

# PHA Plans

## Streamlined Annual Version

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

OMB No. 2577-0226  
(exp. 08/31/2009)

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

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

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# Streamlined Annual PHA Plan for Fiscal Year: 2008

**PHA Name:**

**THE HOUSING AUTHORITY OF THE  
CITY OF CHARLESTON**

**NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue.**

## Streamlined Annual PHA Plan Agency Identification

**PHA Name:** Housing Authority of the City of Charleston

**PHA Number:** SC001

**PHA Fiscal Year Beginning:** (10/2008)

**PHA Programs Administered:**

**Public Housing and Section 8**     
  **Section 8 Only**     
  **Public Housing Only**  
 Number of public housing units: 1383     
 Number of S8 units:     
 Number of public housing units:  
 Number of S8 units: 1274

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

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

**PHA Plan Contact Information:**

Name: Melissa Barnes  
 TDD:

Phone: (843) 805-3294  
 Email (if available): mb@chacity.org

**Public Access to Information**

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

PHA's main administrative office     
  PHA's development management offices

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

The PHA Plan revised policies or program changes (including attachments) are available for public review and inspection.     
 Yes     
 No.

If yes, select all that apply:

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

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

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

**Streamlined Annual PHA Plan**  
**Fiscal Year 2008**  
[24 CFR Part 903.12(c)]

**Table of Contents**

[24 CFR 903.7(r)]

Provide a table of contents for the Plan, including applicable additional requirements, and a list of supporting documents available for public inspection.

**A. PHA PLAN COMPONENTS**

- 1. Site-Based Waiting List Policies  
**903.7(b)(2) Policies on Eligibility, Selection, and Admissions**
- 2. Capital Improvement Needs  
**903.7(g) Statement of Capital Improvements Needed**
- 3. Section 8(y) Homeownership  
**903.7(k)(1)(i) Statement of Homeownership Programs**
- 4. Project-Based Voucher Programs
- 5. PHA Statement of Consistency with Consolidated Plan. Complete only if PHA has changed any policies, programs, or plan components from its last Annual Plan.
- 6. Supporting Documents Available for Review
- 7. Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report
- 8. Capital Fund Program 5-Year Action Plan

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

**Form HUD-50076, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Streamlined Annual Plan** identifying policies or programs the PHA has revised since submission of its last Annual Plan, and including Civil Rights certifications and assurances the changed policies were presented to the Resident Advisory Board for review and comment, approved by the PHA governing board, and made available for review and inspection at the PHA's principal office;

For PHAs Applying for Formula Capital Fund Program (CFP) Grants:

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

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

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

**1. Site-Based Waiting Lists (Eligibility, Selection, Admissions Policies)**

[24 CFR Part 903.12(c), 903.7(b)(2)]

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

**A. Site-Based Waiting Lists-Previous Year**

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to B. **NO.**

Site-Based Waiting Lists				
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics

2. What is the number of site based waiting list developments to which families may apply at one time?
3. How many unit offers may an applicant turn down before being removed from the site-based waiting list?
4.  Yes  No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement?

**B. Site-Based Waiting Lists – Coming Year**

If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to next component.

1. How many site-based waiting lists will the PHA operate in the coming year? **NONE**
2.  Yes  No: Are any or all of the PHA’s site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?  
If yes, how many lists?
3.  Yes  No: May families be on more than one list simultaneously?  
If yes, how many lists?
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

## **2. Capital Improvement Needs**

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

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

### **A. Capital Fund Program**

1.  Yes  No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 7 and 8 of this template (Capital Fund Program tables). If no, skip to B.
2.  Yes  No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

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

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

1.  Yes  No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to #3; if yes, provide responses to the items on the chart located on the next page, copying and completing as many times as necessary).
2. Status of HOPE VI revitalization grant(s):

<b>HOPE VI Revitalization Grant Status</b>	
a. Development Name:	
b. Development Number:	
c. Status of Grant:	
	<input type="checkbox"/> Revitalization Plan under development
	<input type="checkbox"/> Revitalization Plan submitted, pending approval
	<input type="checkbox"/> Revitalization Plan approved
	<input type="checkbox"/> Activities pursuant to an approved Revitalization Plan underway

3.  Yes  No: Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year?  
If yes, list development name(s) below:
4.  Yes  No: Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below:
5.  Yes  No: Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:

**3. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program**  
(if applicable) [24 CFR Part 903.12(c), 903.7(k)(1)(i)]

1.  Yes  No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If "No", skip to the next component; if "yes", complete each program description below (copy and complete questions for each program identified.)

2. Program Description: The PHA has instituted a minimum homeownership down payment requirement of at least three percent of the purchase price, and requires that at least one percent of the purchase prices come from the family's personal resources. The PHA will offer both the monthly homeownership assistance payments and the down payment assistance program (when permitted by HUD). Families selected to receive homeownership assistance will have the choice between the two options.

a. Size of Program

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

If the answer to the question above was yes, what is the maximum number of participants this fiscal year?

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:

c. What actions will the PHA undertake to implement the program this year (list)? The Housing Authority of the City of Charleston will continue implementing its current procedures within the Homeownership Program.

### 3. Capacity of the PHA to Administer a Section 8 Homeownership Program:

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

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

## **4. Use of the Project-Based Voucher Program**

### **Intent to Use Project-Based Assistance**

Yes  No: Does the PHA plan to "project-base" any tenant-based Section 8 vouchers in the coming year? If the answer is "no," go to the next component. If yes, answer the following questions.

1.  Yes  No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option? If yes, check which circumstances apply:

- low utilization rate for vouchers due to lack of suitable rental units
- access to neighborhoods outside of high poverty areas
- other (describe below:)

2. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts): The Housing Authority of the City of Charleston (CHA) currently has 12 units under the project-based voucher program. The total allocation of project-based vouchers available to the CHA is 200. The CHA does not intend to add additional project-based vouchers this year. The CHA will follow all HUD requirements and notification procedures if it does choose the convert tenant-based vouchers to project-based vouchers.

## **5. PHA Statement of Consistency with the Consolidated Plan**

[24 CFR Part 903.15]

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary) only if the PHA has provided a certification listing program or policy changes from its last Annual Plan submission.

1. Consolidated Plan jurisdiction:

**City of Charleston**, More than fifty percent is within the City of Charleston city limits.

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 on its waiting lists 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)

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

1. Consolidated Plan jurisdiction:

**City of Mt. Pleasant**

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 on its waiting lists 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)

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

## **6. Supporting Documents Available for Review for Streamlined Annual PHA Plans**

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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;</i>	5 Year and Annual Plans
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan</i>	Streamlined Annual Plans
X	<i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.</i>	5 Year and standard Annual Plans
	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA’s public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input checked="" type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
		Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
X	Any policies governing any Section 8 special housing types <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	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
	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
	Consortium agreement(s) and for Consortium Joint PHA Plans <u>Only</u> : Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection.	Joint Annual PHA Plan for Consortia: Agency Identification and Annual Management and Operations

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
PHA Name: THE HOUSING AUTHORITY OF THE CITY OF CHARLESTON			Grant Type and Number Capital Fund Program Grant No: <b>SC16P00150108</b> Replacement Housing Factor Grant No:		Federal FY of Grant: <b>2008</b>
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:    )					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	325,760.21			
3	1408 Management Improvements	81,239.12			
4	1410 Administration	242,682.70			
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	30,000.00			
8	1440 Site Acquisition	0			
9	1450 Site Improvement	420,150.80			
10	1460 Dwelling Structures	505,472.77			
11	1465.1 Dwelling Equipment—Nonexpendable	49,800.00			
12	1470 Nondwelling Structures	25,000.00			
13	1475 Nondwelling Equipment	80,920.00			
14	1485 Demolition	0			
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			
17	1495.1 Relocation Costs	0			
18	1499 Development Activities	0			
19	1501 Collaterization or Debt Service	665,801.40			
20	1502 Contingency	0			
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$2,426,827.00			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: The Housing Authority of the City of Charleston		Grant Type and Number Capital Fund Program Grant No: <b>SC16P00150108</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2008</b>		
Dev.Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quant ity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide Operations	Operations	1406		325,760.25				
HA Wide Mgmt	Vehicle Replacement	1408		40,000.00				
	Resident Programs	1408		3,000.00				
	MIS Manager Salary	1408		0				
	Professional Development	1408						
	Administration	1408		15,000.00				
	Housing	1408		0				
	Maintenance	1408		0				
	Housing Service Admin Asst.	1408		0				
	Network Administrator	1408		00				
	Urban Forestry Specialist	1408		0				
	Occupancy Specialist	1408		0				
	Management Aide	1408		0				
	Telephone & TDD Costs	1408		3,500.00				
	Software Upgrades	1408		0				
	Software Licenses	1408		3,039.12				
	Office Expenses	1408		7,200.00				
	Advertising Costs	1408		6,500.00				
	Professional Assistance	1408		3,000.00				

## Annual Statement/Performance and Evaluation Report

### Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

#### Part II: Supporting Pages

PHA Name: <b>The Housing Authority of the City of Charleston</b>		Grant Type and Number Capital Fund Program Grant No: <b>SC16P00150108</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2008</b>		
Dev.Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quant ity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide Admin	CFP Management Fee to COCC	1410		242,682.70				
	Mod Coordinator	1410						
	Project Manager	1410						
	Assistant Mod Coordinator	1410						
	Capital Fund Specialist	1410						
	CFP Training	1410						
	Management Fees	1410						
HA-Wide Fees & Costs	Fees & Costs	1430		30,000.00				
HA – Wide	Sidewalks, Site Improvements	1450		37,000.00				
	Erosion Control	1450		0				
	Roof/Exterior Repairs	1460		0				
	No routine PM repairs (HVAC, Rewire units. Etc.	1460		134,833.30				
	Window Replacement/Interior Renovations	1460		0				
HA- Wide Dwelling Equipment Non-Expendable	Appliances	1465.10		49,800.00				

## Annual Statement/Performance and Evaluation Report

### Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

#### Part II: Supporting Pages

PHA Name: <b>The Housing Authority of the City of Charleston</b>		Grant Type and Number Capital Fund Program Grant No: <b>SC16P00150108</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2008</b>			
Dev.Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quant ity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide Nondwelling Equipment	PC Replacement	1475		5,600.00				
	Laser Printers	1475		6,000.00				
	Network Server Upgrades	1475						
	Furniture	1475		15,320.00				
	Maintenance Equipment	1475		15,000.00				
	MIS Equipment/tools etc.	1475		6,000.00				
	Vehicle-maintenance	1475		33,000.00				
	Furniture (Mod)	1475						
HA- Wide	Relocation	1495.1						
HA-Wide	Debt Service Funding	1501		665,801.40				

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

PHA Name: <b>The Housing Authority of the City of Charleston</b>		Grant Type and Number Capital Fund Program Grant No: <b>SC16P00150108</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2008</b>		
Dev.Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quant ity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
<b>PROJECT BASED</b>								
SC-16 01 Robert Mills Manor	Erosion Control Measures	1450						
	Exterior Renovations	1450		25,000.00				
	Exterior Security Lighting	1450						
	Fences-Wrought Iron	1450						
	Interior lighting Energy Efficient	1450		1,300.00				
	Landscaping	1450		1,500.00				
	Playground Equipment	1450						
	Emergency warning system /Security System	1460						
	Interior Cycle Painting	1460		1,612.91				
	Interior Renovations	1460						
	Roof Renovations	1460						

## Annual Statement/Performance and Evaluation Report

### Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

#### Part II: Supporting Pages

PHA Name: <b>The Housing Authority of the City of Charleston</b>		Grant Type and Number Capital Fund Program Grant No: <b>SC16P00150108</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2008</b>		
Dev.Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quant ity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
SC16-04 Wraggsborough Homes	Erosion Control/Drainage Behind Comm. Center	1450						
	Fences	1450						
	Landscaping	1450		1,500.00				
	Playground Equipment	1450						
	Sewer Line	1450						
	Exterior Painting & Renovations	1460		110,000.00				
	Interior Cycle Painting	1460		1,612.91				
	Interior Renovations	1460						
	Rewire Units	1460						
	Roof Renovations	1460						
	Security Upgrades- Lighting, camera	1460		5,000.00				
	Security Upgrades-Entry Door Replacement	1460						
	Wraggsborough Homes Community Center	1470						

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

PHA Name: The Housing Authority of the City of Charleston		Grant Type and Number Capital Fund Program Grant No: <b>SC16P00150108</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2008</b>		
Dev.Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quant ity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
SC 16-05 Gadsden Green Homes	Fence Installation	1450						
	Landscaping	1450		3,000.00				
	Playground Equipment	1450						
	Security Upgrades-Lighting-Camera	1450						
	Sewer line-exterior	1450						
	Exterior Painting & Renovations	1460						
	Interior Cycle Painting	1460		1,612.91				
	Interior Renovations-Floors	1460						
	Interior lighting Energy Efficient	1460		1,720.00				
	Plumbing Renovations-interior	1460						
	Rewire Units	1460						
	Roof Renovations	1460						
	183 President Street Renovations	1470		45,595.53				
	Gadsden Green Community Center	1470		10,000.00				



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

PHA Name: <b>The Housing Authority of the City of Charleston</b>		Grant Type and Number Capital Fund Program Grant No: <b>SC16P00150108</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2008</b>		
Dev.Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quant ity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
SC 16-08 Cooper River Court	Landscaping	1450		1,500.00				
	Bollards	1450						
	Repaving Parking lot/curbing	1450						
	Sewer Replacement	1450						
	Erosion Control Measures	1450		60,000.00				
	Playground Equipment	1450						
	Security Upgrades- Entry Doors	1460						
	Interior Cycle Painting	1460		1,612.91				
	Exterior Painting & Renovations	1460						
	Exterior Porch Renovations	1460						
Interior Renovations	1460							
Roof Renovations	1460							



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

PHA Name: <b>The Housing Authority of the City of Charleston</b>		Grant Type and Number Capital Fund Program Grant No: <b>SC16P00150108</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2008</b>			
Dev.Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quant ity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
SC 16-10 Meeting St. Manor	Erosion Control Measures	1450						
	Gas Line Renovations	1450						
	Renovation of Water Lines/cutoff valves	1450		40,000.00				
	Landscaping	1450		1,500.00				
	Sewer line-exterior	1450						
	Exterior Painting & Renovations	1460						
	Security Upgrades- Entry Doors	1460		25,000.00				
	Interior Cycle Painting	1460		1,612.91				
	Interior Renovation ( Zero Bedroom to two bedroom)	1460						
	Interior Renovations	1460						
	Roof Renovations	1460		50,000.00				
	Security system camera -Emergency warning system	1460						
	562 Meeting Renovations	1470						
	Marion Stroble - Community Center	1470						

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

PHA Name: <b>The Housing Authority of the City of Charleston</b>		Grant Type and Number Capital Fund Program Grant No: <b>SC16P00150108</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2008</b>			
Dev.Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quant ity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
SC 16-12 Kiawah Homes	Landscaping & Site Improvements	1450		150,000.00				
	Playground Equipment	1450						
	Security Upgrades, lighting, cameras	1450		5,000.00				
	Sewer line-exterior	1450						
	Exterior Renovations	1460		75,000.00				
	Interior Cycle Painting	1460		1,612.91				
	Interior Renovations	1460						
	Plumbing Renovations Interior	1460						
	Kiawah Homes Community Center	1470		15,000.00				
	Relocation Expenses	1495						

## Annual Statement/Performance and Evaluation Report

### Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

#### Part II: Supporting Pages

PHA Name: <b>The Housing Authority of the City of Charleston</b>		Grant Type and Number Capital Fund Program Grant No: <b>SC16P00150108</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2008</b>		
Dev.Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quant ity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
SC 13 Extensions	Landscaping	1450		4,500.00				
Meeting St. Manor Ext.	Renovation of Gas Lines	1450						
Wraggsborough Homes Ext.	Seal Parking Lot & Restripe	1450		2,500.00				
Gadsden Green Homes Ext.	Sewer line-exterior	1450		40,000.00				
	Exterior Painting & Renovations	1460						
	Interior Cycle Painting	1460		4,838.73				
	Interior lighting energy efficient	1460						
	Interior Renovations	1460						
	Septima Clark Child Care-Center Renovations	1470						
	Erosion Control Measures	1450						
	Plumbing Renovations-Water Line Interior	1460						
	Roof Renovations	1460		25,000.00				
	Security Upgrades- Entry Doors	1460						
	Erosion Control	1450						
	Fence Preservation	1450						
	Playground Equipment	1450						
	Rewire Units	1460						
	Security Upgrades - lighting, camera	1460		5,000.00				

## Annual Statement/Performance and Evaluation Report

### Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

#### Part II: Supporting Pages

PHA Name: <b>The Housing Authority of the City of Charleston</b>		Grant Type and Number Capital Fund Program Grant No: <b>SC16P00150108</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2008</b>			
Dev.Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quant ity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
SC- 15 Scattered Site 15	Exterior Painting & Renovations	1460						
	Landscaping	1450		9,500.00				
	Interior Cycle Painting	1460		4,838.73				
	Interior Lighting-energy efficient	1460		3,000.00				
	Interior Renovations-Flooring	1460		10,000.00				
	Roof Renovations	1460		8,500.00				
	Rotten Wood-Termite Elimination	1460						
	Security Upgrades- Entry doors, storm, screen doors	1460						
	Window Replacements	1460						
	Exterior Painting & Renovations	1460						
	Rotten Wood-Termite Elimination	1460						
	Security Upgrades- Storm, Screen, Entry Doors	1460						
	Window Replacements	1460						
	Erosion Control Measures	1460						
	Exterior Painting & Renovations	1460						
Rotten Wood-Termite Elimination	1460							
Security Upgrades- storm, screen, entry doors	1460							

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

PHA Name: <b>The Housing Authority of the City of Charleston</b>		Grant Type and Number Capital Fund Program Grant No: <b>SC16P00150108</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2008</b>			
Dev.Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quant ity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
SC-16 Scattered Site 16	Erosion Control Measures	1450						
	Landscaping	1450		4,000.00				
	Exterior Painting & Renovations	1460						
	Interior Cycle Painting	1460		1,612.91				
	Interior Lighting-energy efficient	1460		1,000.00				
	Interior Renovations-Flooring	1460		10,000.00				
	Roof Renovations	1460						
	Rotten Wood-Termite Elimination	1460						
	Security Upgrades- storm, screen, entry doors	1460						
	Window Replacements	1460						

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

PHA Name: <b>The Housing Authority of the City of Charleston</b>		Grant Type and Number Capital Fund Program Grant No: <b>SC16P00150108</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2008</b>			
Dev.Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quant ity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
SC 16-23 Scattered Site 23	Erosion Control Measures	1450		17,500.00				
	Security Upgrades, lighting	1450		5,000.00				
	Landscaping	1450		5,000.00				
	Playground Equipment	1450						
	Exterior Painting & Renovations	1460						
	Interior Cycle Painting	1460		1,612.91				
SC- 16 25 Scattered Site 25	Landscaping- Site Improvements	1450		1,850.80				
	Exterior Painting & Renovations	1460						
	HVAC	1460						
	Interior Cycle Painting	1460		1,612.91				
	Interior Painting & Renovations	1460						
	Roof Renovations	1460						
	Relocation Expenses	1495						

## Annual Statement/Performance and Evaluation Report

### Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

#### Part III: Implementation Schedule

PHA Name:		<b>Grant Type and Number</b> Capital Fund Program No: <b>SC16P00150108</b> Replacement Housing Factor No:				Federal FY of Grant: 2008	
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 Fees & Cost	6/12/2010			6/12/2012			
HA – Wide Sidewalks Site Improvements	6/12/2010			6/12/2012			
HA Wide Erosion Control	6/12/2010			6/12/2012			
HA Wide Roof/Exterior Repairs	6/12/2010			6/12/2012			
HA Wide Nonroutine PM Repairs (HVAC, rewire units, etc.)	6/12/2010			6/12/2012			
HA Wide Interior Cycle Painting	6/12/2010			6/12/2012			
HA Wide Window replacements/ Interior Renovations	6/12/2010			6/12/2012			
HA Wide Appliances	6/12/2010			6/12/2012			
HA Wide Nondwelling Equipments	6/12/2010			6/12/2012			
HA Wide Dwelling Structures	6/12/2010			6/12/2012			
HA Wide Debt Service Funding	6/12/2010			6/12/2012			
HA Wide Relocation	6/12/2010			6/12/2012			
SC16-01 Robert Mills Manor	6/12/2010			6/12/2012			
SC 16-04 Wraggsborough Homes	6/12/2010			6/12/2012			
SC 16-05 Gadsden Green Homes	6/12/2010			6/12/2012			
SC 16-06 Robert Mills Manor Extension	6/12/2010			6/12/2012			
SC 16-08 Cooper River Court	6/12/2010			6/12/2012			
SC 16-09 Edmund Jenkins Homes	6/12/2010			6/12/2012			
SC 16-10 Meeting Street Manor	6/12/2010			6/12/2012			
SC 16-12 Kiawah Homes	6/12/2010			6/12/2012			
SC 16-13 The Extensions	6/12/2010			6/12/2012			
SC 16-15 Scattered Sites 15	6/12/2010			6/12/2012			
SC 16-16 Scattered Sites 16	6/12/2010			6/12/2012			
SC 16-23 Scattered Sites 23	6/12/2010			6/12/2012			
SC 16-25 Scattered Sites 25	6/12/2010			6/12/2012			

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

PHA Name:		Grant Type and Number Capital Fund Program No: <b>SC16P00150108</b> Replacement Housing Factor No:				Federal FY of Grant: 2008	
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	

<b>Capital Fund Program Five-Year Action Plan</b>					
Part I: Summary					
PHA Name: The Housing Authority of the City of Charleston			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:		
Development Number/Name HA-Wide	Year <u>1</u>	Work Statement for Year <u>2</u>	Work Statement for Year <u>3</u>	Work Statement for Year <u>4</u>	Work Statement for Year <u>5</u>
	Annual Statement	FFY Grant: 718 PHA FY: 2009	FFY Grant: 719 PHA FY: 2010	FFY Grant: 720 PHA FY: 2011	FFY Grant: 721 PHA FY: 2012
HA WIDE - 1406					
Operations		235840.00	235840.00	235840.00	235840.00
HA WIDE - 1408					
Advertising Cost		6,500.00	6,500.00	6,500.00	6,500.00
Lead Based Paint Assessment		+0	0	0	0
Office Expenses		3000.00	3000	3000	3000
Professional Assistance		3,000.00	3,000.00	3,000.00	3,000.00
Professional Development-Admin		\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00
Professional Development-Housing		0	0	0	0
Professional Development-Maintenance		0	0	0	0
Resident Programs		\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00
Software Licenses		3000	3000	3000	3000
Software Upgrades		0	0	0	0
Telephone & TDD Cost		\$3,500.00	\$3,500.00	\$3,500.00	\$3,500.00
Vehicle Replacement		\$13,400.00	\$40,000.00	\$13,400.00	\$39,400.00

<b>Capital Fund Program Five-Year Action Plan</b>					
Part I: Summary					
<b>PHA Name: The Housing Authority of the City of Charleston</b>			<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>		
Development Number/Name HA-Wide	Year <u>1</u>	Work Statement for Year <u>2</u> FFY Grant: 718 PHA FY: 2009	Work Statement for Year <u>3</u> FFY Grant: 719 PHA FY: 2010	Work Statement for Year <u>4</u> FFY Grant: 720 PHA FY: 2011	Work Statement for Year <u>5</u> FFY Grant: 721 PHA FY: 2012
	Annual Statement				
HA WIDE - 1410					
CFP Management Fee		242,682.70	242,682.70	242,682.70	242,682.70
Mod Coordinator		0	0	0	0
Project Manager		0	0	0	0
Assistant Mod Coordinator		0	0	0	0
Capital Fund Specialist		0	0	0	0
Capital Fund Training		0	0	0	0
Management Fees		0	0	0	0
HA WIDE - 1430					
Fees and Cost		30,900.00	31,827.00	32,781.00	33,765.00
HA WIDE - 1450					
Sidewalks		19,500.00	30,147.00	688.00	10,708.00
Erosion Control		10,000.00	9463.80	10000	10000
Site Improvements		25,000.00	25,000.00	25,000.00	25,000.00
HA WIDE - 1460					
Roof Renovations		0	0	0	0
Nonroutine PM repairs (HVAC, Rewire Units, Bathtub Restoration, etc.)		\$138,878.00	143,045.00	147,336.00	151,756.00
Window Replacements		0	0	0	0

<b>Capital Fund Program Five-Year Action Plan</b>					
Part I: Summary					
<b>PHA Name: The Housing Authority of the City of Charleston</b>			<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>		
Development Number/Name HA-Wide	Year <u>1</u>	Work Statement for Year <u>2</u> FFY Grant: 718 PHA FY: 2009	Work Statement for Year <u>3</u> FFY Grant: 719 PHA FY: 2010	Work Statement for Year <u>4</u> FFY Grant: 720 PHA FY: 2011	Work Statement for Year <u>5</u> FFY Grant: 721 PHA FY: 2012
	Annual Statement				
Emergency Warning/Security System					
Interior Renovations		0	25,000.00	29063.80	2000.
Exterior Renovations		5,000.00	25,000.00	25,000.00	25,000.00
		0	0	0	0
HA WIDE - 1465.1					
Appliances		50,796.00	51,822.00	52,878.00	52,878.00
HA WIDE - 1470					
Non-Dwelling Structures		0	0	0	0
HA WIDE - 1475					
Admin. Furniture		15,383.80	15,320.00	15,320.00	15,320.00
Computer Equipment & Tools		6,000.00	6,000.00	6,000.00	6,000.00
Laser Printers		4,000.00	6,000.00	4,000.00	6,000.00
Maintenance Equip/Tools		11,100.00	11,100.00	11,100.00	11,100.00
Mod Furniture		0	0	0	0
Network Server Upgrades		0	0	0	0
PC Replacement		3,600.00	5,600.00	3,600.00	5,600.00
Vehicle Replacements Maintenance Dept.		30,000.00	0	26,000.00	23,063.80
HA WIDE - 1490					
Replacement Reserve		0	0	0	0
HA WIDE - 1495.1					
Relocation Cost		0	0	0	58,685.45
HA WIDE - 1499					

<b>Capital Fund Program Five-Year Action Plan</b>					
Part I: Summary					
<b>PHA Name: The Housing Authority of the City of Charleston</b>			<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>		
Development Number/Name HA-Wide	Year <u>1</u>	Work Statement for Year <u>2</u> FFY Grant: 718 PHA FY: 2009	Work Statement for Year <u>3</u> FFY Grant: 719 PHA FY: 2010	Work Statement for Year <u>4</u> FFY Grant: 720 PHA FY: 2011	Work Statement for Year <u>5</u> FFY Grant: 721 PHA FY: 2012
	Annual Statement				
Development Activities		0	0	0	0
HA WIDE - 1501					
Debt Service Collaterization		665,801.10	665,801.10	665,801.10	665,801.10
HA WIDE - 1502					
Contingency		0	0	0	0

















<b>Capital Fund Program Five-Year Action Plan</b>						
<b>Part II: Supporting Pages—Work Activities</b>						
Activities for Year 1	Activities for Year : <u>2</u> FFY Grant: PHA FY: 2009			Activities for Year: <u>3</u> FFY Grant: PHA FY: 2010		
	Development Name /Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	SC 16-13 Wraggsborough Extension	Erosion Control Measures	2500	SC 16-13 Wraggsborough Extension	Erosion Control Measures	2500
	Gadsden Green Extension	Fence Preservation	0	Gadsden Green Extension	Fence Preservation	0
	Meeting Street Manor Extension	Landscaping	4500	Meeting Street Manor Extension	Landscaping	4500
		Playground Equipment	0		Playground Equipment	0
		Renovation of Gas Lines	70995.20		Renovation of Gas Lines	119400.
		Seal Parking Lot & Restripe	0		Seal Parking Lot & Restripe	0
		Security Upgrades lighting, camera,	5000		Security Upgrades lighting, camera,	5000.
		Security Upgrades entry doors	7000		Security Upgrades entry doors	0
		Security upgrades-emergency warning systems	6091.70		Security upgrades-emergency warning systems	0
		Exterior Sewer Lines	60000.		Exterior Sewer Lines	0
		Exterior Painting	0		Exterior Painting	0
		Exterior Renovations	0		Exterior Renovations	0
		Interior Cycle painting	4983.		Interior Cycle painting	5133
		Interior Lighting Energy Efficient	0		Interior Lighting Energy Efficient	0
		Interior Renovations	1794		Interior Renovations	8588.
		Interior Plumbing-Water Line Renovations	0		Interior Plumbing-Water Line Renovations	0
		Rewire Units	0		Rewire Units	0
		Roof Renovations	95000.00		Roof Renovations	0
		Septima Clark Child Care Center Renovations	0		Septima Clark Child Care Center Renovations	0
			\$257,863.90			\$145,121.00































# Annual Statement /Performance and Evaluation Report

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

PHA Name:  <p style="text-align: center; color: blue;"><b>The Housing Authority of the City of Charleston</b></p>	<b>Grant Type and Number</b> Capital Fund Program Grant No. <span style="float: right; color: blue;"><b>SC16P00150106</b></span> Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b>  <p style="text-align: center; color: blue;"><b>2006</b></p>
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- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Original Annual Statement  | <input type="checkbox"/> Reserve for Disasters/Emergencies | <input type="checkbox"/> Revised Annual Statement (revision no: 2 ) |
| <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/08 |  | <input type="checkbox"/> Final Performance and Evaluation Report    |

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	\$88,139.20	\$88,139.20	\$88,139.20	\$88,139.20
3	1408 Management Improvements	\$99,000.00	\$96,889.88	\$96,889.88	\$96,889.88
4	1410 Administration	\$215,522.00	\$55,448.72	\$55,448.72	\$55,448.72
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$25,411.00	\$128,662.84	\$128,662.84	\$128,662.84
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$161,300.00	\$137,267.91	\$137,267.91	\$123,519.59
10	1460 Dwelling Structures	\$549,743.80	\$496,608.58	\$472,254.58	\$363,454.95
11	1465.1 Dwelling Equipment-Nonexpendable	\$85,000.00	\$105,273.33	\$105,273.33	\$105,273.33
12	1470 Nondwelling Structures	\$76,000.00	\$201,249.89	\$201,249.89	\$208,833.65
13	1475 Nondwelling Equipment	\$43,000.00	\$151,088.25	\$151,088.25	\$149,830.19
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495.1 Relocation Cost	\$0.00	\$53,000.00	\$53,000.00	\$31,566.01
18	1501 Collateralization or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00
19	9002 Collateralization or Debt Service	\$666,304.00	\$665,801.40	\$665,801.40	\$665,801.40
20					
21	<b>Amount of Annual Grant: (sum of lines 2-20)</b>	\$2,009,420.00	\$2,179,430.00	\$2,155,076.00	\$2,017,419.76
22	Amount of line 21 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 21 Related to Section 504 Compliance	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 21 Related to Security -- Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 21 Related to Security -- Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
26	Amount of line 21 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

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

PHA Name:		Grant Type and Number			Federal FY of Grant:			
<b>The Housing Authority of the City of Charleston</b>		Capital Fund Program Grant No <b>SC16P00150106</b> Replacement Housing Factor Grant No:			<b>2006</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
<b>SC 16-01 Robert Mills Manor</b>	<b>Site:</b> Landscaping Security Lighting Playground	1450		\$1,500.00 \$1,500.00 \$0.00	\$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00	
			Total Site:	\$3,000.00	\$0.00	\$0.00	\$0.00	
	<b>Mechanical and Electrical:</b> HVAC	1460		\$0.00	\$0.00	\$0.00	\$0.00	
			Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Building Exterior:</b> Painting & Glazing Windows	1460		\$15,000.00	\$0.00	\$0.00	\$0.00	
			Total B.E.:	\$15,000.00	\$0.00	\$0.00	\$0.00	
	<b>Dwelling Units:</b> Security Lighting	1460		\$0.00	\$0.00	\$0.00	\$0.00	
			Total DUs:	\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Dwelling Equipment:</b> None	1465.1		\$0.00	\$0.00	\$0.00	\$0.00	
			Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Interior Common Areas:</b> None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
			Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Site-Wide Facilities:</b> Community Center Renovations	1470		\$1,500.00	\$32,775.00	\$32,775.00	\$18,909.00	
			Total SWFs:	\$1,500.00	\$32,775.00	\$32,775.00	\$18,909.00	
	<b>Nondwelling Equipment:</b> None	1475		\$0.00	\$0.00	\$0.00	\$0.00	
		Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00		
<b>Total, Robert Mills</b>			<b>Project Total:</b>	<b>\$19,500.00</b>	<b>\$32,775.00</b>	<b>\$32,775.00</b>	<b>\$18,909.00</b>	

# Annual Statement /Performance and Evaluation Report

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

PHA Name:  <p style="text-align: center; color: blue;"><b>The Housing Authority of the City of Charleston</b></p>	<b>Grant Type and Number</b> Capital Fund Program Grant No. <span style="float: right; color: blue;"><b>SC16P00150107</b></span> Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b>  <p style="text-align: center; color: blue;"><b>2007</b></p>
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- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Original Annual Statement  | <input type="checkbox"/> Reserve for Disasters/Emergencies | <input type="checkbox"/> Revised Annual Statement (revision no: 2 ) |
| <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/2008 |  | <input type="checkbox"/> Final Performance and Evaluation Report    |

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	\$226,608.00	\$226,608.00	\$226,608.00	\$226,608.00
3	1408 Management Improvements	\$79,000.00	\$79,000.00	\$0.00	\$0.00
4	1410 Administration	\$208,941.08	\$208,941.08	\$144,560.00	\$144,560.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$25,000.00	\$25,000.00	\$26,138.56	\$26,138.56
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$214,376.78	\$214,376.78	\$3,876.00	\$3,876.00
10	1460 Dwelling Structures	\$608,766.14	\$814,656.74	\$7,764.16	\$7,764.16
11	1465.1 Dwelling Equipment-Nonexpendable	\$78,400.00	\$78,400.00	\$63,305.04	\$63,305.04
12	1470 Nondwelling Structures	\$5,200.00	\$5,200.00	\$24,300.00	\$24,300.00
13	1475 Nondwelling Equipment	\$55,843.00	\$55,843.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495.1 Relocation Cost	\$0.00	\$53,000.00	\$40,339.53	\$40,339.53
18	1499 Development Activities	\$0.00	\$0.00	\$0.00	\$0.00
19	9002 Collateralization or Debt Service	\$666,304.00	\$665,801.40	\$665,801.40	\$166,450.35
20	1502 Contingency	\$0.00	\$0.00	\$0.00	\$0.00
21	<b>Amount of Annual Grant: (sum of lines 2-20)</b>	\$2,168,439.00	\$2,426,827.00	\$1,202,692.69	\$703,341.64
22	Amount of line 21 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 21 Related to Section 504 Compliance	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 21 Related to Security -- Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 21 Related to Security -- Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
26	Amount of line 21 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

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

PHA Name:		Grant Type and Number			Federal FY of Grant:			Status of Work
<b>The Housing Authority of the City of Charleston</b>		Capital Fund Program Grant No <b>SC16P00150107</b> Replacement Housing Factor Grant No:			<b>2007</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		
				Original	Revised	Obligated	Expended	
<b>SC 16-01 Robert Mills Manor</b>	<b>Site:</b> Landscaping Security Lighting Playground	1450		\$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00	
			Total Site:	\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Mechanical and Electrical:</b> HVAC	1460		\$0.00	\$0.00	\$0.00	\$0.00	
			Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Building Exterior:</b> Painting & Glazing Windows	1460		\$0.00	\$0.00	\$0.00	\$0.00	
			Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Dwelling Units:</b> Security Lighting	1460		\$0.00	\$0.00	\$0.00	\$0.00	
			Total DUs:	\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Dwelling Equipment:</b> None	1465.1		\$0.00	\$0.00	\$0.00	\$0.00	
			Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Interior Common Areas:</b> None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
			Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Site-Wide Facilities:</b> Community Center Renovations	1470		\$0.00	\$0.00	\$0.00	\$0.00	
			Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Nondwelling Equipment:</b> None	1475		\$0.00	\$0.00	\$0.00	\$0.00	
		Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00		
<b>Total, Robert Mills</b>			<b>Project Total:</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	

The Housing Authority of the City of Charleston elects to phase-in its management fees through 2011. Currently, the overhead charged to the public housing program is \$89.37 PUM, based on most recent financial statements (FYE 2008). The allowable management fees are as follows:

Management Fees - \$48.87 PUM  
Bookkeeping Fee - \$7.50 PUM  
Asset Management Fee - \$10.00 PUM  
Total - \$66.37 PUM

The difference between the current overhead costs, \$89.37 PUM, and the allowable fee schedules, is \$23.00. The Housing Authority of the City of Charleston proposes the following phase-in schedule:

FYE 9/30/2008 - \$89.37  
FYE 9/30/2009 - \$84.77  
FYE 9/30/2010 - \$80.17  
FYE 9/30/2011 - \$66.37