

PHA Plans
Streamlined 5-Year/Annual
Version

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

OMB No. 2577-0226
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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief to certain PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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

**Streamlined 5-Year Plan for Fiscal Years
2005 - 2009**
**Streamlined Annual Plan for Fiscal Year
2008**

Executive Director Richard L. Unz

***Housing Authority of the City of Rock Hill
467 South Wilson Street
P. O. Box 11579
Rock Hill, South Carolina 29731***

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

Streamlined Five-Year PHA Plan Agency Identification

PHA Name: Housing Authority of the City of Rock Hill **PHA Number:** SC022

PHA Fiscal Year Beginning: (mm/yyyy) 01/01/2008

PHA Programs Administered:

- Public Housing and Section 8**
 Section 8 Only
 Public Housing Only
 Number of public housing units: 369
 Number of S8 units:
 Number of public housing units:
 Number of S8 units: 500

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

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

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

Streamlined Five-Year PHA Plan

PHA FISCAL YEARS 2005- 2009

[24 CFR Part 903.12]

A. Mission

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

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

The Authority's mission is to promote safe, decent, and sanitary housing that is well maintained, in excellent repair, with good curb appeal; and to expand the supply of and opportunities for both affordable rental housing and affordable homeownership for interested families.

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): Maintain a payment standard between 90% and 110% of the

HUD FMR based on level of HUD funding

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

PHA Goal: Provide an improved living environment

Objectives:

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

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) Continue activities to promote and provide fair housing, equal opportunity and discrimination-free housing and programs

Other PHA Goals and Objectives: (list below)

Maintain financial strength of the agency to ensure ability to continue operations at the desired level of quality.

Undertake activities to create and increase the availability of affordable home ownership and rental housing through Authority efforts and collaborations with other organizations.

Undertake efforts to increase non-HUD revenue streams and decrease reliance on federal grants.

Further increase the efficient use of limited resources to achieve desired programs.

Transition to full project based accounting and budgeting in the 2008 fiscal year and initiate the multi-year transition to asset management. If required, full asset management compliance will be achieved during fiscal 2010. The Central Cost Center (COCC), established late in 2007, will be tested for funding capacity by using the allowed fees to determine if funding is actually adequate. Over 2008 and 2009, the expenses structure will be adjusted and managed to achieve full compliance by the established HUD deadlines. Staffing patterns and responsibilities will be shifted to the appropriate project levels if not deemed a COCC responsibility. Position descriptions will be tested and modified as needed. COCC needs, particularly in the non-HUD property management areas, will be evaluated and decided. The Authority will use 2008 as the basis for resolving any issues with asset management, attempt to achieve a full conversion during 2009, and will hopefully be ready to be both fully compliant and fiscally successful during the 2010 year.

Streamlined Annual PHA Plan

PHA Fiscal Year 2008

[24 CFR Part 903.12(b)]

Table of Contents

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

A. ANNUAL STREAMLINED PHA PLAN COMPONENTS

<input checked="" type="checkbox"/>	1. Housing Needs	Page 8
<input checked="" type="checkbox"/>	2. Financial Resources	Page 13
<input checked="" type="checkbox"/>	3. Policies on Eligibility, Selection and Admissions	Page 14
<input checked="" type="checkbox"/>	4. Rent Determination Policies	Page 22
<input checked="" type="checkbox"/>	5. Capital Improvements Needs	Page 26
<input type="checkbox"/>	6. Demolition and Disposition	Page 27
<input checked="" type="checkbox"/>	7. Homeownership	Page 28
<input checked="" type="checkbox"/>	8. Civil Rights Certifications (included with PHA Certifications of Compliance)	Page 29
<input checked="" type="checkbox"/>	9. Additional Information	Page 29
	a. PHA Progress on Meeting 5-Year Mission and Goals	Page 29
	b. Criteria for Substantial Deviations and Significant Amendments	Page 29
	c. Other Information Requested by HUD	Page 30
	i. Resident Advisory Board Membership and Consultation Process	Page 30
	ii. Resident Membership on the PHA Governing Board	Page 30
	iii. PHA Statement of Consistency with Consolidated Plan	Page 31
	iv. (Reserved)	
<input checked="" type="checkbox"/>	10. Project-Based Voucher Program	Page 32
<input checked="" type="checkbox"/>	11. Supporting Documents Available for Review	Page 34
<input checked="" type="checkbox"/>	12. FY 2008 Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report	Page 36
<input checked="" type="checkbox"/>	13. Capital Fund Program 5-Year Action Plan	Page 41
<input type="checkbox"/>	14. Other (List below, providing name for each item)	

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

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

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

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

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

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

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

Executive Summary (optional)

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

The Authority will transition to the HUD required asset management model of property management during 2008. This restructuring will be made although increasing difficulty is anticipated in the next few years driven by decreased reliability of funding streams coupled with a continuation of complex and time-consuming rental policies. Retaining quality staff with the necessary experience in a difficult and uncertain funding environment will be an ongoing challenge. The continued decline in Capital Funds will force a true prioritization of where resources are used and will eventually have an impact on the current achieved level of high quality. With funding constraints, resident programs will be very limited unless provided by cooperative ventures with outside agencies. Fortunately, the Authority is as well positioned as it could be at this time with an experienced and knowledgeable staff and units that are exceptionally well maintained with excellent curb appeal. This will allow the Authority to deal with the issues of the future beginning from a position of strength and capability.

The Authority's focus over the next few years will be to increase the availability of affordable housing with non-HUD sources of revenue and to increase non-HUD sources of revenue to sustain these efforts while maintaining excellent quality in both the operations and physical structures of the current developments. The continued use of an in-house work force (force account) for renovations and major repairs will continue. An excellent level of quality has been achieved through this effort and it solves the problem of a lack of interested contractors to bid on Authority work.

The Authority will fully switch to a project based financial system during 2008. Efforts will also be continued to begin the conversion to the asset management concept of operations. Staff training has already been initiated and will continue. The reorganization and reassignment of staff will begin in late 2007 will be refined to achieve a level that works for this Authority. As the Authority's fiscal year is already on a calendar year basis, the accounting time period is already based on the HUD mandated funding period.

Despite the challenges on the horizon, the Authority fully expects to continue to provide excellent affordable housing options for the Rock Hill community into the future.

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

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

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

Housing Needs of Families on the PHA's Waiting Lists			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	95		27%
Extremely low income <=30% AMI	77	81.1	
Very low income (>30% but <=50% AMI)	17	17.9	
Low income (>50% but <80% AMI)	1	1.0	
Families with children	73	76.8	
Elderly families	5	5.3%	
Families with Disabilities	17	17.9%	
Race/ethnicity	29	30.5%	
Race/ethnicity	66	69.5	
Race/ethnicity	-		
Race/ethnicity	-		
Characteristics by Bedroom Size (Public Housing Only)			
1BR	62	65.3%	
2 BR	23	24.2%	
3 BR	8	8.4%	
4 BR	2	2.1%	
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

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

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

Housing Needs of Families on the PHA's Waiting Lists			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	324		13%
Extremely low income <=30% AMI	136	42%	
Very low income (>30% but <=50% AMI)	188	58%	
Low income (>50% but <80% AMI)			
Families with children	275	84.9%	
Elderly families	0		
Families with Disabilities	4	1.2%	
Race/ethnicity	98	30.2%	
Race/ethnicity	226	69.8%	
Race/ethnicity	-		
Race/ethnicity	-		
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? Since 9/20/06			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			

B. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families on the PHA's public housing and Section 8 waiting lists **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

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

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

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)

Significant funding constraints are anticipated which, if incurred, will severely limit the ability to maintain the current level of effort to provide affordable housing. Reduced operating and capital funds could limit the ability to maintain the current quality of the housing and could eliminate any chance to further improve the quality. The reorganization required to implement asset management will further drain resources over the next 12 to 18 months. Significant funding reductions would result in significant reductions of services.

2. Statement of Financial Resources

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

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 20__ grants)		
a) Public Housing Operating Fund	1,080,794	
b) Public Housing Capital Fund	582,563	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	2,886,566	
f) Resident Opportunity and Self-Sufficiency Grants		
g) Community Development Block Grant		
h) HOME		
Other Federal Grants (list below)		
Glenns contract Administration		
S8 Project Based Assistance-Eastside Homes	171,000	Project Operations
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income		
	380,000	Public Housing Operations
4. Other income (list below)		
Interest Income	45,000	Public Housing Operations
Maintenance Charges	70,000	Public Housing Operations
4. Non-federal sources (list below)		
Maintenance Reimbursements	30,000	Staff Costs
Total resources	5,245,923	

3. PHA Policies Governing Eligibility, Selection, and Admissions

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

A. Public Housing

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

(1) Eligibility

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

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

Eligibility for the programs is done at the time a formal application is placed. Once related third party verifications are received, a determination is made to approve or deny assistance for cause.

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) Suitability for tenancy

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) A separate waiting list is used for Rock Hill, South Carolina (York County) properties and Great Falls, South Carolina (Chester County) properties

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

- PHA main administrative office
- PHA development site management office Great Falls, South Carolina
- Other (list below)

c. Site-Based Waiting Lists-Previous Year

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

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

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

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

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

d. Site-Based Waiting Lists – Coming Year

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

1. How many site-based waiting lists will the PHA operate in the coming year? None

2. Yes No: Are any or all of the PHA’s site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?

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

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

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

(3) Assignment

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

- One
- Two
- Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

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

c. Preferences

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

2. Which of the following admission preferences does the PHA plan to employ in the coming

year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

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

Other preferences: (select below)

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

Preferences are given to elderly, near elderly, and disabled applicants, veterans of US military service, to applicants who work, to those unable to work because of age or disability, to applicants living, working, or attending school in the jurisdiction, and to applicants who are not currently assisted under any other rental assistance program. A preference listing is available by request.

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

- Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

- 1 Veterans and veterans' families
- 2 Residents who live and/or work in the jurisdiction
- 3 Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- 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. The ACOP will be used to reflect required changes to accommodate the Violence Against Women Act (VAWA). Although the Authority does not offer any direct supportive service programs to assist Victims, the Authority will adhere to the requirements of the VAWA in its occupancy Policies. The ACOP will be updated as needed as HUD requirements are published.
- PHA briefing seminars or written materials
- Other source (list)

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

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

(6) Deconcentration and Income Mixing

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

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

below the 30% of median income as defined by HUD. The average income of SC 22-01 is \$6,823, SC22-02 is \$9,324, SC22-05 is \$10,732, and SC22-07 is \$7,562 with an overall average of \$8,873. As all incomes are well below the required threshold, a deconcentration plan is not required. In case one would ever be necessary, the ACOP addresses the issue.

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

B. Section 8

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

(1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
 - Criminal or drug-related activity only to the extent required by law or regulation
 - Criminal and drug-related activity, more extensively than required by law or regulation
 - More general screening than criminal and drug-related activity (list factors):
 - Other (list below)
- b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
 - Criminal or drug-related activity
 - Other (describe below)

Whatever information is authorized to be released by applicant/participant as stated on the Landlord’s release form. (Criminal or drug activity would disqualify an applicant for assistance and a voucher would not be issued.)

(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) 84 vouchers are project based at an elderly housing project which opened in May 2005

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: Hard to house circumstances or other extenuating circumstances as approved by the Executive Director.

(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)

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

Preferences are given to elderly, near elderly, disabled, veterans of US military service, to applicants who work or those unable to work because of age or disability, to applicants living, working, and attending school in the jurisdiction, and to applicants who are not currently assisted under any other rental assistance program. A preference listing is available upon request.

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

- Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

- 1 Working families and those unable to work because of age or disability
- 1 Veterans and veterans' families
- 2 Residents who live and/or work in your jurisdiction
- 3 Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- 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 903.12(b), 903.7(d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

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

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

continue to question b.)

b. Minimum Rent

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

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

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

3. If yes to question 2, list these policies below:
Family must report hardship for consideration/verification.

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

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

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

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

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

If yes, state amount/s and circumstances below:

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

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

e. Ceiling rents

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

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

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

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

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

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

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

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

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

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies. The payment standard will be kept between 90% and 110% of the HUD FMR with the percent selected based upon the availability of funding for the year in question.

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 For tenant based HCV
- 100% of FMR
- Above 100% but at or below 110% of FMR For 84 project based vouchers
- 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) Program funding levels will impact the selection

(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)

Family must report hardship for consideration/verification.

5. Capital Improvement Needs

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

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

A. Capital Fund Activities

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

(1) Capital Fund Program

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

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

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

(1) Hope VI Revitalization

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

6. Demolition and Disposition

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

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

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

Demolition/Disposition Activity Description
1a. Development name:
1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>

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

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

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

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

(2) Program Description

a. Size of Program

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

If the answer to the question above was yes, what is the maximum number of participants this fiscal year? 8 maximum per year. The Section 8 Administrative Plan describes in detail the operation of the program.

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: 8 maximum per year. The Section 8 Administrative Plan describes in detail the operation of the program.

c. What actions will the PHA undertake to implement the program this year (list)? The Authority intends to initiate action to partner with the City Housing Department for training and financial counseling assistance.

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

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

- a. Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family’s resources.
b. Requiring that financing for purchase of a home under its Section 8 homeownership will be

provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.

c. Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below). City of Rock Hill, SC

d. Demonstrating that it has other relevant experience (list experience below). Over 35 years in the operation and maintenance of housing programs, operation of two project based housing projects, an established ability to renovate and create excellent quality property, and a long-standing high level of cooperation with the City of Rock Hill.

8. Civil Rights Certifications

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

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

9. Additional Information

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

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

(Provide a statement of the PHA's progress against the goals and objectives established in the previous 5-Year Plan for the period FY 2006 - 2010.)

The Authority has achieved excellence in its housing programs over the past year. RHHA is a high performer in the Public Housing Assessment System. The physical structure of the owned housing stock has been exceptionally well maintained and is continually upgraded to provide quality units. Vacancy days are down as occupancy levels are up due to shorter turn times and a solid waiting list. Section 8 lease rates are also up with the leasing of the project based Highland Mill. Despite tight funding from HUD in all programs, the Authority is operating within its program budgets at present. Program reserves are reasonable. Despite the major funding uncertainty in the coming years, the Authority is reasonably positioned to weather the funding shortfalls while undergoing the difficulty of converting to asset management.

B. Criteria for Substantial Deviations and Significant Amendments

(1) Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

a. Substantial Deviation from the 5-Year Plan Substantial deviation will be considered the addition of a program or activity not in the plan that would have a significant and long-term impact on the applicable program. Minor additions with small financial, or

policy impact involving routine operations will not be considered significant.

b. Significant Amendment or Modification to the Annual Plan. Substantial deviation will be considered the addition of a program or activity not in the plan that would have a significant and long-term impact on the applicable program. Minor additions with small financial, or policy impact involving routine operations will not be considered significant.

C. Other Information

[24 CFR Part 903.13, 903.15]

(1) Resident Advisory Board Recommendations

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

If yes, provide the comments below: Residents expressed an interest in air conditioning for non-air conditioned complexes. They were informed that HVAC work was in the plan but with limited funding, only minimal progress could be made in any given year.

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

- Considered comments, but determined that no changes to the PHA Plan were necessary.
- The PHA changed portions of the PHA Plan in response to comments
List changes below:
- Other: (list below)

(2) Resident Membership on PHA Governing Board

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

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

Yes No:

If yes, complete the following:

Name of Resident Member of the PHA Governing Board: Tammy Gordon

Method of Selection:

Appointment
**The term of appointment is (include the date term expires): 6 years,
4/12/2010 (appointed by the Mayor.)**

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

Description of Resident Election Process

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

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

Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)

Eligible voters: (select all that apply)

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

b. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

- The PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis
- The PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
- Other (explain):

Date of next term expiration of a governing board member:4/12/2010

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

(3) PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

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

Consolidated Plan jurisdiction: (provide name here) City of Rock Hill

a. The PHA has taken the following steps to ensure consistency of this PHA Plan with the

Consolidated Plan for the jurisdiction: (select all that apply):

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

b. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below) See attached letter from Rock Hill City Manager Carey Smith stating this PHA plan is consistent with the City Consolidated Plan.

(4) (Reserved)

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

10. Project-Based Voucher Program

a. Yes No: Does the PHA plan to “project-base” any tenant-based Section 8 vouchers in the coming year? If yes, answer the following questions. *The Authority currently has 84 project-based vouchers at Highland Park Mill and will continue those 84 per the HAP contract.*

b. Yes No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option?

If yes, check which circumstances apply:

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

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

The Section 8 Admissions Plan will be used to reflect required changes to accommodate the Violence Against Women Act (VAWA). Although the Authority does not offer any direct supportive service programs to assist Victims, the Authority will adhere to the requirements of the VAWA in its occupancy policies. The Admissions plan will be updated as HUD requirements are published.

Plan Addendum for FYE 12-31-07
Resident Assessment System Survey
Follow-up Plan – FYE 2006 Survey
Category – Communications

The 2006 survey was not completed as the required submission date for this plan. At present the survey will not be completed until late in 2007. Consequently, the results are unknown at this time and if improvements are necessary, the options will have to be addressed in a future plan.

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

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

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	Consortium agreement(s).	Annual Plan: Agency Identification and Operations/ Management
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
X	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: S8 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
	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Pet Policy
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 Audit
	Consortium agreement(s), if a consortium administers PHA programs.	Joint PHA Plan for Consortia
	Consortia Joint PHA Plans ONLY: Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection	Joint PHA Plan for Consortia
	Other supporting documents (optional). List individually.	(Specify as needed)

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

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the City of Rock Hill SC SC022		Grant Type and Number Capital Fund Program Grant No: <u>SC16P02250108</u> Replacement Housing Factor Grant No:			Federal FY of Grant: 2008
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	58,000			
3	1408 Management Improvements	30,000			
4	1410 Administration	48,000			
5	1411 Audit	500			
6	1415 Liquidated Damages				
7	1430 Fees and Costs	7,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	12,000			
10	1460 Dwelling Structures	395,063			
11	1465.1 Dwelling Equipment—Nonexpendable	16,000			
12	1470 Nondwelling Structures	2,000			
13	1475 Nondwelling Equipment	14,000			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	582,563			
22	Amount of line 21 Related to LBP Activities	0			
23	Amount of line 21 Related to Section 504 compliance	0			
24	Amount of line 21 Related to Security – Soft Costs	0			
25	Amount of Line 21 Related to Security – Hard Costs	0			
26	Amount of line 21 Related to Energy Conservation Measures	0			

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Rock Hill SC022			Grant Type and Number Capital Fund Program Grant No: SC16P02250108 Replacement Housing Factor Grant No:			Federal FY of Grant 2008		
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	
PHA Wide	Operations	1406		58,000				
	Computer Software/Management	1408		30,000				
	Administration	1410		48,000				
	Audit Costs	1411		500				
	Fees,Costs,Consulting	1430		7,000				
	Admin Office fencing,landscaping	1450		1,000				
	Admin Office Upgrade	1470		2,000				
	Copiers and computers	1475		4,000				
	Mowers, Lawn Equipment, Vehicles	1475		10,000				
22-1, Workman	Landscaping, trees, shrubs, seeding, And parking repairs	1450		2,000				
	Renovate units, interior and exterior, Including kitchens, living areas, Bedrooms, walls, floors, windows, Roofing, siding, trim, HVAC, water Heaters, locks, stairs Replace, repair appliances	1460 1465		79,000 3,000				

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Rock Hill SC022		Grant Type and Number Capital Fund Program Grant No: SC16P02250108 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008			
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	
22-2, Boyd Hill	Landscaping, trees, shrubs, seeding, And parking repairs	1450		5,000				
	Renovate units, interior and exterior, Including kitchens, living areas, Bedrooms, walls, floors, windows, Roofing, siding, trim, HVAC,water Heaters, locks Replace, repair appliances	1460		213,063				
22-5, Keiger St	Landscaping, trees, shrubs, seeding, And parking repairs	1450		2,000				
	Renovate units, interior and exterior, Including kitchens, living areas, Bedrooms, walls, floors, windows, Roofing, siding, trim, HVAC,water Heaters, locks Replace, repair appliances	1460		63,000				
	Renovate units, interior and exterior, Including kitchens, living areas, Bedrooms, walls, floors, windows, Roofing, siding, trim, HVAC,water Heaters, locks Replace, repair appliances	1465		3,000				

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Rock Hill SC022		Grant Type and Number Capital Fund Program Grant No: SC16P02250108 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008			
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	
22-7, Great Falls	Landscaping, trees, shrubs, seeding, And parking repairs	1450		2,000				
	Renovate units, interior and exterior, Including kitchens, living areas, Bedrooms, walls, floors, windows, Roofing, siding, trim, HVAC, water Heaters, locks	1460		40,000				
	Replace, repair appliances	1465		2,000				

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Housing Authority of the City of Rock Hill			Grant Type and Number Capital Fund Program No: SC16P02250108 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	
PHA Wide	07/31/10			07/31/12			
22-01	07/31/10			07/31/12			
22-02	07/31/10			07/31/12			
22-05	07/31/10			76/31/12			
22-07	07/31/10			07/31/12			

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part I: Summary		SC16P02250108			
PHA Name Housing Authority of the City of Rock Hill				<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2009 PHA FY:	Work Statement for Year 3 FFY Grant: 2010 PHA FY:	Work Statement for Year 4 FFY Grant: 2011 PHA FY:	Work Statement for Year 5 FFY Grant: 2012 PHA FY:
	Annual Statement				
PHA Wide		160,500	160,500	160,500	160,500
<i>22-01 Workman</i>		84,000	84,000	84,000	84,000
22-02 Boyd Hill		226,063	226,063	226,063	226,063
22-05 Keiger St		68,000	68,000	68,000	68,000
22-07 Great Falls		44,000	44,000	44,000	44,000
CFP Funds Listed for 5-year planning		582,563	582,563	582,563	582,563
Replacement Housing Factor Funds					

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities SC16P02250108						
Activities for Year 1	Activities for Year :2009 FFY Grant: PHA FY:			Activities for Year: 2010 FFY Grant: PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	PHA Wide	<i>Operations</i>	58,000	PHA Wide	<i>Operations</i>	58,000
Annual		Administration	48,000		Administration	48,000
Statement		Fees, Costs,Consulting	7,000		Fees, Costs,Consulting	7,000
		IT upgrades/Mgt Imp	30,000		IT upgrades/Mgt Imp	30,000
		Admin office repairs	3,000		Admin office repairs	3,000
		Mowers, Vehicles, copiers, Computers	14,000		Mowers, Vehicles, copiers, Computers	14,000
		Audits	500		Audits	500
	22-01 Workman	Site, grounds upkeep	2,000	22-01 Workman	Site, grounds upkeep	2,000
		Renovate units, interior and exterior	79,000		Renovate units, interior and exterior	79,000
		Replace appliances	3,000		Replace appliances	3,000
	22-02 Boyd Hill	Site, grounds upkeep	5,000	22-02 Boyd Hill	Site, grounds upkeep	5,000
		Renovate units, interior and exterior	213,063		Renovate units, interior and exterior	213,063
		Replace appliances	8,000		Replace appliances	8,000
	22-5 Keiger St	Site, grounds upkeep	2,000	22-5 Keiger St	Site, grounds upkeep	2,000
		Renovate units, interior and exterior	63,000		Renovate units, interior and exterior	63,000
		Replace appliances	3,000		Replace appliances	3,000
	22-07 Great Falls	Site, grounds upkeep	2,000	22-07 Great Falls	Site, grounds upkeep	2,000
		Renovate units, interior and exterior	40,000		Renovate units, interior and exterior	40,000
		Replace appliances	2,000		Replace appliances	2,000
	Total CFP Estimated Cost		\$582,563			\$582,563

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan SC16P02250108					
Part II: Supporting Pages—Work Activities					
Activities for Year :2011 FFY Grant: PHA FY:			Activities for Year:2012 FFY Grant: PHA FY:		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<i>PHA Wide</i>	<i>Operations</i>	58,000	<i>PHA Wide</i>	<i>Operations</i>	58,000
	Administration	48,000		Administration	48,000
	Fees, Costs,Consulting	7,000		Fees, Costs,Consulting	7,000
	IT upgrades/Mgt Imp	30,000		IT upgrades/Mgt Imp	30,000
	Admin office repairs	3,000		Admin office repairs	3,000
	Mowers, Vehicles, copiers, Computers	14,000		Mowers, Vehicles, copiers, Computers	14,000
	Audits	500		Audits	500
22-01 Workman	Site, grounds upkeep	2,000	22-01 Workman	Site, grounds upkeep	2,000
	Renovate units, interior and exterior	79,000		Renovate units, interior and exterior	79,000
	Replace appliances	3,000		Replace appliances	3,000
22-02 Boyd Hill	Site, grounds upkeep	5,000	22-02 Boyd Hill	Site, grounds upkeep	5,000
	Renovate units, interior and exterior	213,063		Renovate units, interior and exterior	213,063
	Replace appliances	8,000		Replace appliances	8,000
22-5 Keiger St	Site, grounds upkeep	2,000	22-5 Keiger St	Site, grounds upkeep	2,000
	Renovate units, interior and exterior	63,000		Renovate units, interior and exterior	63,000
	Replace appliances	3,000		Replace appliances	3,000
22-07 Great Falls	Site, grounds upkeep	2,000	22-07 Great Falls	Site, grounds upkeep	2,000
	Renovate units, interior and exterior	40,000		Renovate units, interior and exterior	40,000
	Replace appliances	2,000		Replace appliances	2,000
Total CFP Estimated Expenses		\$582,563			\$582,563

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

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: SC022 Housing Authority of the City of Rock Hill		Grant Type and Number Capital Fund Program Grant No: SC16P02250107 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	58,000.00			
3	1408 Management Improvements	30,000.00			
4	1410 Administration	48,000.00			
5	1411 Audit	500.00			
6	1415 Liquidated Damages				
7	1430 Fees and Costs	7,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	12,000.00			
10	1460 Dwelling Structures	395,063.00			
11	1465.1 Dwelling Equipment—Nonexpendable	16,000.00			
12	1470 Nondwelling Structures	2,000.00			
13	1475 Nondwelling Equipment	14,000.00			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	582,563.00			
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			

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: SC022 Housing Authority of the City of Rock Hill			Grant Type and Number Capital Fund Program Grant No: SC16P02250107 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	Operations	1406		58,000				
	Computer Software, Mgt Imp	1408		30,000				
	Administration	1410		48,000				
	Audit	1411		500				
	Fees, Costs, Consulting	1430		7,000				
	Admin Office fence,grounds	1450		1,000				
	Admin Office repairs,upgrades	1470		2,000				
	Copiers, computers, mowers, Vehicles, lawn equipment	1475		14,000				
22-01 Workman	Renovate unit interiors/exteriors	22-01 1460		79,000				
	Replace Shrubs & Trees &Seed	22-01 1450		2,000				
	Ranges and Refrigerators	22-01 1465		3,000				
22-02 Boyd Hill	Renovate unit interiors/exteriors	22-02 1460		213,063				
	Replace Shrubs & Trees &Seed	22-02 1450		5,000				
	Ranges and Refrigerators	22-02 1465		8,000				
22-05 Keiger Street	Renovate unit interiors/exteriors	22-05 1460		63,000				
	Replace Shrubs & Trees &Seed	22-05 1450		2,000				
	Ranges and Refrigerators	22-05 1465		3,000				
22-07 Great Falls	Renovate unit interiors/exteriors	22-07 1460		40,000				
	Replace Shrubs & Trees &Seed	22-07 1450		2,000				
	Ranges and Refrigerators	22-07 1465		2,000				

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: SC022 Housing Authority of the City of Rock Hill			Grant Type and Number Capital Fund Program No: SC16P02250107 Replacement Housing Factor No:			Federal FY of Grant: 2007	
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	
PHA Wide	09/12/09			09/12/11			
SC 22-01	09/12/09			09/12/11			
SC 22-02	09/12/09			09/12/11			
SC 22-05	09/12/09			09/12/11			
SC 22-07	09/12/09			09/12/11			

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

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: SC022 Housing Authority of the City of Rock Hill		Grant Type and Number Capital Fund Program Grant No: SC16P02250106 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	58,000.00			
3	1408 Management Improvements	30,000.00		29,986.36	29,986.36
4	1410 Administration	58,000.00		58,000.00	45,610.08
5	1411 Audit	500.00		500.00	500.00
6	1415 Liquidated Damages				
7	1430 Fees and Costs	4,500.00		4,500.00	4,500.00
8	1440 Site Acquisition				
9	1450 Site Improvement	14,000.00			
10	1460 Dwelling Structures	412,289.00		407,013.64	253,309.69
11	1465.1 Dwelling Equipment—Nonexpendable	12,000.00			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	589,289.00		500,000.00	333,906.13
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			

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: SC022 Housing Authority of the City of Rock Hill		Grant Type and Number Capital Fund Program Grant No: SC16P02250106 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	Operations	1406		58000.00				
	Fees & Costs	1430		4500.00		4500.00	4500.00	Complete
	Administration	1410		58000.00		58,000.00	45,610.08	In progress
	Computer Upgrade	1408		30000.00		29,986.36	29,986.36	In progress
	Audit Costs	1411		500.00		500.00	500.00	Complete
	A & M Renovations Site	1450		7,000.00				
22-01 Workman	Renovate unit interiors/exterior	22-01 1460	11	86000.00		70,000.00	4750.44	In progress
	Replace Shrubs & Trees & Seed	22-01 1450	50	2000.00				Pending
	Ranges and Refrigerators	22-01 1465	9	3000.00				Pending
22-02 Boyd Hill	Renovate unit interiors/exterior	22-02 1460	30	234821.00		297,013.64	219213.13	In progress
	Replace Shrubs & Trees & Seed	22-02 1450	75	3000.00				Pending
	Ranges and Refrigerators	22-02 1465	15	5000.00				Pending
22-05 Keiger Street	Renovate unit interiors/exterior	22-05 1460	5	39000.00		25,000.00	852.66	In progress
	Ranges and refrigerators	22-05 1465	5	2000.00				Pending
	Replace Shrubs & Trees & Seed	22-05 1450	25	1000.00				In progress
22-07 Great Falls	Renovate unit interiors/exterior	22-07 1460	4	31000.00		15,000.00	8248.12	In progress
	Ranges and Refrigerators	22-07 1465	5	2000.00				Pending
	Replace Shrubs & Trees & Seed	22-07 1450	25	1000.00				Pending

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: SC022 Housing Authority of the City of Rock Hill			Grant Type and Number Capital Fund Program No: SC16P02250106 Replacement Housing Factor No:			Federal FY of Grant: 2006	
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	
PHA Wide	07/17/08			07/17/10			
SC 22-01	07/17/08			07/17/10			
SC 22-02	07/17/08			07/17/10			
SC 22-05	07/17/08			07/17/10			
SC 22-07	07/17/08			07/17/10			

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

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the City of Rock Hill (SC022)		Grant Type and Number Capital Fund Program Grant No: <u>SC16P02250105</u> Replacement Housing Factor Grant No:			Federal FY Grant: 2005
<input checked="" type="checkbox"/> Original Annual Statement for Fiscal Year 2005 <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$52,000.00	52,000.00	52,000.00	52,000.00
3	1408 Management Improvements	10,000.00	10,000.00	7,594.11	7,594.11
4	1410 Administration	32,000.00	33,857.98	33,857.98	33,857.98
5	1411 Audit	500.00	0.0	0.0	
6	1415 Liquidated Damages	0	0.0		
7	1430 Fees and Costs	20,000.00	19,640.00	19,640.00	19,640.00
8	1440 Site Acquisition	0			
9	1450 Site Improvement	10,000.00	11,040.92	11,040.92	11,040.92
10	1460 Dwelling Structures	388,389.00	416,075.90	416,075.90	416,075.90
11	1465.1 Dwelling Equipment—Nonexpendable	36,000.00	28,158.12	28,158.12	28,158.12
12	1470 Nondwelling Structures	54,051.00	34,572.97	34,572.97	34,572.97
13	1475 Nondwelling Equipment	0			
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 Collateralization or Debt Service	0			
20	1502 Contingency	0			
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$602,940.00	\$602,940.00	\$602,940.00	\$602,940.00
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				

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Rock Hill (SC022)		Grant Type and Number Capital Fund Program Grant No: SC16P02250105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005			
Development No. Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	Operations	1406		\$52,000.00	52,000.00	52,000.00	52,000.00	Complete
	Fees & Costs	1430		20,000.00	19,640.00	19,640.00	19,640.00	Complete
	Administration	1410		32,000.00	33,857.98	33,857.98	33,857.98	Complete
	Computer Upgrade	1408		10,000.00	7,594.110	7,594.11	7,594.11	Complete
	Audit Costs	1411		500.00	0.0	0	0	Complete
	A & M Renovations	1470	1	54,051.00	34,572.97	34,572.97	34,572.97	Complete
22-01	Renovate units	22-01 1460		70,000.00	36,648.00	36,648.00	36,648.00	Complete
Workman Village	Grounds work	22-01 1450		5,000.00	750.00	750.00	750.00	Complete
	Ranges, refrigerators	22-01 1465			5,526.00	5,526.00	5,526.00	Complete
								Complete
22-02	Renovate units	22-02 1460		318,389.00	274,287.44	274,287.44	274,287.44	Complete
Boyd Hill	Grounds work	22-02 1450		5,000.00	1,000.00	1,000.00	1,000.00	Complete
Community	Ranges, refrigerators	22-02 1465		21,000.00	22,018.12	22,018.12	22,018.12	Complete
								Complete
22-05	Renovate Units	22-05 1460			98,344.46	98,344.46	98,344.46	Complete
Keiger Street	Grounds work	22-05 1450			8,992.92	8,922.92	8,922.92	Complete
	Ranges, refrigerators	22-05 1465			614.00	614.00	614.00	Complete
								Complete
22-07	Renovate Units	22-07 1460		15,000.00	6,796.00	6,796.00	6,796.00	Complete
Great Falls	Grounds work	22-07 1450			368.00	368.00	368.00	Complete
	Ranges, refrigerators	22-07 1465						Complete
	Total of Costs:			\$602,940.00	602,940.00	602,940.00	602,940.00	Complete

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Housing Authority of the City of Rock Hill		Grant Type and Number Capital Fund Program No: <u>SC16P02250105</u> Replacement Housing Factor No:				Federal FY of Grant: 2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA Wide	03/31/06		03/31/06	03/31/07		12/31/06	
SC 22-01	03/31/06		03/31/06	03/31/07		12/31/06	
SC 22-02	03/31/06		03/31/06	03/31/07		12/31/06	
SC 22-05	03/31/06		03/31/06	03/31/07		12/31/06	
SC 22-07	03/31/06		03/31/06	03/31/07		12/31/06	

Approved by the Board of Commissioners in a regular meeting held August 20, 2007.