b>
	<b>SC16P024002 DENMARK</b>	BEGIN INSTALLING TUB SURROUNDS	<b>10,000</b>	<b>SC16P024002 DENMARK</b>	BEGIN 504 ASSESSMENT AND UPGRADE	<b>5,000</b>

**Capital Fund Program Five-Year Action Plan**

**Part II: Supporting Pages—Work Activities**

Activities for Year 1	Activities for Year : 2 FFY Grant:2006 PHA FY: 07/2006			Activities for Year: 3 FFY Grant: 2007 PHA FY: 07/2007		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
		BEGIN REPLACING ROOFS	25,000			
		TERMITE TREATMENT	5,000			
		SC16P024002 DENMARK TOTAL	40,000		SC16P024002 DENMARK TOTAL	5,000
	SC16P024003 BLACKVILLE	CONTINUE ENCLOSING CLOSETS	10,000	SC16P024003 BLACKVILLE	COMPLETE 504 ASSESSMENT AND MAKE CHANGES	5,000
		SC16P024003 BLACKVILLE TOTAL	10,000		SC16P024003 BLACKVILLE TOTAL	5,000
	SC16P024004 SALLEY	CONTINUE ENCLOSING CLOSET DOORS AND REPLACING INTERIOR DOORS	10,000	SC16P024004 SALLEY	INSTALL TUB SURROUNDS	20,000
		CONTINUE FLOOR TILE REPLACEMENT	7,000		INSTALL WASHER/DRYER HOOK UPS	10,000
		CONTINUE REPLACING WORN CABINENTRY	10,000			
		SC16P024004 SALLEY TOTAL	27,000		SC16P024004 SALLEY TOTAL	30,000

**Capital Fund Program Five-Year Action Plan**

**Part II: Supporting Pages—Work Activities**

Activities for Year 1	Activities for Year : 2 FFY Grant:2006 PHA FY: 07/2006			Activities for Year: 3 FFY Grant: 2007 PHA FY: 07/2007		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	SC16P024005 WAGENER	CONTINUE TO ENCLOSE CLOSETS	<b>7,000</b>	SC16P024005 WAGENER	INSTALL TUB SURROUNDS	
		CONTINUE INSTALLING WASHER/DRYER HOOK UPS	<b>10,000</b>		REPLACE WORN CABINENTRY	<b>15,000</b>
		SC16P024005 WAGENER TOTAL	<b>17,000</b>		SC16P024005 WAGENER TOTAL	<b>15,000</b>
	SC16P024006 WILLISTON	CONTINUE INSTALLING WASHER/DRYER HOOK-UPS	<b>10,000</b>	SC16P024006 WILLISTON	CONTINUE REPLACING WORN CABINENTRY AND VENT HOOD SYSTEMS WITH FIRE EXTINGUISHERS	<b>12,000</b>
		BEGIN REPLACING WORN CABINENTRY AND VENT HOOD SYSTEMS WITH FIRE EXTINGUISHERS	<b>20,000</b>			
		CONTINUE REPLACING FLOOR TILE	<b>7,000</b>			
		SC16P024006 WILLISTON TOTAL	<b>37,000</b>		SC16P024006 WILLISTON TOTAL	<b>12,000</b>

**Capital Fund Program Five-Year Action Plan**

**Part II: Supporting Pages—Work Activities**

Activities for Year 1	Activities for Year : 2 FFY Grant:2006 PHA FY: 07/2006			Activities for Year: 3 FFY Grant: 2007 PHA FY: 07/2007		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	SC16P024007 BARNWELL	CONTINUE INSTALLING WASHER/DRYER HOOK UPS	<b>15,000</b>	SC16P024007 BARNWELL	INSTALL TUB SURROUNDS	<b>14,000</b>
		CONTINUE REPLACING WORN CABINENTRY AND VENT HOOD SYSTEMS WITH FIRE EXTINGUISHERS	<b>20,000</b>		TERMITE TREATMENT	<b>5,000</b>
		REPLACE FLOORS AND FLOOR TILE	<b>30,000</b>		REPLACE FLOORS AND FLOOR TILE	<b>20,000</b>
		SC16P024007 BARNWELL TOTAL	<b>65,000</b>		SC16P024007 BARNWELL TOTAL	<b>39,000</b>
	SC16P024008 BRANCHVILLE	BEGIN REPLACING WORN CABINENTRY AND VENT HOOD SYSTEMS WITH FIRE EXTINGUISHERS	<b>20,000</b>	SC16P024008 BRANCHVILLE	INSTALL WASHER/DRYER HOOK-UPS	<b>10,000</b>
		CONTINUE REPLACING FLOOR TILE	<b>10,000</b>		TERMITE TREATMENT	<b>5,000</b>
		SC16P024008 BRANCHVILLE TOTAL	<b>30,000</b>		SC16P024008 BRANCHVILLE TOTAL	<b>15,000</b>

**Capital Fund Program Five-Year Action Plan**

**Part II: Supporting Pages—Work Activities**

Activities for Year 1	Activities for Year : 2 FFY Grant:2006 PHA FY: 07/2006			Activities for Year: 3 FFY Grant: 2007 PHA FY: 07/2007		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	SC16P024009 ST. STEPHENS	BEGIN REPLACING WORN CABINENTRY AND VENT HOOD SYSTEMS WITH FIRE EXTINGUISHERS	30,000	SC16P024009 ST. STEPHENS	INSTALL TUB SURROUNDS	
		REPLACE FLOOR TILE	5,000		INSTALL WASHER HOOK UPS	15,000
					REHABILITATE COMMUNITY BUILDING	20,000
		SC16P024009 ST. STEPHENS TOTAL	35,000		SC16P024009 ST. STEPHENS TOTAL	35,000

**Capital Fund Program Five-Year Action Plan**

**Part II: Supporting Pages—Work Activities**

Activities for Year 1	Activities for Year : 2 FFY Grant:2006 PHA FY: 07/2006			Activities for Year: 3 FFY Grant: 2007 PHA FY: 07/2007		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	SC16P024011 ST. PAUL (ORANGEBURG)	CONTINUE UNIT CONVERSION ELECTRICAL REPLACEMENT WITH RESIDENT PAID UTILITIES PLUMBING REPLACEMENT SHEET ROCK REPLACEMENT REPLACEMENT OF KITCHEN CABINETS CENTRAL HEATING/AIR INSTALLATION WASHER/DRYER HOOK-UP NEW BATHROOMS AND TUB SURROUNDS	<b>98,193</b>	SC16P024011 ST. PAUL (ORANGEBURG)	CONTINUE UNIT CONVERSION ELECTRICAL REPLACEMENT WITH RESIDENT PAID UTILITIES PLUMBING REPLACEMENT SHEET ROCK REPLACEMENT REPLACEMENT OF KITCHEN CABINETS CENTRAL HEATING/AIR INSTALLATION WASHER/DRYER HOOK-UP NEW BATHROOMS AND TUB SURROUNDS	<b>174,193</b>
		REPLACE FLOOR TILE	<b>7,000</b>		REPLACE FLOOR TILE	<b>5,000</b>
		SC16P024011 ST. PAUL (ORANGEBURG) TOTAL	<b>105,193</b>		SC16P024011 ST. PAUL (ORANGEBURG) TOTAL	<b>179,193</b>
	SC16P024013 MONCKS CORNER	REPAIRING AND PAVING STREETS	<b>30,000</b>	SC16P024013 MONCKS CORNER	INSTALL TUB SURROUNDS	<b>10,000</b>
		CABINENTRY REPLACEMENT	<b>10,000</b>		ROOF REPLACEMENT	<b>20,000</b>
		ROOF REPLACEMENT	<b>25,000</b>			
		TERMITE TREATEMENT	<b>5,000</b>			

**Capital Fund Program Five-Year Action Plan**

**Part II: Supporting Pages—Work Activities**

Activities for Year 1	Activities for Year : 2 FFY Grant:2006 PHA FY: 07/2006			Activities for Year: 3 FFY Grant: 2007 PHA FY: 07/2007		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
		SC16P024013 MONCKS CORNER TOTAL	70,000		SC16P024013 MONCKS CORNER TOTAL	30,000
	SC16P024015 HARDEEVILLE	CONTINUE ROOFING	15,000	SC16P024015 HARDEEVILLE	INSTALL TUB SURROUNDS	15,000
					INSTALL CABINETRY	20,000
		SC16P024015 HARDEEVILLE TOTAL	15,000		SC16P024015 HARDEEVILLE TOTAL	35,000
	SC16P024017 MARSHALL	ENCLOSE CLOSETS	15,000	SC16P024017 MARSHALL	INSTALL TUB SURROUNDS	10,000
					INSTALL NEW MAILBOXES AND KIOSK	8,000
					REBUILD THE RETENTION POND	30,000
		SC16P024017 MARSHALL TOTAL	15,000		SC16P024017 MARSHALL TOTAL	48,000
	SC16P024025 SANTEE	INSTALL TUB SURROUNDS	10,000	SC16P024025 SANTEE	REPLACE WORN CABINENTRY	20,000
		TERMITE TREATMENT	5,000		REPAIR AND REPLACE FLOOR TILE	10,000

**Capital Fund Program Five-Year Action Plan**

**Part II: Supporting Pages—Work Activities**

Activities for Year 1	Activities for Year : 2 FFY Grant:2006 PHA FY: 07/2006			Activities for Year: 3 FFY Grant: 2007 PHA FY: 07/2007		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
					REPAIR AND REPLACE SIDE WALKS AND PORCHES	10,000
		SC16P024025 SANTEE TOTAL	15,000		SC16P024025 SANTEE TOTAL	40,000
Total CFP Estimated Cost						\$1,003,193

**Capital Fund Program Five-Year Action Plan**

**Part II: Supporting Pages—Work Activities**

Activities for Year :4 FFY Grant: 501-7 PHA FY: 7/2007			Activities for Year: 5 FFY Grant: 501-8 PHA FY: 07/2008		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<b>HA-WIDE</b>	<b>MANAGEMENT IMPROVEMENT</b>		<b>HA-WIDE</b>	<b>MANAGEMENT IMPROVEMENT</b>	
	<b>OPERATIONS</b>	<b>70,000</b>		<b>OPERATIONS</b>	<b>70,000</b>
	<b>YOUTH SPORTS, RESIDENT TRAINING/ EMPLOYMENT</b>	<b>35,000</b>		<b>YOUTH SPORTS, RESIDENT TRAINING/ EMPLOYMENT</b>	<b>35,000</b>
	<b>PREVENTATIVE MAINTENANCE SALARIES AND BENEFITS, TOOLS, AND EQUIPMENT</b>	<b>65,000</b>		<b>PREVENTATIVE MAINTENANCE SALARIES AND BENEFITS, TOOLS, AND EQUIPMENT</b>	<b>65,000</b>
	<b>A&amp;E FEES AND PLANNING</b>	<b>40,000</b>		<b>A&amp;E FEES AND PLANNING</b>	<b>40,000</b>
	<b>SITE WORK /LANDSCAPING TREE REMOVAL /SIDEWALK REPAIR</b>	<b>30,000</b>		<b>SITE WORK /LANDSCAPING TREE REMOVAL /SIDEWALK REPAIR</b>	<b>30,000</b>
	<b>SEWER REPAIR AND MAINTENANCE</b>	<b>30,000</b>		<b>SEWER REPAIR AND MAINTENANCE</b>	<b>30,000</b>
	<b>CYCLIC PAINTING</b>	<b>20,000</b>		<b>CYCLIC PAINTING</b>	<b>20,000</b>
	<b>PHYSICAL NEEDS ASSESSMENT</b>	<b>20,000</b>		<b>PHYSICAL NEEDS ASSESSMENT</b>	<b>20,000</b>
	<b>504 ASSESSMENT AND COMPLIANCE</b>	<b>5,000</b>		<b>504 ASSESSMENT AND COMPLIANCE</b>	<b>5,000</b>
	<b>PRESSURE WASH BUILDINGS</b>	<b>20,000</b>		<b>PRESSURE WASH BUILDINGS</b>	<b>20,000</b>
	<b>TERMITE CONTROL</b>	<b>15,000</b>		<b>TERMITE CONTROL</b>	<b>15,000</b>
	<b>SIGNAGE</b>	<b>5,000</b>		<b>SIGNAGE</b>	<b>5,000</b>
	<b>SMOKE DETECTOR/GFIC PER CODE</b>	<b>10,000</b>		<b>SMOKE DETECTOR/GFIC PER CODE</b>	<b>10,000</b>
	<b>PREVENTATIVE MAINTENANCE MATERIALS</b>	<b>45,000</b>		<b>PREVENTATIVE MAINTENANCE MATERIALS</b>	<b>45,000</b>

**Capital Fund Program Five-Year Action Plan**

**Part II: Supporting Pages—Work Activities**

Activities for Year :4 FFY Grant: 501-7 PHA FY: 7/2007			Activities for Year: 5 FFY Grant: 501-8 PHA FY: 07/2008		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	REPLACEMENT OF APPLIANCES	20,000		REPLACEMENT OF APPLIANCES	20,000
	REPLACE VINYL SIDING	20,000		REPLACE VINYL SIDING	20,000
	REHAB. OFFICE BUILDING	10,000		REHAB. OFFICE BUILDING	10,000
	COMPUTER HARDWARE/SOFTWARE	15,000		COMPUTER HARDWARE/SOFTWARE	15,000
	RELOCATION	5,000		RELOCATION	5,000
	<b>HA-WIDE TOTAL</b>	<b>480,000</b>		<b>HA-WIDE TOTAL</b>	<b>480,000</b>
SC016P024001 FAIRFAX	BEGIN NEW HEAT AND AIR SYSTEMS	80,000	SC016P024001 FAIRFAX	CONTINUE NEW HEAT AND AIR SYSTEMS	10,000
				REHABILITATE THE COMMUNITY BUILDING	15,000
	SC016P024001 FAIRFAX TOTAL	80,000		SC016P024001 FAIRFAX TOTAL	25,000
SC16P024002 DENMARK			SC16P024002 DENMARK	COMPLETE 504 ASSESSMENT AND UPGRADE	5,000
	BEGIN REPLACEMENT OF SEWER MAINS	34,193		BEGIN BATHROOM CABINETS, LAVATORY, SINKS, FAUCETS, SHEETROCK, PAINTING, AND FLOOR TILE REPLACEMENT AND REPAIR	25,000
	REPLACE WORN CABINENTRY	20,000		INSTALL KIOSK AND MAILBOXES	10,000

**Capital Fund Program Five-Year Action Plan**

**Part II: Supporting Pages—Work Activities**

Activities for Year :4 FFY Grant: 501-7 PHA FY: 7/2007			Activities for Year: 5 FFY Grant: 501-8 PHA FY: 07/2008		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	<b>SC16P024002 DENMARK TOTAL</b>	<b>54,193</b>		<b>SC16P024002 DENMARK TOTAL</b>	<b>40,000</b>
<b>SC16P024003 BLACKVILLE</b>	<b>INSTALL NEW MAILBOXES AND KIOSK</b>	<b>15,000</b>	<b>SC16P024003 BLACKVILLE</b>		
	<b>SC16P024003 BLACKVILLE TOTAL</b>	<b>15,000</b>		<b>SC16P024003 BLACKVILLE TOTAL</b>	
<b>SC16P024004 SALLEY</b>	<b>CONTINUE ENCLOSING CLOSETS</b>	<b>5,000</b>	<b>SC16P024004 SALLEY</b>	<b>INSTALL HEAT/AIR SYSTEMS</b>	<b>50,000</b>
	<b>SC16P024004 SALLEY TOTAL</b>	<b>5,000</b>		<b>SC16P024004 SALLEY TOTAL</b>	<b>50,000</b>
<b>SC16P024005 WAGENER</b>	<b>REPLACE WORN CABINENTRY</b>	<b>20,000</b>	<b>SC16P024005 WAGENER</b>	<b>INSTALL HEAT/AIR SYSTEMS</b>	<b>45,000</b>
	<b>SC16P024005 WAGENER TOTAL</b>	<b>20,000</b>		<b>SC16P024005 WAGENER TOTAL</b>	<b>45,000</b>
<b>SC16P024006 WILLISTON</b>	<b>TILE REPLACEMENT</b>	<b>5,000</b>	<b>SC16P024006 WILLISTON</b>	<b>INSTALL HEAT/AIR SYSTEMS</b>	<b>45,000</b>

**Capital Fund Program Five-Year Action Plan**

**Part II: Supporting Pages—Work Activities**

Activities for Year :4 FFY Grant: 501-7 PHA FY: 7/2007			Activities for Year: 5 FFY Grant: 501-8 PHA FY: 07/2008		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	<b>SC16P024006 WILLISTON TOTAL</b>	<b>5,000</b>		<b>SC16P024006 WILLISTON TOTAL</b>	<b>45,000</b>
<b>SC16P024007 BARNWELL</b>	<b>TERMITE TREATMENT</b>	<b>6,000</b>	<b>SC16P024007 BARNWELL</b>	<b>CONTINUE REPAIR 2<sup>ND</sup> FLOOR UNITS</b>	<b>12,193</b>
	<b>SC16P024007 BARNWELL TOTAL</b>	<b>6,000</b>		<b>SC16P024007 BARNWELL TOTAL</b>	<b>12,193</b>
<b>SC16P024008 BRANCHVILLE</b>	<b>INSTALL NEW HEAT AIR SYSTEMS</b>	<b>50,000</b>	<b>SC16P024008 BRANCHVILLE</b>		
	<b>SC16P024008 BRANCHVILLE TOTAL</b>	<b>50,000</b>		<b>SC16P024008 BRANCHVILLE TOTAL</b>	
<b>SC16P024009 ST. STEPHENS</b>	<b>TERMITE TREATMENT</b>	<b>6,000</b>	<b>SC16P024009 ST. STEPHENS</b>	<b>INSTALL HEAT/AIR SYSTEMS</b>	<b>55,000</b>
	<b>CONTINUE REPLACING WORN CABINENTRY AND VENT HOOD SYSTEMS WITH FIRE EXTINGUISHERS</b>	<b>10,000</b>			
	<b>COMPLETE 504 ASSESSMENT AND MAKE CHANGES</b>	<b>5,000</b>			
	<b>REHABILITATE LAUNDRY ROOM</b>	<b>5,000</b>			

**Capital Fund Program Five-Year Action Plan**

**Part II: Supporting Pages—Work Activities**

Activities for Year :4 FFY Grant: 501-7 PHA FY: 7/2007			Activities for Year: 5 FFY Grant: 501-8 PHA FY: 07/2008		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	<b>SC16P024009 ST. STEPHENS TOTAL</b>	<b>26,000</b>		<b>SC16P024009 ST. STEPHENS TOTAL</b>	<b>55,000</b>
<b>SC16P024011 ST. PAUL (ORANGEBURG)</b>	CONTINUE UNIT CONVERSION ELECTRICAL REPLACEMENT WITH RESIDENT PAID UTILITIES PLUMBING REPLACEMENT SHEET ROCK REPLACEMENT REPLACEMENT OF KITCHEN CABINETS CENTRAL HEATING/AIR INSTALLATION WASHER/DRYER HOOK- UP NEW BATHROOMS AND TUB SURROUNDS	<b>120,000</b>	<b>SC16P024011 ST. PAUL (ORANGEBURG)</b>	CONTINUE UNIT CONVERSION ELECTRICAL REPLACEMENT WITH RESIDENT PAID UTILITIES PLUMBING REPLACEMENT SHEET ROCK REPLACEMENT REPLACEMENT OF KITCHEN CABINETS CENTRAL HEATING/AIR INSTALLATION WASHER/DRYER HOOK- UP NEW BATHROOMS AND TUB SURROUNDS	<b>75,000</b>
	<b>TERMITE TREATMENT</b>	<b>6,000</b>			
	<b>SC16P024011 ST. PAUL (ORANGEBURG) TOTAL</b>	<b>126,000</b>		<b>SC16P024011 ST. PAUL (ORANGEBURG) TOTAL</b>	<b>75,000</b>
<b>SC16P024013 MONCKS CORNER</b>	<b>REPAIR ROADS</b>	<b>15,000</b>	<b>SC16P024013 MONCKS CORNER</b>	<b>INSTALL HEAT AND AIR SYSTEMS</b>	<b>50,000</b>

**Capital Fund Program Five-Year Action Plan**

**Part II: Supporting Pages—Work Activities**

Activities for Year :4 FFY Grant: 501-7 PHA FY: 7/2007			Activities for Year: 5 FFY Grant: 501-8 PHA FY: 07/2008		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	SC16P024013 MONCKS CORNER TOTAL	15,000		SC16P024013 MONCKS CORNER TOTAL	50,000
SC16P024015 HARDEEVILLE	INSTALL HEAT/AIR SYSTEMS	65,000	SC16P024015 HARDEEVILLE		
	SC16P024015 HARDEEVILLE TOTAL	65,000		SC16P024015 HARDEEVILLE TOTAL	
SC16P024017 MARSHALL	INSTALL HEAT/AIR SYSTEMS	35,000	SC16P024017 MARSHALL	BUILD A COMMUNITY BUILDING	70,000
				REPAIR MAILBOXES	6,000
	SC16P024017 MARSHALL TOTAL	35,000		SC16P024017 MARSHALL TOTAL	76,000
SC16P024025 SANTEE	INSTALL ADDITIONAL LIGHTING	13,000	SC16P024025 SANTEE	INSTALL HEAT/AIR SYSTEMS	50,000
	REHABILITATE COMMUNITY BUILDING	8,000			
	SC16P024025 SANTEE TOTAL	21,000		SC16P024025 SANTEE TOTAL	50,000
<b>Total CFP Estimated Cost</b>		<b>\$1,003,193</b>			<b>\$1,003,193</b>



**SC024a02**  
**SOUTH CAROLINA REGIONAL HOUSING AUTHORITY #3'S**  
**DECONCENTRATION**

**PUBLIC HOUSING:**

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

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

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

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

**PROHIBITION OF CONCENTRATION OF LOW-INCOME FAMILIES:** The Housing Authority will not, in meeting this income mix targeting, concentrate very low-income families, or other families with relatively low incomes, in public housing units in certain projects or certain buildings. The Housing Authority will review the income and occupancy characteristics of the housing projects and the buildings of each project to ensure that a low-income concentration does not occur.

**DECONCENTRATION:**

The Housing Authority will make every effort to deconcentrate families of certain income characteristics within the PHA complexes. To achieve this, the Housing Authority will offer incentives for eligible families having higher incomes to occupy dwelling units in projects predominantly occupied by eligible families having lower incomes, and provide for occupancy of eligible families having lower incomes in projects predominantly occupied by eligible families having higher incomes. Incentives by the Housing Authority allow for the eligible family to have the sole discretion in determining whether to accept the incentive and the Housing Authority will not take any adverse action

toward any eligible family for choosing not to accept these incentives. The skipping of a family on the waiting list to reach another family to implement this Deconcentration Policy shall not be considered an adverse action. As such, the Housing Authority will continue to accept applications and place the individuals on waiting list. Selection will be made based on a combination of the local preferences and an income target mix. Any eligible family who qualifies as a higher income family may accept a dwelling unit assignment and be placed randomly into a vacant housing unit.

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

Attached is the current Public Housing Residents Deconcentration Analysis as of April 01, 2005.

As shown by the attached chart, the Authority exceeds the QWHRA of 1998 requirements for the Public Housing portion of the Authority.

On April 01, 2005, the Authority had 834 families on its waiting list. Of the total, 737 (or 89%) had incomes under 30% of the median, 62 (or 7%) had incomes above 30% but below 50% of the median, and 35 or (4%) had incomes above 50% but less than 80% of the median income.

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

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

#### **SECTION-8 TENANT –BASED ASSISTANCE:**

##### **INCOME MIX TARGETING:**

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

## SC024b02

### COMMUNITY SERVICE [24 CFR Part 960 Subpart F and 24 CFR 903.7(l)]

#### INTRODUCTION

#### IMPORTANT NOTICE

The community service requirement was suspended for Federal Fiscal Year 2002, for all developments except HOPE VI developments (Department of Veteran Affairs and Housing and Urban Development, and Independent Agencies Appropriation Act, 2002, at Section 432). The requirement has been reinstated for Fiscal Year

#### A. REQUIREMENT

Each adult resident of the PHA shall:

Contribute 8 hours per month of community service (not including political activities) within the community in which that adult resides; or

Participate in an economic self-sufficiency program (defined below) for 8 hours per month; or

Perform 8 hours per month of combined activities (community service and economic self-sufficiency program)

#### B. EXEMPTIONS

The PHA shall provide an exemption from the community service requirement for any individual who:

1. Is 62 years of age or older;
2. Is a blind or disabled individual, as defined under section 216[i][1] or 1614 of the Social Security Act, and who is unable to comply with this section, or is a primary caretaker of such individual;
3. Is engaged in a work activity as defined in section 407[d] of the Social Security Act;
4. Meets the requirements for being exempted from having to engage in a work activity under the State program funded under part A of title IV of the Social Security Act, or under any other welfare program of the State in which the public housing agency is located, including a State-administered welfare-to-work program; or
5. Is in a family receiving assistance under a State program funded under part A of title IV of the Social Security Act, or under any other welfare program of the State in which the public housing agency is located, including a State-administered welfare-to-work program, and has not been found by the State or other administering entity to be in noncompliance with such program.

The PHA will re-verify exemption status annually except in the case of an individual who is 62 years of age or older.

The PHA will permit residents to change exemption status during the year if status changes.

#### **C. DEFINITION OF ECONOMIC SELF-SUFFICIENCY PROGRAM**

For purposes of satisfying the community service requirement, participating in an economic self-sufficiency program is defined, in addition to the exemption definitions described above, by HUD as: Any program designed to encourage, assist, train or facilitate economic independence of assisted families or to provide work for such families.

These economic self-sufficiency programs can include job training, employment counseling, work placement, basic skills training, education, English proficiency, workfare, financial or household management, apprenticeship, or any other program necessary to ready a participant to work (such as substance abuse or mental health treatment).

In addition to the HUD definition above, the PHA definition includes any of the following:

1. Participating in the Family Self-Sufficiency Program and being current in the steps outlined in the Individual Training and Services Plan.
2. Other activities as approved by the PHA on a case-by-case basis.

The PHA will give residents the greatest choice possible in identifying community service opportunities.

The PHA will consider a broad range of self-sufficiency opportunities.

#### **D. ANNUAL DETERMINATIONS**

For each public housing resident subject to the requirement of community service, the PHA shall, at least 30 days before the expiration of each lease term, review and determine the compliance of the resident with the community service requirement.

Such determination shall be made in accordance with the principles of due process and on a nondiscriminatory basis.

The PHA will verify compliance annually. If qualifying activities are administered by an organization other than the PHA, the PHA will obtain verification of family compliance from such third parties.

Family members will not be permitted to self-certify that they have complied with community service requirements.

#### **E. NONCOMPLIANCE**

If the PHA determines that a resident subject to the community service requirement has not complied with the requirement, the PHA shall notify the resident of such noncompliance, and that:

1. The determination of noncompliance is subject to the administrative grievance procedure under the PHA's Grievance Procedures; and
2. Unless the resident enters into an agreement to comply with the community service requirement, the resident's lease will not be renewed, and

3. The PHA may not renew or extend the resident's lease upon expiration of the lease term and shall take such action as is necessary to terminate the tenancy of the household, unless the PHA enters into an agreement, before the expiration of the lease term, with the resident providing for the resident to cure any noncompliance with the community service requirement, by participating in an economic self-sufficiency program for or contributing to community service as many additional hours as the resident needs to comply in the aggregate with such requirement over the 12-month term of the lease.
4. The head of household and the noncompliant adult must sign the agreement to cure.

#### Ineligibility for Occupancy for Noncompliance

The PHA shall not renew or extend any lease, or provide any new lease, for a dwelling unit for any household that includes an adult member who was subject to the community service requirement and failed to comply with the requirement.

#### **F. PHA RESPONSIBILITY**

The PHA will ensure that all community service programs are accessible for persons with disabilities.

The PHA will ensure that:

1. The conditions under which the work is to be performed are not hazardous;
2. The work is not labor that would be performed by the PHA's employees responsible for essential maintenance and property services; or
3. The work is not otherwise unacceptable.

#### **G. PHA IMPLEMENTATION OF COMMUNITY SERVICE REQUIREMENT**

The PHA's Community Service program is described in the PHA Plan.

The PHA will administer its own community service program, with cooperative relationships with other entities.

The PHA will administer the community service program through contracts and collaborative agreements with volunteer and community agencies.

The PHA will provide to residents a brochure of community service and volunteer opportunities available throughout the community.

## SC024c02

### **PET POLICY – GENERAL OCCUPANCY (FAMILY) PROJECTS [24 CFR Part 960, Subpart G]**

#### **INTRODUCTION**

The purpose of this policy is to establish the PHA's policy and procedures for ownership of pets in general occupancy (family) projects and to ensure that no applicant or resident is discriminated against regarding admission or continued occupancy because of ownership of pets. It also establishes reasonable rules governing the keeping of common household pets.

This policy does not apply to animals that are used to assist, support or provide service to persons with disabilities, or to service animals that visit public housing developments.

#### **A. ANIMALS THAT ASSIST, SUPPORT OR PROVIDE SERVICE TO PERSONS WITH DISABILITIES**

The resident/pet owner will be required to qualify animals for exclusion from the pet policy that assist, support or provide service to persons with disabilities.

Pet rules will not be applied to animals that assist, support or provide service to persons with disabilities. This exclusion applies to both service animals and companion animals as reasonable accommodation for persons with disabilities. This exclusion applies to such animals that reside in public housing and that visit these developments.

#### **B. STANDARDS FOR PETS**

##### **Types of Pets Allowed**

No type of pets other than the following may be kept by a resident. The following types and qualifications are consistent with applicable State and local law.

##### **1. Dogs**

1. Maximum number: one
2. Maximum adult weight: 20 pounds
3. Must be housebroken
4. Must be spayed or neutered
5. Must have all required inoculations
6. Must be licensed as specified now or in the future by State law and local ordinance
7. Any litter resulting from the pet must be removed immediately from the unit

##### **2. Cats**

1. Maximum number: one
2. Must be declawed
3. Must be spayed or neutered
4. Must have all required inoculations
5. Must be trained to use a litter box or other waste receptacle

6. Must be licensed as specified now or in the future by State law or local ordinance
7. Any litter resulting from the pet must be removed from the unit immediately

**3. Birds**

1. Maximum number: one
2. Must be enclosed in a cage at all times

**4. Fish**

1. Maximum aquarium size 20 gallons
2. Must be maintained on an approved stand

**5. Rodents (Rabbit, guinea pig, hamster, or gerbil ONLY)**

1. Maximum number one
2. Must be enclosed in an acceptable cage at all times
3. Must have any or all inoculations as specified now or in the future by State law or local ordinance

**The following are NOT considered "common household pets":**

4. Domesticated dogs that exceed 20 pounds. (Animals certified to assist persons with disabilities are exempt from this weight limitation).
5. Vicious or intimidating pets. Dog breeds including pit bull/rottweiler/chow/boxer/Doberman/Dalmatian/German shepherd are considered vicious or intimidating breeds and are not allowed.
6. Animals who would be allowed to produce offspring for sale.
7. Wild, feral, or any other animals that are not amenable to routine human handling.
8. Any poisonous animals of any kind.
9. Fish in aquariums exceeding twenty gallons in capacity.
10. Non-human primates.
11. Animals whose climatologically needs cannot be met in the unaltered environment of the individual dwelling unit.
12. Pot-bellied pigs.
13. Ferrets or other animals whose natural protective mechanisms pose a risk of serious bites and/or lacerations to small children.
14. Hedgehogs or other animals whose protective instincts and natural body armor produce a risk of serious puncture injuries to children.
15. Chicks, turtles, or other animals that pose a significant risk of salmonella infection to those who handle them.
16. Pigeons, doves, mynahs, psittacines, and birds of other species that are hosts to the organisms that cause psittacosis in humans.
17. Snakes or other kinds of reptiles.

**C. REGISTRATION OF PETS**

Pets must be registered with the PHA before they are brought onto the premises.

Registration includes certificate signed by a licensed veterinarian or State/local authority that the pet:

18. has received all inoculations required by State or local law
19. has no communicable disease(s) (and)
20. is pest-free.

Registration must be renewed and will be coordinated with the annual reexamination date. Proof of license and inoculation will be submitted at least 30 days prior to annual reexamination. Each pet owner must provide two color photographs of their pet(s).

Each pet owner must display a "Pet Here" sticker, provided by the PHA, which will be displayed on a front window of the unit at all times.

Approval for the keeping of a pet shall not be extended pending the completion of these requirements.

#### Refusal to Register Pets

If the PHA refuses to register a pet, a written notification will be sent to the pet owner stating the reason for denial. The notification will be served in accordance with HUD notice requirements.

The PHA will refuse to register a pet if:

21. The pet is not a "common household pet" as defined in this policy;
22. Keeping the pet would violate any House Rules;
23. The pet owner fails to provide complete pet registration information;
24. The pet owner fails to update the registration annually;
25. The PHA reasonably determines that the pet owner is unable to keep the pet in compliance with the pet rules and other lease obligations. The pet's temperament and behavior may be considered as a factor in determining the pet owner's ability to comply with the provisions of the lease.
26. The notice of refusal may be combined with a notice of pet violation.

#### **D. PET AGREEMENT**

Residents who have been approved to have a pet must enter into a Pet Agreement with the PHA.

The Resident will certify, by signing the Pet Agreement that the Resident will adhere to the following rules:

27. Agree that the resident is responsible and liable for all damages caused by their pet(s).
28. All complaints of cruelty and all dog bites will be referred to animal control or applicable agency for investigation and enforcement.
29. All common household pets are to be fed inside the apartment. Feeding is not allowed on porches, sidewalks, patios or other outside areas.
30. Tenants are prohibited from feeding stray animals.

31. Residents shall not feed any stray animals; doing so, or keeping stray or unregistered animals, will be considered having a pet without permission of the Housing Authority.
32. No animals may be tethered or chained outside or inside the dwelling unit.
33. When outside the dwelling unit, all pets must be on a leash or in an animal transport enclosure and under the control of a responsible individual.
34. All fecal matter deposited by the pet(s) must be promptly and completely removed from any common area. Failure to do so will result in a Pet Waste Removal charge of \$25. All animal waste or the litter from litter boxes shall be picked up immediately by the pet owner, disposed of in sealed plastic trash bags, and placed in a trash bin. Litter shall not be disposed of by being flushed through a toilet.
35. Litter boxes shall be stored inside the resident's dwelling unit or in animal enclosures maintained within dwelling units AND must be removed and/or replaced regularly. Failure to do so will result in a Pet Waste Removal charge.
36. The Resident/Pet Owner shall be responsible for the removal of waste from any animal or pet exercise area by placing it in a sealed plastic bag and disposing of it in an outside trash bin immediately.
37. Pet owners must take precautions to eliminate pet odors.
38. The resident/pet owner shall take adequate precautions to eliminate any animal or pet odors within or around the unit and to maintain the unit in a sanitary condition at all times.
39. Mandatory implementation of effective flea control by measures that produce no toxic hazard to children who may come into contact with treated animals.
40. The right of management to enter dwelling unit when there is evidence that an animal left alone is in danger or distress, or is creating a nuisance.
41. The right of management to seek impoundment and sheltering of any animal found to be maintained in violation of housing rules, pending resolution of any dispute regarding such violation, at owner's expense. The resident shall be responsible for any impoundment fees, and the PHA accepts no responsibility for pets so removed.
42. That failure to abide by any animal-related requirement or restriction constitutes a violation of the "Resident's Obligations" in the resident's Lease Agreement.
43. Residents will prevent disturbances by their pets that interfere with the quiet enjoyment of the premises of other residents in their units or in common areas. This includes, but is not limited to, loud or continuous barking, howling, whining, biting, scratching, chirping, or other such activities.
44. Residents/pet owners shall not alter their unit, patio, premises or common areas to create an enclosure for any animal. Installation of pet doors is prohibited.

## **E. DESIGNATION OF PET-FREE AREAS**

The following areas are designated as no-pet areas:

45. PHA playgrounds
46. PHA day care centers
47. PHA management offices
48. PHA community centers
49. PHA recreation center areas
50. PHA laundry rooms

## **F. PETS TEMPORARILY ON THE PREMISES**

Excluded from the premises are all animals and/or pets not owned by residents, except for service animals.

Residents are prohibited from feeding or harboring stray animals.

This rule excludes visiting pet programs sponsored by a humane society or other non-profit organization and approved by the PHA.

State or local laws governing pets temporarily in dwelling accommodations shall prevail.

## **G. DEPOSITS FOR PETS**

Tenants with animals must pay a pet deposit of \$150 for the purpose of defraying all reasonable costs directly attributable to the presence of a particular pet.

The resident will be responsible for all reasonable expenses directly related to the presence of the animal or pet on the premises, including the cost of repairs and replacement in the apartment, and the cost of animal care facilities if needed.

These charges are due and payable within 30 days of written notification.

The PHA reserves the right to change or increase the required deposit by amendment to these rules.

The PHA will refund the Pet Deposit to the tenant, less any damage caused by the pet to the dwelling unit, within a reasonable time after the tenant moves or upon removal of the pet from the unit.

The PHA will return the Pet Deposit to the former tenant or to the person designated by the former tenant in the event of the former tenant's incapacitation or death.

The PHA will provide the tenant or designee identified above with a written list of any charges against the pet deposit. If the tenant disagrees with the amount charged to the pet deposit, the PHA will provide a meeting to discuss the charges.

All reasonable expenses incurred by the PHA as a result of damages directly attributable to the presence of the pet in the project will be the responsibility of the resident, including, but not limited to:

51. The cost of repairs and replacements to the resident's dwelling unit;
52. Fumigation of the dwelling unit;
53. Common areas of the project if applicable
54. The expense of flea disinfestations shall be the responsibility of the resident.
55. If the tenant is in occupancy when such costs occur, the tenant shall be billed for such costs as a current charge.
56. If such expenses occur as the result of a move-out inspection, they will be deducted from the pet deposit. The resident will be billed for any amount that exceeds the pet deposit.

Pet Deposits are not a part of rent payable by the resident.

#### **H. ADDITIONAL PET FEES**

The PHA will charge a non-refundable nominal fee of \$100.00 for each household with a pet.

This fee is intended to cover the reasonable operating costs to the project relating to the presence of pets. Reasonable operating costs to the project relating to the presence of pets include, but are not limited to:

57. Landscaping costs
58. Pest control costs
59. Insurance costs
60. Clean-up costs

The nominal fee will be assessed annually.

The PHA reserves the right to change or increase the required deposit by amendment to these rules.

#### **I. PET WASTE REMOVAL CHARGE**

A separate pet waste removal charge of \$25.00 per occurrence will be assessed against the resident for violations of the pet policy.

Pet waste removal charges are not part of rent payable by the resident.

#### **J. PET AREA RESTRICTIONS**

Pets must be maintained within the resident's unit. When outside of the unit (within the building or on the grounds) dogs and cats must be kept on a leash or carried and under the control of the resident or other responsible individual at all times.

A common household pet must be effectively restrained and under the control of a responsible person when passing through a common area, from the street to the apartment, etc.

Residents/Pet Owners are not permitted to exercise pets or permit pets to deposit waste on project premises outside of the areas designated for such purposes.

#### **K. CLEANLINESS REQUIREMENTS**

**Litter Box Requirements.** All animal waste or the litter from litter boxes shall be picked up/emptied daily by the pet owner, disposed of in heavy, sealed plastic trash bags, and placed in a trash container immediately.

Litter shall not be disposed of by being flushed through a toilet.

Litter boxes shall be stored inside the resident's dwelling unit.

#### **L. PET CARE**

No pet (excluding fish) shall be left unattended in any apartment for a period in excess of 24 hours.

All residents/pet owners shall be responsible for adequate care, nutrition, exercise and medical attention for his/her pet.

Residents/pet owners must recognize that other residents may have chemical sensitivities or allergies related to pets, or may be easily frightened or disoriented by animals. Pet owners must agree to exercise courtesy with respect to other residents.

#### **M. RESPONSIBLE PARTIES**

The resident/pet owner will be required to designate two responsible parties for the care of the pet if the health or safety of the pet is threatened by the death or incapacity of the pet owner, or by other factors that render the pet owner unable to care for the pet.

#### **N. INSPECTIONS**

The PHA may, after reasonable notice to the tenant during reasonable hours, enter and inspect the premises, in addition to other inspections allowed.

The PHA may enter and inspect the unit only if a written complaint is received alleging that the conduct or condition of the pet in the unit is a violation, or constitutes a nuisance or threat to the health or safety of the other occupants or other persons in the community under applicable State or local law.

## **O. PET RULE VIOLATION NOTICE**

The authorization for a common household pet may be revoked at any time subject to the Housing Authority's grievance procedure if the pet becomes destructive or a nuisance to others, or if the tenant fails to comply with this policy.

Residents who violate these rules are subject to:

**Mandatory removal of the pet from the premises within 30 days of notice by the Housing Authority; or if for a threat to health and safety, removal within 24 hours of notice; Or possibly Lease termination proceedings.**

If a determination is made on objective facts supported by written statements, that a resident/pet owner has violated the Pet Rule Policy, written notice will be served.

The Notice will contain a brief statement of the factual basis for the determination and the pet rule(s) that were violated. The notice will also state:

That the resident/pet owner has 10 days from the effective date of the service of notice to correct the violation or make written request for a meeting to discuss the violation;

That the resident pet owner is entitled to be accompanied by another person of his or her choice at the meeting; and

That the resident/pet owner's failure to correct the violation, request a meeting, or appear at a requested meeting may result in initiation of procedures to terminate the pet owner's tenancy.

If the pet owner requests a meeting within the 10 day period, the meeting will be scheduled no later than 5 calendar days before the effective date of service of the notice, unless the pet owner agrees to a later date in writing.

## **P. NOTICE FOR PET REMOVAL**

If the resident/pet owner and the PHA are unable to resolve the violation at the meeting or the pet owner fails to correct the violation in the time period allotted by the PHA, the PHA may serve notice to remove the pet.

The Notice shall contain:

61. A brief statement of the factual basis for the PHA's determination of the Pet Rule that has been violated;
62. The requirement that the resident/ pet owner must remove the pet within 30 days of the notice; and
63. A statement that failure to remove the pet may result in the initiation of termination of tenancy procedures.

## **Q. TERMINATION OF TENANCY**

The PHA may initiate procedures for termination of tenancy based on a pet rule violation if:

1. The pet owner has failed to remove the pet or correct a pet rule violation within the time period specified; and
2. The pet rule violation is sufficient to begin procedures to terminate tenancy under terms of the lease.

## **R. PET REMOVAL**

If the death or incapacity of the pet owner threatens the health or safety of the pet, or other factors occur that render the owner unable to care for the pet, the situation will be reported to the Responsible Party designated by the resident/pet owner. This includes pets that are poorly cared for or have been left unattended for over 24 hours.

If the responsible party is unwilling or unable to care for the pet, or if the PHA after reasonable efforts cannot contact the responsible party, the PHA may contact the appropriate State or local agency and request the removal of the pet, or the PHA may place the pet in a proper facility for up to 30 days. If there is no other solution at the end of 30 days, the PHA may donate the pet to a humane society. Cost of this professional care will be borne by the pet owner.

If the pet is removed as a result of any aggressive act on the part of the pet, the pet will not be allowed back on the premises.

## **S. EMERGENCIES**

The PHA will take all necessary steps to insure that pets that become vicious, display symptoms of severe illness, or demonstrate behavior that constitutes an immediate threat to the health or safety of others, are referred to the appropriate State or local entity authorized to remove such animals.

If it is necessary for the PHA to place the pet in a shelter facility, the cost will be the responsibility of the tenant/pet owner.

This Pet Policy will be incorporated by reference into the Dwelling Lease signed by the resident, and therefore, violation of the above Policy will be grounds for termination of the lease.

# PET APPLICATION FORM

## SC Regional Housing Authority No. 3

I/We have read the Pet Rules and Policies and agree to abide by the rules and regulations.

I/We would like to make application to \_\_\_\_\_ Complex to allow the pet described below to live in the dwelling unit located at \_\_\_\_\_, Apt. No. \_\_\_\_\_.

\_\_\_\_\_ Current Resident                      \_\_\_\_\_ Prospective Resident

Resident's Name: \_\_\_\_\_ Unit No. \_\_\_\_\_

Address: \_\_\_\_\_

Resident's Telephone Number: \_\_\_\_\_

Pet's Name: \_\_\_\_\_ Age: \_\_\_\_\_

Description of Pet: \_\_\_\_\_

\_\_\_\_\_

Vet's Name: \_\_\_\_\_ Phone No. \_\_\_\_\_

Address: \_\_\_\_\_

License Number: \_\_\_\_\_

How long have you had this pet? \_\_\_\_\_

Has your pet lived in rental housing before? If so, where? Please give landlord's name and telephone number.

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Has your pet ever bitten or hurt anyone? Please describe.

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

PET APPLICATION (page 2)

DATE AND EVIDENCE OF:

<u>TYPE</u>	<u>WEIGHT</u>	<u>CERTIFICATE OF GOOD HEALTH</u>	<u>INOCULATIONS</u>
DOG	_____	_____	_____
CAT	_____	_____	_____
OTHER	_____	_____	_____

\*Copies of Certificates must be attached and evidence of renewal of certification must be submitted annually.

<u>TYPE</u>	<u>DISTEMPER</u>	<u>SPAYED/NEUTERED</u>	<u>LICENSE</u>
DOG	_____	_____	_____
CAT	_____	_____	_____
OTHER	_____	_____	_____

\*Copies of License must be attached and must be renewed annually or as a required by Sate or local law.

**CERTIFICATE OF GOOD HEALTH**

BIRD \_\_\_\_\_

FISH AQUARIUM SIZE: \_\_\_\_\_ GALLONS

PICTURE OF PET

PICTURE OF PET AND PET  
OWNER

COMMENTS:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_

**PET AGREEMENT**

This Pet Agreement, when executed, becomes an attachment to the lease between \_\_\_\_\_ (Resident/Pet Owner) and South Carolina Regional Housing Authority No. 3.

"I/We have read and have received an explanation and understand the provisions of the Pet Rules and Policies of \_\_\_\_\_, dated \_\_\_\_\_ and agree to comply fully with stipulated provisions.

I/We understand that violation of these rules may constitute cause for the removal of my/our pet from the premises or termination of my/our tenancy (or both).

I/We accept complete responsibility for the care and cleaning of the pet.

When required by the PHA to remove my/our pet from the premises, for cause, I/we agree to accomplish this removal and understand that failure to do so may constitute cause for the initiation of an eviction.

In the event I want to substitute pets, or if the pet is removed from the unit, add another pet, I realize I will have to reapply for approval of the new pet.

RESIDENT: \_\_\_\_\_

RESIDENT: \_\_\_\_\_

DATE: \_\_\_\_\_

UNIT NO: \_\_\_\_\_

WITNESS:

The above named residents (s) has read and signed these rules in my presence:

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

DATE: \_\_\_\_\_

# RESPONSIBLE PARTY CERTIFICATION

By signing this certification, the undersigned parties agree to take responsibility for the pet described below which belongs to the following Resident:

Resident/Pet Owner Name: \_\_\_\_\_

Address: \_\_\_\_\_

Apt. No.: \_\_\_\_\_ Phone \_\_\_\_\_

The responsibility includes removing the pet from the premises, either temporarily or permanently, if the Resident/Pet Owner is unable to care for the pet or if the health or safety of the pet is threatened by the death or incapacity of the pet owner, or by other factors that render the pet owner unable to care for the pet.

I certify I will assume the responsibilities described above and will respond to the PHA's request within four hours of notification:

Responsible Party Name: \_\_\_\_\_

Relationship to the Resident/Pet Owner: \_\_\_\_\_

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Work Phone: \_\_\_\_\_ Home Phone: \_\_\_\_\_

Responsible Party Name: \_\_\_\_\_

Relationship to the Resident/Pet Owner: \_\_\_\_\_

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Work Phone: \_\_\_\_\_ Home Phone: \_\_\_\_\_

## **ADMINISTRATIVE POLICY Pet Ownership In Public Housing**

## General Occupancy (Family) Projects

1. Purpose: Establish the PHA's policy and procedures for ownership of pets in general occupancy (family) projects and to ensure that no applicant or resident is discriminated against regarding admission or continued occupancy because of ownership of pets. It also establishes reasonable rules governing the keeping of common household pets.

This policy does not apply to animals that are used to assist, support or provide service to persons with disabilities, or to service animals that visit public housing developments.

2. POLICY:

3. No type of pets other than the following may be kept by a resident: dogs, cats, birds, fish, rodents (rabbit, guinea pig, hamster, or gerbil ONLY). The pet must be a "common household pet".
4. Maximum weight shall be 20 lbs. Maximum aquarium size for fish is 20 gallons.
5. All pets must be registered with, and written approval received from the PHA before they are brought onto the premises.
6. Resident must pay a pet deposit of \$250 for each approved Pet. \$150 is refundable, minus damages that may be caused by the pet and \$100.00 will be non-refundable.
7. Pet must be spayed or neutered.
8. Cats must be declawed.
9. The pet owner must provide two color photographs of the pet.
10. Registration must be renewed and will be coordinated with the annual reexamination date. Registration includes certificate signed by a licensed veterinarian or State/local authority that the pet: a) has received all inoculations required by State or local law b) has no communicable disease(s) (and) C) is pest-free.
11. The resident is responsible and liable for all damages caused by the pet.
12. All Common household pets are to be fed inside the apartment. Feeding is not allowed on porches, sidewalks, patios and other outside areas.
13. Pets must be maintained within the resident's unit. When outside the dwelling unit, all pets must be on a leash or in an animal transport enclosure and under the control of a responsible individual at all times.
14. All fecal matter deposited by the pet(s) must be promptly and completely removed from any common area. Failure to do so will result in a Pet Waste Removal Charge of \$25. All animal waste or the litter from litter boxes shall be picked up immediately by the pet owner, disposed of in sealed plastic trash bags, and placed in a trash bin.
15. Litter boxes shall be stored inside the resident's dwelling unit or in animal enclosures maintained within dwelling units AND must be removed and/or replaced regularly.
16. Pet owners must take precautions to eliminate pet odors within and around the unit and to maintain the unit in sanitary condition at all times.
17. Pets are not allowed at PHA: a) playgrounds b) day care centers c) management offices d) community centers e) recreation center areas f) laundry rooms

18. Excluded from the premises are all animals and/or pets not owned by residents, except for service animals.
19. Residents shall not feed any stray animals; doing so, or keeping stray or unregistered animals, will be considered having a pet without permission of the Housing Authority.
20. No animals may be tethered or chained outside or inside the dwelling unit.
21. All complaints of cruelty and all dog bites will be referred to animal control or applicable agency for investigation and enforcement.
22. Mandatory implementation of effective flea control by measures that produce no toxic hazard to children who may come into contact with treated animals
23. The right of management to enter dwelling unit when there is evidence that an animal left alone is in danger of distress, or is creating a nuisance.
24. The right of management to seek impoundment and sheltering of any animal found to be maintained in violation of housing rules, pending resolution of any dispute regarding such violation, at owner's expense. The resident shall be responsible for any impoundment fees, and the PHA accepts no responsibility for pets so removed.
25. Failure to abide by animal-related requirements or restriction constitutes a violation of the "Resident's Obligations" in the resident's Lease Agreement.
26. Residents will prevent disturbances by their pets that interfere with the quiet enjoyment of the premises of other residents in their units or in common areas. This includes, but is not limited to, loud or continuous barking, howling, whining, biting, scratching, chirping, or other such activities.
27. Residents/pet owners shall not alter their unit, patio, premises or common areas to create an enclosure for any animal. Installation of pet doors is prohibited.
28. No pet (excluding fish) shall be left unattended in any apartment for a period in excess of 24 hours.
29. All residents/pet owners shall be responsible for adequate care, nutrition, exercise and medical attention for his/her pet.
30. The resident/pet owner will be required to designate two responsible parties for the care of the pet if the health or safety of the pet is threatened by the death or incapacity of the pet owner, or by other factors that render the pet owner unable to care for the pet.
31. The pet owner releases the Authority and its personnel from any liability and holds the Authority harmless from any accidents, injury or damage as a result of the authorization by the Authority to own a pet.
32. The authorization for a common household pet may be revoked at any time subject to the Housing Authority's grievance procedure if the pet becomes destructive or a nuisance to other, or if the tenant fails to comply with this policy. Residents who violate pet rules are subject to: mandatory removal of the pet from the premises within 30 days of notice by the Housing Authority; or if for a threat to health and safety, removal within 24 hours of notice; or possibly Lease termination proceedings.
33. If a pet is removed as a result of any aggressive act on the part of the pet, the pet will not be allowed back on the premises.
34. The PHA may initiate procedures for termination of tenancy based on a pet rule violation if: 1) the pet owner has failed to remove the pet or correct a pet rule violation within the time period

specified; and 2) the pet rule violation is sufficient to begin procedures to terminate tenancy under terms of the lease.