

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

PHA Plans

5 Year Plan for Fiscal Years 2008 - 2012

Annual Plan for Fiscal Year 2008

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

PHA Plan Agency Identification

PHA Name: SC Regional Housing Authority No. 3

PHA Number: SC024

PHA Fiscal Year Beginning: (mm/yyyy) 07/2008

PHA Programs Administered:

Public Housing and Section 8
 Section 8 Only
 Public Housing Only
 Number of public housing units: 796
 Number of S8 units:
 Number of public housing units:
 Number of S8 units: 572

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

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

Other (list below)

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

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

5-YEAR PLAN
PHA FISCAL YEARS 2008 - 2012
[24 CFR Part 903.5]

A. Mission

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

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

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) 85
 - Improve voucher management: (SEMAP score)
 - Increase customer satisfaction:
 - Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
 - Renovate or modernize public housing units:
 - Demolish or dispose of obsolete public housing:

- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

PHA Goal: Increase assisted housing choices

Objectives:

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

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

PHA Goal: Provide an improved living environment

Objectives:

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

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

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

Objectives:

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

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

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

Other PHA Goals and Objectives: (list below)

Annual PHA Plan
PHA Fiscal Year 2008
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

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

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

1. Quality Housing and Work Responsibility Act of 1998
2. Fair Housing Laws
3. Public and Indian Housing Handbook
4. Decrease the number of evictions for minor lease violations.
Objective: Educate the families more on the lease and house rules and help them to see that it is more effective for them and us
5. To regain the High Performer Status for SC Regional Housing Auth. #3
Objective: Increase inspection scores by completing as much rehabilitation as possible and promoting good customer service.
6. Increase the number of families in the twelve month exclusion program
Objective: Educate the families more on the program and how it operates and encourage existing families to seek other employment upon termination from one employer.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

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Attachments

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

Required Attachments:

- Admissions Policy for Deconcentration (SC024a02)
- FY 2008 Capital Fund Program Annual Statement (SC024f02)
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- List of Resident Advisory Board Members (SC024e02)
- List of Resident Board Member (SC024e02)
- Community Service Description of Implementation (SC024b02)
- Information on Pet Policy (SC024c02)
- Section 8 Homeownership Capacity Statement, if applicable
- Description of Homeownership Programs, if applicable

Optional Attachments:

- PHA Management Organizational Chart
- FY 2008 Capital Fund Program 5 Year Action Plan (SC024f02)
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)
Follow-up Plan for 2007 Resident Surveys (SC024d02)

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and	Annual Plan: Eligibility, Selection, and Admissions Policies

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	income mixing analysis	
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input 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	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 HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

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

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

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

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input 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	5162		
Extremely low income <=30% AMI	4587	89%	
Very low income (>30% but <=50% AMI)	439	9%	
Low income (>50% but <80% AMI)	86	2%	
Families with children	3947	76%	
Elderly families	25	0%	
Families with Disabilities	88	2%	
Race/ethnicity Black	4814	93%	
Race/ethnicity White	283	5%	
Race/ethnicity American Indian/Alaska Native	4	0%	
Race/ethnicity			

Housing Needs of Families on the Waiting List			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	1413	27%	
2 BR	2071	40%	
3 BR	1394	27%	
4 BR	264	5%	
5 BR	20	0%	
5+ BR	0		
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction

- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA’s selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2007 grants)		
a) Public Housing Operating Fund	1,784,765	
b) Public Housing Capital Fund	1,351,691	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	2,677,271	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
501-06	825,000	Capital Improvement
3. Public Housing Dwelling Rental Income	493,551	Operations
4. Other income (list below)		
Tenant Charges	24,360	Operations
Laundry, etc.	4,750	Operations
4. Non-federal sources (list below)		
Interest	36,500	Operations
Total resources	7,197,888	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

- When families are within a certain number of being offered a unit: (20)
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe)

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe)

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

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

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

(2)Waiting List Organization

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

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

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

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

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

1. How many site-based waiting lists will the PHA operate in the coming year? 16

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

3. Yes No: May families be on more than one list simultaneously
If yes, how many lists? 16

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 They Are Removed During Purge

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

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

1. Upward Mobility with Justification

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

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

Other preferences: (select below)

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

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

1 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

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

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

(6) Deconcentration and Income Mixing

- a. Yes No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

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

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

Adoption of site based waiting lists

If selected, list targeted developments below:

Employing waiting list “skipping” to achieve deconcentration of poverty or income mixing goals at targeted developments

If selected, list targeted developments below:

Employing new admission preferences at targeted developments

If selected, list targeted developments below:

Other (list policies and developments targeted below)

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

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

Additional affirmative marketing

Actions to improve the marketability of certain developments

Adoption or adjustment of ceiling rents for certain developments

Adoption of rent incentives to encourage deconcentration of poverty and income-mixing

Other (list below)

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

Not applicable: results of analysis did not indicate a need for such efforts

List (any applicable) developments below:

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

Not applicable: results of analysis did not indicate a need for such efforts

List (any applicable) developments below:

B. Section 8

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

(1) Eligibility

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

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- None
 - Federal public housing
 - Federal moderate rehabilitation
 - Federal project-based certificate program
 - Other federal or local program (list below)

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

- PHA main administrative office
 Other (list below)

(3) Search Time

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

If yes, state circumstances below:

Upon request with evidence of active search or medical statements.

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
 Veterans and veterans' families
 Residents who live and/or work in your jurisdiction

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

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

1 Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

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

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
 Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

- The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare

rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

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

b. Minimum Rent

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

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

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

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

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

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

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

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

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

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

- For household heads
 For other family members
 For transportation expenses
 For the non-reimbursed medical expenses of non-disabled or non-elderly families

Other (describe below)

e. Ceiling rents

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

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

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

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

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

- Market comparability study
 Fair market rents (FMR)
 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

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

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

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

Other (list below)

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

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

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

- Annually
- Other (list below)

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

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

(2) Minimum Rent

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

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

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

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.
(select one)

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

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning 07	Expected Turnover
Public Housing		
Section 8 Vouchers		
Section 8 Certificates	517	75
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		

C. Management and Maintenance Policies

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

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

Admissions and Continued Occupancy Policy

(2) Section 8 Management: (list below)

Section-8 Management Plan

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

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

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

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office
 Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

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

-or-

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

(2) Optional 5-Year Action Plan

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

- a. Yes No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)
- b. If yes to question a, select one:
- The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name
- or-
- The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

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

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

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

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)
 - Revitalization Plan under development
 - Revitalization Plan submitted, pending approval
 - Revitalization Plan approved
 - Activities pursuant to an approved Revitalization Plan underway

- Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?

If yes, list development name/s below:

Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?

If yes, list developments or activities below:

Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?

If yes, list developments or activities below:

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

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:

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

Designation of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Designation type:	
Occupancy by only the elderly <input type="checkbox"/>	
Occupancy by families with disabilities <input type="checkbox"/>	
Occupancy by only elderly families and families with disabilities <input type="checkbox"/>	
3. Application status (select one)	
Approved; included in the PHA’s Designation Plan <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input type="checkbox"/>	
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)	

<p>5. If approved, will this designation constitute a (select one)</p> <p><input type="checkbox"/> New Designation Plan</p> <p><input type="checkbox"/> Revision of a previously-approved Designation Plan?</p>
<p>6. Number of units affected:</p> <p>7. Coverage of action (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input type="checkbox"/> Total development</p>

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

1. Yes No: Have any of the PHA’s developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If “No”, skip to component 11; if “yes”, complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

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

Conversion of Public Housing Activity Description
<p>1a. Development name:</p> <p>1b. Development (project) number:</p>
<p>2. What is the status of the required assessment?</p> <p><input type="checkbox"/> Assessment underway</p> <p><input type="checkbox"/> Assessment results submitted to HUD</p> <p><input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question)</p> <p><input type="checkbox"/> Other (explain below)</p>
<p>3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)</p>

4. Status of Conversion Plan (select the statement that best describes the current status)

Conversion Plan in development

Conversion Plan submitted to HUD on: (DD/MM/YYYY)

Conversion Plan approved by HUD on: (DD/MM/YYYY)

Activities pursuant to HUD-approved Conversion Plan underway

5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)

Units addressed in a pending or approved demolition application (date submitted or approved:)

Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:)

Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:)

Requirements no longer applicable: vacancy rates are less than 10 percent

Requirements no longer applicable: site now has less than 300 units

Other: (describe below)

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S.

Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

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

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name: 235	
1b. Development (project) number: SC16P024010	
2. Federal Program authority:	
<input type="checkbox"/> HOPE I <input checked="" type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)	
3. Application status: (select one)	
<input checked="" type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application	
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY) 03-10-2000	
5. Number of units affected: 49	
6. Coverage of action: (select one)	
<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development	

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name: Orangeburg New Development	
1b. Development (project) number: SC16P024033	
2. Federal Program authority:	
<input type="checkbox"/> HOPE I <input checked="" type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)	
3. Application status: (select one)	
<input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application	
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY) 03-10-2000	
6. Number of units affected: 49	
6. Coverage of action: (select one)	
<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development	

B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

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

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

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

Public housing rent determination policies

- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

- Yes No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation

Program	Required Number of Participants (start of FY 2005 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		
Section 8		

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

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)
- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
 - Informing residents of new policy on admission and reexamination
 - Actively notifying residents of new policy at times in addition to admission and reexamination.
 - Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
 - Establishing a protocol for exchange of information with all appropriate TANF agencies
 - Other: (list below)

<p>D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937</p>

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

1. Describe the need for measures to ensure the safety of public housing residents
(select all that apply)

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

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

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

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

Fairfax SC16P024001 Union Ave. Fairfax, SC
Denmark A,B, & C SC16P024002 Cedar St./Rose Ct./Carolyn Ct. Denmark, SC
Beaver Dam SC16P024003 Beaver Dam St. Blackville, SC
Salley SC16P024004 255 Poplar Street Salley, SC
Wagener SC16P024005 Hailey Stone Ct. Wagener, SC
Williston SC16P024006 W. Main St./ Glendale Rd./ Nottingham Rd./Little John Dr. Williston, SC

Litchfield SC16P024007 Litchfield Street Barnwell, SC
Branchville Turnkey SC16P024008 Branchville, SC
St. Stephens Belangia SC16P024009 1069 Russellville Rd. St. Stephens, SC,
235 Units SC16P024010 Scattered Sites
Orangeburg St. Paul SC16P024011 Fletcher Enterprise Orangeburg, SC
Moncks Corner Francis Villa SC16P024013 Moncks Corner, SC
Hardeeville SC16P024015 Walsh Dr. Hardeeville, SC
Orangeburg Marshall SC16P0240017 Orangeburg, SC
Santee SC16P024025 180 Canty Dr. Santee, SC
New Development Units SC16P024033 Scattered Sites

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

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

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

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

Fairfax SC16P024001 Union Ave. Fairfax, SC
Denmark A,B, & C SC16P024002 Cedar St./Rose Ct./Carolyn Ct. Denmark, SC
Beaver Dam SC16P024003 Beaver Dam St. Blackville, SC
Salley SC16P024004 255 Poplar Street Salley, SC
Wagener SC16P024005 Hailey Stone Ct. Wagener, SC Williston SC16P024006 W. Main St./ Glendale Rd./ Nottingham Rd./Little John Dr. Williston, SC
Litchfield SC16P024007 Litchfield Street Barnwell, SC
Branchville Turnkey SC16P024008 Branchville, SC
St. Stephens Belangia SC16P024009 1069 Russellville Rd. St. Stephens, SC,
235 Units SC16P024010 Scattered Sites
Orangeburg St. Paul SC16P024011 Fletcher Enterprise Orangeburg, SC
Moncks Corner Francis Villa SC16P024013 Moncks Corner, SC
Hardeeville SC16P024015 Walsh Dr. Hardeeville, SC
Orangeburg Marshall SC16P0240017 Orangeburg, SC
Santee SC16P024025 180 Canty Dr. Santee, SC
New Development Units SC16P024033 Scattered Sites

C. Coordination between PHA and the police

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

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

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

Fairfax SC16P024001 Union Ave. Fairfax, SC
Denmark A,B, & C SC16P024002 Cedar St./Rose Ct./Carolyn Ct. Denmark, SC
Beaver Dam SC16P024003 Beaver Dam St. Blackville, SC
Salley SC16P024004 255 Poplar Street Salley, SC
Wagener SC16P024005 Hailey Stone Ct. Wagener, SC
Williston SC16P024006 W. Main St./ Glendale Rd./ Nottingham Rd./Little John Dr. Williston, SC
Litchfield SC16P024007 Litchfield Street Barnwell, SC
Branchville Turnkey SC16P024008 Branchville, SC
St. Stephens Belangia SC16P024009 1069 Russellville Rd. St. Stephens, SC,
235 Units SC16P024010 Scattered Sites

Orangeburg St. Paul SC16P024011 Fletcher Enterprise Orangeburg, SC
Moncks Corner Francis Villa SC16P024013 Moncks Corner, SC
Hardeeville SC16P024015 Walsh Dr. Hardeeville, SC
Orangeburg Marshall SC16P0240017 Orangeburg, SC
Santee SC16P024025 180 Canty Dr. Santee, SC
New Development Units SC16P024033 Scattered Sites

D. Additional information as required by PHDEP/PHDEP Plan

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

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

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

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

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

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

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

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

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

- Attached at Attachment (File name)
- Provided below:

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

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

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

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

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

3. Description of Resident Election Process

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

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

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: State of South Carolina

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

 - Other: (list below)

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

D. Other Information Required by HUD

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

Attachments

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

SC024a02

SOUTH CAROLINA REGIONAL HOUSING AUTHORITY #3'S DECONCENTRATION

PUBLIC HOUSING:

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

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

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

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

PROHIBITION OF CONCENTRATION OF LOW-INCOME FAMILIES: The Housing Authority will not, in meeting this income mix targeting, concentrate very low-income families, or other families with relatively low incomes, in public housing units in certain projects or certain buildings. The Housing Authority will review the

income and occupancy characteristics of the housing projects and the buildings of each project to ensure that a low-income concentration does not occur.

DECONCENTRATION:

The Housing Authority will make every effort to deconcentrate families of certain income characteristics within the PHA complexes. To achieve this, the Housing Authority will offer incentives for eligible families having higher incomes to occupy dwelling units in projects predominantly occupied by eligible families having lower incomes, and provide for occupancy of eligible families having lower incomes in projects predominantly occupied by eligible families having higher incomes. Incentives by the Housing Authority allow for the eligible family to have the sole discretion in determining whether to accept the incentive and the Housing Authority will not take any adverse action toward any eligible family for choosing not to accept these incentives. The skipping of a family on the waiting list to reach another family to implement this Deconcentration Policy shall not be considered an adverse action. As such, the Housing Authority will continue to accept applications and place the individuals on waiting list. Selection will be made based on a combination of the local preferences and an income target mix. Any eligible family who qualifies as a higher income family may accept a dwelling unit assignment and be placed randomly into a vacant housing unit.

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

Attached is the current Public Housing Residents Deconcentration Analysis as of April 01, 2006.

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

On April 01, 2006, the Authority had 834 families on its waiting list. Of the total, 737 (or 89%) had incomes under 30% of the median, 62 (or 7%) had incomes above 30% but below 50% of the median, and 35 or (4%) had incomes above 50% but less than 80% of the median income.

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

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

SECTION-8 TENANT –BASED ASSISTANCE:

INCOME MIX TARGETING:

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

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

INTRODUCTION
IMPORTANT NOTICE

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

A. REQUIREMENT

Each adult resident of the PHA shall:

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

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

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

B. EXEMPTIONS

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

1. Is 62 years of age or older;
2. Is a blind or disabled individual, as defined under section 216[i][1] or 1614 of the Social Security Act, and who is unable to comply with this section, or is a primary caretaker of such individual;
3. Is engaged in a work activity as defined in section 407[d] of the Social Security Act;
4. Meets the requirements for being exempted from having to engage in a work activity under the State program funded under part A of title IV of the Social Security Act, or under any other welfare program of the State in which the public housing agency is located, including a State-administered welfare-to-work program; or

5. Is in a family receiving assistance under a State program funded under part A of title IV of the Social Security Act, or under any other welfare program of the State in which the public housing agency is located, including a State-administered welfare-to-work program, and has not been found by the State or other administering entity to be in noncompliance with such program.

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

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

C. DEFINITION OF ECONOMIC SELF-SUFFICIENCY PROGRAM

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

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

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

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

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

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

D. ANNUAL DETERMINATIONS

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

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

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

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

E. NONCOMPLIANCE

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

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

Ineligibility for Occupancy for Noncompliance

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

F. PHA RESPONSIBILITY

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

The PHA will ensure that:

1. The conditions under which the work is to be performed are not hazardous;

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

G. PHA IMPLEMENTATION OF COMMUNITY SERVICE REQUIREMENT

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

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

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

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

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

INTRODUCTION

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

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

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

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

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

B. STANDARDS FOR PETS

Types of Pets Allowed

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

1. Dogs

1. Maximum number: one
2. Maximum adult weight: 20 pounds
3. Must be housebroken
4. Must be spayed or neutered
5. Must have all required inoculations
6. Must be licensed as specified now or in the future by State law and local ordinance

7. Any litter resulting from the pet must be removed immediately from the unit

2. Cats

1. Maximum number: one
2. Must be declawed
3. Must be spayed or neutered
4. Must have all required inoculations
5. Must be trained to use a litter box or other waste receptacle
6. Must be licensed as specified now or in the future by State law or local ordinance
7. Any litter resulting from the pet must be removed from the unit immediately

3. Birds

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

4. Fish

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

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

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

The following are NOT considered "common household pets":

4. Domesticated dogs that exceed 20 pounds. (Animals certified to assist persons with disabilities are exempt from this weight limitation).
5. Vicious or intimidating pets. Dog breeds including pit bull/rottweiler/chow/boxer/ Doberman/Dalmatian/German shepherd are considered vicious or intimidating breeds and are not allowed.
6. Animals who would be allowed to produce offspring for sale.
7. Wild, feral, or any other animals that are not amenable to routine human handling.
8. Any poisonous animals of any kind.
9. Fish in aquariums exceeding twenty gallons in capacity.
10. Non-human primates.

11. Animals whose climatologically needs cannot be met in the unaltered environment of the individual dwelling unit.
12. Pot-bellied pigs.
13. Ferrets or other animals whose natural protective mechanisms pose a risk of serious bites and/or lacerations to small children.
14. Hedgehogs or other animals whose protective instincts and natural body armor produce a risk of serious puncture injuries to children.
15. Chicks, turtles, or other animals that pose a significant risk of salmonella infection to those who handle them.
16. Pigeons, doves, mynahs, psittacines, and birds of other species that are hosts to the organisms that cause psittacosis in humans.
17. Snakes or other kinds of reptiles.

C. REGISTRATION OF PETS

Pets must be registered with the PHA before they are brought onto the premises. Registration includes certificate signed by a licensed veterinarian or State/local authority that the pet:

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

Registration must be renewed and will be coordinated with the annual reexamination date.

Proof of license and inoculation will be submitted at least 30 days prior to annual reexamination.

Each pet owner must provide two color photographs of their pet(s).

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

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

Refusal to Register Pets

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

The PHA will refuse to register a pet if:

21. The pet is not a “common household pet” as defined in this policy;
22. Keeping the pet would violate any House Rules;

23. The pet owner fails to provide complete pet registration information;
24. The pet owner fails to update the registration annually;
25. The PHA reasonably determines that the pet owner is unable to keep the pet in compliance with the pet rules and other lease obligations. The pet's temperament and behavior may be considered as a factor in determining the pet owner's ability to comply with the provisions of the lease.
26. The notice of refusal may be combined with a notice of pet violation.

D. PET AGREEMENT

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

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

27. Agree that the resident is responsible and liable for all damages caused by their pet(s).
28. All complaints of cruelty and all dog bites will be referred to animal control or applicable agency for investigation and enforcement.
29. All common household pets are to be fed inside the apartment. Feeding is not allowed on porches, sidewalks, patios or other outside areas.
30. Tenants are prohibited from feeding stray animals.
31. Residents shall not feed any stray animals; doing so, or keeping stray or unregistered animals, will be considered having a pet without permission of the Housing Authority.
32. No animals may be tethered or chained outside or inside the dwelling unit.
33. When outside the dwelling unit, all pets must be on a leash or in an animal transport enclosure and under the control of a responsible individual.
34. All fecal matter deposited by the pet(s) must be promptly and completely removed from any common area. Failure to do so will result in a Pet Waste Removal charge of \$25. All animal waste or the litter from litter boxes shall be picked up immediately by the pet owner, disposed of in sealed plastic trash bags, and placed in a trash bin. Litter shall not be disposed of by being flushed through a toilet.

35. Litter boxes shall be stored inside the resident's dwelling unit or in animal enclosures maintained within dwelling units AND must be removed and/or replaced regularly. Failure to do so will result in a Pet Waste Removal charge.
36. The Resident/Pet Owner shall be responsible for the removal of waste from any animal or pet exercise area by placing it in a sealed plastic bag and disposing of it in an outside trash bin immediately.
37. Pet owners must take precautions to eliminate pet odors.
38. The resident/pet owner shall take adequate precautions to eliminate any animal or pet odors within or around the unit and to maintain the unit in a sanitary condition at all times.
39. Mandatory implementation of effective flea control by measures that produce no toxic hazard to children who may come into contact with treated animals.
40. The right of management to enter dwelling unit when there is evidence that an animal left alone is in danger or distress, or is creating a nuisance.
41. The right of management to seek impoundment and sheltering of any animal found to be maintained in violation of housing rules, pending resolution of any dispute regarding such violation, at owner's expense. The resident shall be responsible for any impoundment fees, and the PHA accepts no responsibility for pets so removed.
42. That failure to abide by any animal-related requirement or restriction constitutes a violation of the "Resident's Obligations" in the resident's Lease Agreement.
43. Residents will prevent disturbances by their pets that interfere with the quiet enjoyment of the premises of other residents in their units or in common areas. This includes, but is not limited to, loud or continuous barking, howling, whining, biting, scratching, chirping, or other such activities.
44. Residents/pet owners shall not alter their unit, patio, premises or common areas to create an enclosure for any animal. Installation of pet doors is prohibited.

E. DESIGNATION OF PET-FREE AREAS

The following areas are designated as no-pet areas:

1. PHA playgrounds
2. PHA day care centers
3. PHA management offices
4. PHA community centers
5. PHA recreation center areas
6. PHA laundry rooms

F. PETS TEMPORARILY ON THE PREMISES

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

Residents are prohibited from feeding or harboring stray animals.

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

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

G. DEPOSITS FOR PETS

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

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

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

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

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

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

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

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

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

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

H. ADDITIONAL PET FEES

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

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

13. Landscaping costs
14. Pest control costs
15. Insurance costs
16. Clean-up costs

The nominal fee will be assessed annually.

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

I. PET WASTE REMOVAL CHARGE

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

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

J. PET AREA RESTRICTIONS

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

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

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

K. CLEANLINESS REQUIREMENTS

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

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

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

L. PET CARE

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

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

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

M. RESPONSIBLE PARTIES

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

N. INSPECTIONS

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

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

O. PET RULE VIOLATION NOTICE

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

Residents who violate these rules are subject to:

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

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

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

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

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

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

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

P. NOTICE FOR PET REMOVAL

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

The Notice shall contain:

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

Q. TERMINATION OF TENANCY

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

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

R. PET REMOVAL

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

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

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

S. EMERGENCIES

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

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

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

PET APPLICATION FORM

SC Regional Housing Authority No. 3

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

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

_____ Current Resident _____ Prospective Resident

Resident's Name: _____ Unit No. _____

Address: _____

Resident's Telephone Number: _____

Pet's Name: _____ Age: _____

Description of Pet: _____

Vet's Name: _____ Phone No. _____

Address: _____

License Number: _____

How long have you had this pet? _____

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

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

PET APPLICATION (page 2)

DATE AND EVIDENCE OF:

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

CAT	_____	_____

OTHER	_____	_____

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

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

CAT	_____	_____	_____

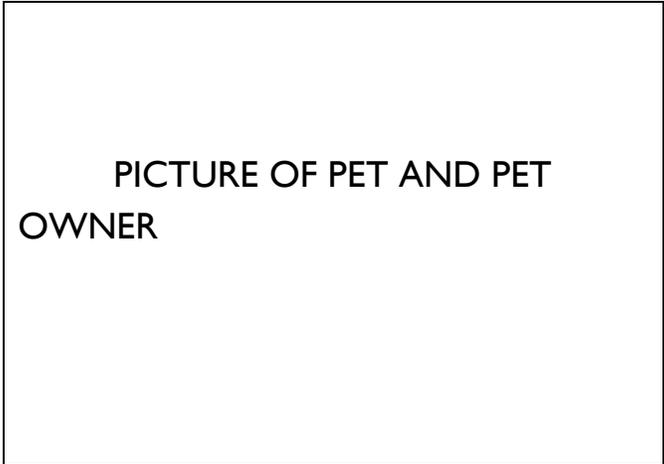
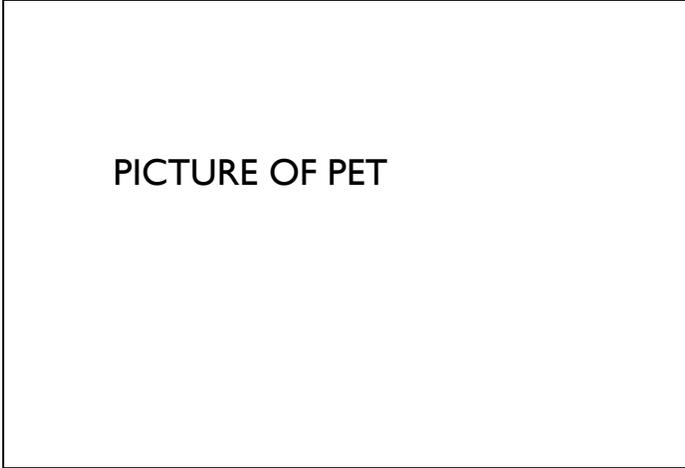
OTHER	_____	_____	_____

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

CERTIFICATE OF GOOD HEALTH

BIRD _____

FISH AQUARIUM SIZE: _____ GALLONS



COMMENTS:

SIGNED: _____ DATE: _____

PET AGREEMENT

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

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

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

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

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

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

RESIDENT: _____

RESIDENT: _____

DATE: _____

UNIT NO: _____

WITNESS:

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

NAME: _____

TITLE: _____

DATE: _____

RESPONSIBLE PARTY CERTIFICATION

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

Resident/Pet Owner Name: _____

Address: _____

Apt. No.: _____ Phone _____

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

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

Responsible Party Name: _____

Relationship to the Resident/Pet Owner: _____

Address: _____

City/State/Zip: _____

Work Phone: _____ Home Phone: _____

Responsible Party Name: _____

Relationship to the Resident/Pet Owner: _____

Address: _____

City/State/Zip: _____

Work Phone: _____ Home Phone: _____

ADMINISTRATIVE POLICY
Pet Ownership in Public Housing
General Occupancy (Family) Projects

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

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

2. POLICY:

1. No type of pets other than the following may be kept by a resident: dogs, cats, birds, fish, rodents (rabbit, guinea pig, hamster, or gerbil ONLY). The pet must be a "common household pet".
2. Maximum weight shall be 20 lbs. Maximum aquarium size for fish is 20 gallons.
3. All pets must be registered with, and written approval received from the PHA before they are brought onto the premises.
4. Resident must pay a pet deposit of \$250 for each approved Pet. \$150 is refundable, minus damages that may be caused by the pet and \$100.00 will be non-refundable.
5. Pet must be spayed or neutered.
6. Cats must be declawed.
7. The pet owner must provide two color photographs of the pet.
8. Registration must be renewed and will be coordinated with the annual reexamination date. Registration includes certificate signed by a licensed veterinarian or State/local authority that the pet: a) has received all inoculations required by State or local law b) has no communicable disease(s) (and) C) is pest-free.
9. The resident is responsible and liable for all damages caused by the pet.

10. All Common household pets are to be fed inside the apartment. Feeding is not allowed on porches, sidewalks, patios and other outside areas.
11. Pets must be maintained within the resident's unit. When outside the dwelling unit, all pets must be on a leash or in an animal transport enclosure and under the control of a responsible individual at all times.
12. All fecal matter deposited by the pet(s) must be promptly and completely removed from any common area. Failure to do so will result in a Pet Waste Removal Charge of \$25. All animal waste or the litter from litter boxes shall be picked up immediately by the pet owner, disposed of in sealed plastic trash bags, and placed in a trash bin.
13. Litter boxes shall be stored inside the resident's dwelling unit or in animal enclosures maintained within dwelling units AND must be removed and/or replaced regularly.
14. Pet owners must take precautions to eliminate pet odors within and around the unit and to maintain the unit in sanitary condition at all times.
15. Pets are not allowed at PHA: a) playgrounds b) day care centers c) management offices d) community centers e) recreation center areas f) laundry rooms
16. Excluded from the premises are all animals and/or pets not owned by residents, except for service animals.
17. Residents shall not feed any stray animals; doing so, or keeping stray or unregistered animals, will be considered having a pet without permission of the Housing Authority.
18. No animals may be tethered or chained outside or inside the dwelling unit.
19. All complaints of cruelty and all dog bites will be referred to animal control or applicable agency for investigation and enforcement.
20. Mandatory implementation of effective flea control by measures that produce no toxic hazard to children who may come into contact with treated animals.
21. The right of management to enter dwelling unit when there is evidence that an animal left alone is in danger of distress, or is creating a nuisance.
22. The right of management to seek impoundment and sheltering of any animal found to be maintained in violation of housing rules, pending resolution of any dispute regarding such violation, at owner's expense. The resident shall be responsible for any impoundment fees, and the PHA accepts no responsibility for pets so removed.
23. Failure to abide by animal-related requirements or restriction constitutes a violation of the "Resident's Obligations" in the resident's Lease Agreement.

24. Residents will prevent disturbances by their pets that interfere with the quiet enjoyment of the premises of other residents in their units or in common areas. This includes, but is not limited to, loud or continuous barking, howling, whining, biting, scratching, chirping, or other such activities.
25. Residents/pet owners shall not alter their unit, patio, premises or common areas to create an enclosure for any animal. Installation of pet doors is prohibited.
26. No pet (excluding fish) shall be left unattended in any apartment for a period in excess of 24 hours.
27. All residents/pet owners shall be responsible for adequate care, nutrition, exercise and medical attention for his/her pet.
28. The resident/pet owner will be required to designate two responsible parties for the care of the pet if the health or safety of the pet is threatened by the death or incapacity of the pet owner, or by other factors that render the pet owner unable to care for the pet.
29. The pet owner releases the Authority and its personnel from any liability and holds the Authority harmless from any accidents, injury or damage as a result of the authorization by the Authority to own a pet.
30. The authorization for a common household pet may be revoked at any time subject to the Housing Authority's grievance procedure if the pet becomes destructive or a nuisance to other, or if the tenant fails to comply with this policy. Residents who violate pet rules are subject to: mandatory removal of the pet from the premises within 30 days of notice by the Housing Authority; or if for a threat to health and safety, removal within 24 hours of notice; or possibly Lease termination proceedings.
31. If a pet is removed as a result of any aggressive act on the part of the pet, the pet will not be allowed back on the premises.
32. The PHA may initiate procedures for termination of tenancy based on a pet rule violation if: 1) the pet owner has failed to remove the pet or correct a pet rule violation within the time period specified; and 2) the pet rule violation is sufficient to begin procedures to terminate tenancy under terms of the lease.

Sc024d02

Follow Up Plan for 2007 Resident Surveys

Communication:

Through the current Property Management Plans for the various complexes the communication problems will be eliminated because there will be an on-site property manager on each site on various days that will allow the residents an opportunity to express any concerns or problems.

Neighborhood Appearance:

The new on-site property management will allow the opportunity for individual property appearance concerns to be handled on a case by case basis. The community service requirements will also be used to address the appearance of the properties. The families required to meet the community service requirements will be offered the opportunity to help with the appearance of their communities and afford them the opportunity to generate a self-pride in their community.

**RESIDENT MEMBERSHIP ON THE GOVERNING BOARD
2008**

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

RESIDENT MEMBRSHIP ON THE ADVISORY BOARD

<p>FAIRFAX (SC16P024001)</p> <p>President Terry Lewis Vice. Pres. Vivian Myers Secretary Dianne Eady Treasurer Toby Smart Chaplain Quianna Wooten</p>	<p>SALLEY COMPLEX (SC16P024004)</p> <p>President Carolyn Sharperson Vice Pres. Tannia Pontoon Secretary Mary Allen Treasurer Tonya Joyner Chaplain Aisha Hartwell</p>
<p>DENMARK COMPLEX (SC16P024002)</p> <p>DENMARK A President Anie Rowe Vice Pres. Antionette Jones Secretary Crystal Jones Asst. Sect. Sarroya Jackson Treasurer Mary E. Hughes Chaplain Jestine Myers</p> <p>DENMARK B President Marinda Moore Vice Pres. Sacora Sanders Secretary Ebony Price Asst. Sect. Lola Davis Chaplain Sabrina Walker (Declined Treasure Office)</p> <p>DENMARK C President Mildred Stroman Vice Pres. Rose Whetstone Secretary Sabrina Ferrer Asst. Sect. Hattie White Treasurer Khaka Donaldson Chaplain Georgia Jacobs</p>	<p>WAGENER COMPLEX (SC16P024005)</p> <p>President Dianne Wise Vice Pres. Leala Settles Secretary Chiquita Davis Asst. Sect. Rose Staley Treasurer Vanessa Scofield Chaplain Patricia Garvin Asst. Chaplain Shirley Chavis</p> <p>BEAVER DAM (SC16P024003) President Shameka Sims Vice Pres. Alicia Joyner Secretary Jessica Hammond Asst. Sect. Terri Calhoun Treasurer Jessica Hammond Chaplain Jimmy Donaldson</p> <p>ST. PAUL COMPLEX (SC16P024011) President Terrie Rogers Vice Pres. Lillian Turkvant Secretary Gloria Price Treasurer Cheryl E. Middleton</p>

<p>WILLISTON (SC16P024006) President Carolyn Ferguson Vice Pres. Disa Washington Secretary Nicole Culberth Asst. Sect. Shannon Miller Treasurer Dietreach Anderson Chaplain Carolyn Thomas</p>	<p>BRANCHVILLE (SC16P024008) President Vice Pres. / Resident Meeting 2/19/08 Secretary Asst. Sect. Treasurer Chaplain</p>
<p>MARSHALL (SC16P024017) President Vice Pres. / Resident Meeting 2/20/08 Secretary Asst. Sect. Treasurer Chaplain</p>	<p>SANTEE (SC16P024017) President Edmund Dingle Vice Pres. Blake Dwight Secretary Sophia Johnson Asst. Sect. Pagan Barnes Treasurer Debbie Brown Chaplain Hilda Wamer Asst. Chaplain Debra Lucas</p>
<p>LITCHFIELD (SC16P024007) President Vice Pres. Scheduling meeting Secretary Asst. Sect. Treasurer Chaplain</p>	<p>HARDEEVILLE (SC16P024015) President Laquette Greene Vice Pres. Frank Collins Secretary Shameika Jenkins Asst. Sect. Janice Lambert Treasurer Catherine Chaney Chaplain Rose E. Lee Asst. Chaplain Joseph Jenkins</p>
<p>MONCK'S CORNER (SC16P024013) President Vice Pres. / Meeting with Angela to Secretary schedule Asst. Sect. Treasurer Chaplain</p>	<p>ST. STEPHENS (SC16P024009) President Sandra McKnight Vice Pres. Nannette Paull Secretary Vanessa Woods Asst. Sect. Javon Dingle Treasurer Tonica Chappell Chaplain Grace Major</p>

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

Sc024f02

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

PHA Name: SOUTH CAROLINA REGIONAL HOUSING AUTHORITY NO. 3	Grant Type and Number Capital Fund Program Grant No: 501-08 Replacement Housing Factor Grant No:	Federal FY of Grant: 2008
------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------	-------------------------------------

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

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	250,000			
3	1408 Management Improvements	35,000			
4	1410 Administration	75,000			
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	20,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	40,000			
10	1460 Dwelling Structures	784,413			
11	1465.1 Dwelling Equipment— Nonexpendable	20,000			
12	1470 Nondwelling Structures	5,000			
13	1475 Nondwelling Equipment	20,000			
14	1485 Demolition	0			
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			
17	1495.1 Relocation Costs	5,000			
18	1499 Development Activities				
19	1501 Collateralization or Debt Service	0			
20	1502 Contingency	0			
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,254,413			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section				

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

Sc024f02

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

PHA Name: SOUTH CAROLINA REGIONAL HOUSING AUTHORITY NO. 3	Grant Type and Number Capital Fund Program Grant No: 501-08 Replacement Housing Factor Grant No:	Federal FY of Grant: 2008
------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------	--------------------------------------

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

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
	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				

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

Sc024f02

PHA Name: SOUTH CAROLINA REGIONAL HOUSING AUTHORITY NO. 3		Grant Type and Number Capital Fund Program Grant No: 501-08 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	
HA-WIDE	OPERATIONS	1406		250,000				
HA-WIDE	YOUTH SPORTS, RESIDENT TRAINING/EMPLOYMENT	1408		35,000				
HA-WIDE	PREVENTATIVE MAINTENANCE SALARIES AND BENEFITS, TOOLS, AND EQUIPMENT	1410		75,000				
HA-WIDE	A/E FEES	1430		15,000				
	PLANNING COSTS	1430		5,000				
HA-WIDE	SITWORK/LANDSCAPING TREE REMOVAL/SIDEWALK REPAIR	1450		30,000				
HA-WIDE	SEWER REPAIR AND MAINTENANCE	1450		10,000				
HA-WIDE	CYCLIC PAINTING	1460		15,000				
HA-WIDE	PHYSICAL NEEDS ASSESSMENT	1460		15,000				
HA-WIDE	504 ASSESSMENT AND COMPLIANCE	1460		5,000				
HA-WIDE	PRESSURE WASH BUILDINGS	1460		30,000				
HA-WIDE	TERMITE CONTROL	1460		30,000				
HA-WIDE	SIGNAGE	1460		5,000				
HA-WIDE	SMOKE DETECTOR/GFIC PER CODE	1460		5,000				
HA-WIDE	PREVENTATIVE MAINTENANCE MATERIALS	1460		50,000				
HA-WIDE	REPLACE MISSING VINYL SIDING	1460		20,000				
HA-WIDE	REPLACEMENT OF APPLIANCES	1465.1		20,000				
HA-WIDE	REHAB. OFFICE BUILDING	1470		5,000				
HA-WIDE	COMPUTER HARDWARE	1475		20,000				
HA-WIDE	RELOCATION	1495.1		5,000				

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

Sc024f02

PHA Name: SOUTH CAROLINA REGIONAL HOUSING AUTHORITY NO. 3		Grant Type and Number Capital Fund Program Grant No: 501-08 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	
SC016P024001 FAIRFAX	CONTINUE TO REPLACE WORN CABINETRY	1460		30,000				
	CONTINUE BATH REMODEL	1460		20,000				
SC016P024002 DENMARK	CONTINUE TO REPLACE WORN CABINETRY	1460		26,000				
SC016P024003 BLACKVILLE	CONTINUE TO REPLACE WORN CABINETRY	1460		30,000				
SC016P024004 SALLEY	CONTINUE TO INSTALL TUBS AND SURROUNDS	1460		10,000				
	CONTINUE TO INSTALL W/D HOOK UPS	1460		5,000				
SC016P024005 WAGENER	CONTINUE TO INSTALL NEW HVAC	1460		50,000				
SC016P024006 WILLISTON	CONTINUE TO REPLACE WORN CABINETRY	1460		50,000				
	CONTINUE TO INSTALL NEW HVAC	1460		50,000				
SC016P024007 BARNWELL	CONTINUE TO INSTALL TUB SURROUNDS	1460		40,000				
	TERMITE TREATMENT	1460		20,000				
	CONTINUE ROOF REPLACEMENT	1460		70,000				
SC016P024008 BRANCHVILLE	TERMITE TREATMENT	1460		5,000				
SC016P024009 ST. STEPHENS	CONTINUE TO INSTALL TUBS AND SURROUNDS	1460		10,000				
	CONTINUE TO REPLACE WORN	1460		35,000				

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

Sc024f02

PHA Name: SOUTH CAROLINA REGIONAL HOUSING AUTHORITY NO. 3		Grant Type and Number Capital Fund Program Grant No: 501-08 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	
	CABINETRY							
SC016P024011 ST. PAUL ORANGEBURG	CONTINUE TO REPLACE/INSPECT ELECTRICAL DEVICES	1460		15,000				
	CONTINUE TO INSTALL NEW HVAC	1460		30,913				
SC016P024013 MONCKS CORNER	CONTINUE CABINET REPLACEMENT	1460		20,000				
SC016P024015 HARDEEVILLE	CONTINUE TUB AND SHOWER SURROUND REPLACEMENT	1460		10,000				
	CONTINUE TO INSTALL WORN CABINETRY	1460		25,000				
SC016P024017 MARSHALL ORANGEBURG	INSTALL NEW MAILBOXES	1460		2,500				
	CONTINUE TO INSTALL NEW TUBS AND SURROUNDS	1460		10,000				
SC016P024025 SANTEE	CONTINUE TO REPLACE WORN CABINETRY	1460		45,000				

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

Sc024f02

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: SOUTH CAROLINA REGIONAL HOUSING AUTHORITY NO. 3		Grant Type and Number Capital Fund Program No: 501-08 Replacement Housing Factor No:				Federal FY of Grant: 2008	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-WIDE	09/16/10			09/16/12			
SC016P024001 FAIRFAX	09/16/10			09/16/12			
SC016P024002 DENMARK	09/16/10			09/16/12			
SC016P024003 BLACKVILLE	09/16/10			09/16/12			
SC016P024004 SALLEY	09/16/10			09/16/12			
SC016P024005 WAGENER	09/16/10			09/16/12			
SC016P024006 WILLISTON	09/16/10			09/16/12			
SC016P024007 BARNWELL	09/16/10			09/16/12			
SC016P024008 BRANCHVILLE	09/16/10			09/16/12			

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

Sc024f02

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: SOUTH CAROLINA REGIONAL HOUSING AUTHORITY NO. 3			Grant Type and Number Capital Fund Program No: 501-08 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	
SC016P024009 ST. STEPHENS	09/16/10			09/16/12			
SC016P024011 ST. PAUL ORANGEBURG	09/16/10			09/16/12			
SC016P024013 MONCKS CORNER	09/16/10			09/16/12			
SC016P024015 HARDEEVILLE	09/16/10			09/16/12			
SC016P024017 MARSHALL ORANGEBURG	09/16/10			09/16/12			
SC016P024025 SANTEE	09/16/10			09/16/12			

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5
		FFY Grant: 501-09 PHA FY: 07/2009	FFY Grant: 501-10 PHA FY: 07/2010	FFY Grant:501-11 PHA FY: 07/2011	FFY Grant:501-12 PHA FY: 07/2012
	Annual Statement				
HA-WIDE		OPERATIONS YOUTH SPORTS, RESIDENT TRAINING/EMPLOYMENT PREVENTATIVE MAINTENANCE SALARIES AND BENEFITS, TOOLS, AND EQUIPMENT A/E FEES AND PLANNING COSTS	OPERATIONS YOUTH SPORTS, RESIDENT TRAINING/EMPLOYMENT PREVENTATIVE MAINTENANCE SALARIES AND BENEFITS, TOOLS, AND EQUIPMENT A/E FEES AND PLANNING COSTS	OPERATIONS YOUTH SPORTS, RESIDENT TRAINING/EMPLOYMENT PREVENTATIVE MAINTENANCE SALARIES AND BENEFITS, TOOLS, AND EQUIPMENT A/E FEES AND PLANNING COSTS	OPERATIONS YOUTH SPORTS, RESIDENT TRAINING/EMPLOYMENT PREVENTATIVE MAINTENANCE SALARIES AND BENEFITS, TOOLS, AND EQUIPMENT A/E FEES AND PLANNING COSTS

8. Capital Fund Program Five-Year Action Plan

HA-WIDE		<p>SITWORK/LANDSCAPING TREE REMOVAL/SIDEWALK REPAIR</p> <p>SEWER REPAIR AND MAINTENANCE</p> <p>CYCLIC PAINTING</p> <p>PHYSICAL NEEDS ASSESSMENT</p> <p>504 ASSESSMENT AND COMPLIANCE</p> <p>PRESSURE WASH BUILDINGS</p> <p>TERMITE CONTROL</p> <p>SIGNAGE</p> <p>SMOKE DETECTOR/GFIC PER CODE</p> <p>PREVENTATIVE MAINTENANCE MATERIALS</p>	<p>SITWORK/LANDSCAPING TREE REMOVAL/SIDEWALK REPAIR</p> <p>SEWER REPAIR AND MAINTENANCE</p> <p>CYCLIC PAINTING</p> <p>PHYSICAL NEEDS ASSESSMENT</p> <p>504 ASSESSMENT AND COMPLIANCE</p> <p>PRESSURE WASH BUILDINGS</p> <p>TERMITE CONTROL</p> <p>SIGNAGE</p> <p>SMOKE DETECTOR/GFIC PER CODE</p> <p>PREVENTATIVE MAINTENANCE MATERIALS</p>	<p>SITWORK/LANDSCAPING TREE REMOVAL/SIDEWALK REPAIR</p> <p>SEWER REPAIR AND MAINTENANCE</p> <p>CYCLIC PAINTING</p> <p>PHYSICAL NEEDS ASSESSMENT</p> <p>504 ASSESSMENT AND COMPLIANCE</p> <p>PRESSURE WASH BUILDINGS</p> <p>TERMITE CONTROL</p> <p>SIGNAGE</p> <p>SMOKE DETECTOR/GFIC PER CODE</p> <p>PREVENTATIVE MAINTENANCE MATERIALS</p>	<p>SITWORK/LANDSCAPING TREE REMOVAL/SIDEWALK REPAIR</p> <p>SEWER REPAIR AND MAINTENANCE</p> <p>CYCLIC PAINTING</p> <p>PHYSICAL NEEDS ASSESSMENT</p> <p>504 ASSESSMENT AND COMPLIANCE</p> <p>PRESSURE WASH BUILDINGS</p> <p>TERMITE CONTROL</p> <p>SIGNAGE</p> <p>SMOKE DETECTOR/GFIC PER CODE</p> <p>PREVENTATIVE MAINTENANCE MATERIALS</p>
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8. Capital Fund Program Five-Year Action Plan

HA-WIDE		REPLACE MISSING VINYL SIDING REPLACEMENT OF APPLIANCES REHAB. OFFICE BUILDING COMPUTER HARDWARE RELOCATION	REPLACE MISSING VINYL SIDING REPLACEMENT OF APPLIANCES REHAB. OFFICE BUILDING COMPUTER HARDWARE RELOCATION	REPLACE MISSING VINYL SIDING REPLACEMENT OF APPLIANCES REHAB. OFFICE BUILDING COMPUTER HARDWARE RELOCATION	REPLACE MISSING VINYL SIDING REPLACEMENT OF APPLIANCES REHAB. OFFICE BUILDING COMPUTER HARDWARE RELOCATION
SC016P024001 FAIRFAX		COMPLETE BATH RE-MODEL COMPLETE CABINETS	COMPLETE 504 ASSESSMENT AND UPGRADE RE-HAB COMMUNITY BUILDING	BEGIN TO INSTALL W/D HOOK UPS	ENCLOSE CLOSETS
SC016P024002 DENMARK		BEGIN FLOOR TILE REPLACEMENT BEGIN REPLACEMENT OF SEWER MAINS CONTINUE TO REPLACE WORN CABINETS	BEGIN BATHROOM REMODEL AND REPAIR	BEGIN INSTALLING W/D HOOK UPS	BEGIN ENCLOSING CLOSETS
SC016P024003 BLACKVILLE		RE-HAB COMMUNITY BUILDING	INSTALL TUBS AND SHOWER SURROUNDS	BEGIN TO INSTALL W/D HOOK UPS	COMPLETE W/D HOOK UPS
SC016P024004 SALLEY		BEGIN ENCLOSING CLOSETS	BEGIN WINDOW REPLACEMENT	RE-HAB COMMUNITY BUILDING	COMPLETE COMMUNITY BUILDING

8. Capital Fund Program Five-Year Action Plan

SC016P024005 WAGENER		INSTALL NEW SEWER SYSTEM	TERMITE TREATMENT BEGIN TO INSTALL NEW TUBS AND SURROUNDS	BEGIN TO INSTALL W/D HOOK UPS	COMPLETE W/D HOOK UPS
SC016P024006 WILLISTON		TILE REPLACEMENT BEGIN TO INSTALL TUBS AND SURROUNDS	RE-HAB COMMUNITY BUILDING BEGIN TO INSTALL NEW CABINERY TERMITE TREATMENT	COMPLETE THE INSTALLATION OF NEW CABINERY	RESURFACE PARKING AND DRIVE AREAS
SC016P024007 BARNWELL		INSTALL DROP CEILINGS	BEGIN TO INSTALL W/D HOOK UPS	BEGIN TO REPAIR AND REPLACE FLOOR TILE	COMPLETE REPAIR AND REPLACE FLOOR TILE
SC016P024008 BRANCHVILLE		BEGIN TO INSTALL HVAC	BEGIN TO INSTALL TUBS AND SURROUNDS	RE-HAB COMMUNITY BUILDING BEGIN TO INSTALL W/D HOOK UPS	BEGIN CLOSET ENCLOSURE COMPLETE W/D HOOK UPS
SC016P024009 ST. STEPHENS		TERMITE TREATMENT CONTINUE TO REPLACE CABINERY COMPLETE 504 ASSESSMENT AND MAKE CHANGES	COMPLETE NEW CABINERY	BEGIN TO INSTALL W/D HOOK UPS RE-HAB COMMUNITY BUILDING	COMPLETE W/D HOOK UPS

8. Capital Fund Program Five-Year Action Plan

SC016P024011 ST. PAUL ORANGEBURG		BEGIN TO REPLACE WORN CABINETRY	BEGIN BATHROOM RE- MODEL BEGIN TO INSTALL TUBS AND SURROUNDS	BEGIN TO INSTALL W/D HOOK UPS COMPLETE TUBS AND SHOWER SURROUNDS	COMPLETE W/D HOOK UPS
SC016P024013 MONCK'S CORNER		BEGIN TO INSTALL NEW TUBS AND SURROUNDS	COMPLETE NEW TUBS AND SURROUNDS	BEGIN TO REPAIR THE ASPHALT	COMPLETE ASPHALT AND BEGIN DRAINAGE UPGRADE
SC016P024015 HARDEEVILLE		BEGIN TO REPLACE WORN CABINETRY	COMPLETE THE REPLACEMENT WORN CABINETRY TERMITE TREATMENT	RE-HAB COMMUNITY BUILDING	BEGIN DRAINAGE UPGRADE
SC016P024017 MARSHALL ORANGEBURG		BEGIN TO ENCLOSE CLOSETS	BUILD A COMMUNITY BUILDING TERMITE TREATMENT	BEGIN TO INSTALL W/D HOOK UPS	COMPLETE W/D HOOK UPS
SC016P024025 SANTEE		REPAIR AND REPLACE PORCHES	REPAIR AND REPLACE FLOOR TILE	RE-HAB COMMUNITY BUILDING	ENCLOSE CLOSETS
CFP Funds Listed for 5-year planning					
Replacement Housing Factor Funds					

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year : <u>2009</u> FFY Grant: 501-09 PHA FY: 07/2009			Activities for Year: <u>2010</u> FFY Grant: 501-10 PHA FY: 07/2010		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	HA-WIDE	OPERATIONS	250,000	HA-WIDE	OPERATIONS	250,000
		YOUTH SPORTS, RESIDENT TRAINING/EMPLOYMENT	35,000		YOUTH SPORTS, RESIDENT TRAINING/EMPLOYMENT	35,000
		PREVENTATIVE MAINTENANCE SALARIES AND BENEFITS, TOOLS, AND EQUIPMENT	75,000		PREVENTATIVE MAINTENANCE SALARIES AND BENEFITS, TOOLS, AND EQUIPMENT	75,000
		A/E FEES AND	15,000		A/E FEES AND	15,000
		PLANNING COSTS	5,000		PLANNING COSTS	5,000
		SITE WORK/LANDSCAPING TREE REMOVAL/SIDEWALK REPAIRS	30,000		SITE WORK/LANDSCAPING TREE REMOVAL/SIDEWALK REPAIRS	30,000
		SEWER REPAIR AND MAINTENANCE	10,000		SEWER REPAIR AND MAINTENANCE	10,000
		CYCLIC PAINTING	15,000		CYCLIC PAINTING	15,000
		PHYSICAL NEEDS ASSESSMENT	15,000		PHYSICAL NEEDS ASSESSMENT	15,000

8. Capital Fund Program Five-Year Action Plan

	PHA WIDE CONTINUED	504 ASSESSMENT AND COMPLIANCE	5,000	PHA WIDE CONTINUED	504 ASSESSMENT AND COMPLIANCE	5,000
		PRESSURE WASH BUILDINGS	30,000		PRESSURE WASH BUILDINGS	30,000
		TERMITE CONTROL	30,000		TERMITE CONTROL	30,000
		SIGNAGE	5,000		SIGNAGE	5,000
		SMOKE DETECTOR/GFIC PER CODE	5,000		SMOKE DETECTOR/GFIC PER CODE	5,000
		PREVENTATIVE MAINTENANCE MATERIALS	50,000		PREVENTATIVE MAINTENANCE MATERIALS	50,000
		REPLACE MISSING VINYL SIDING	20,000		REPLACE MISSING VINYL SIDING	20,000
		REPLACEMENT OF APPLIANCES	20,000		REPLACEMENT OF APPLIANCES	20,000
		REHAB. OFFICE BUILDING	5,000		REHAB. OFFICE BUILDING	5,000
		COMPUTER HARDWARE	20,000		COMPUTER HARDWARE	20,000
		RELOCATION	5,000		RELOCATION	5,000
	SC016P024001 FAIRFAX	COMPLETE BATH RE-MODEL	50,000	SC016P024001 FAIRFAX	COMPLETE 504 ASSESSMENT AND UPGRADE	10,000
		COMPLETE CABINETS	50,000		RE-HAB COMMUNITY BUILDING	10,000
	SC016P024002 DENMARK	BEGIN FLOOR TILE REPLACEMENT	10,000	SC016P024002 DENMARK	BEGIN BATHROOM REMODEL AND REPAIR	50,000
		BEGIN REPLACEMENT OF SEWER MAINS	10,000			

8. Capital Fund Program Five-Year Action Plan

		CONTINUE TO REPLACE WORN CABINETS	50,000			
	SC016P024003 BLACKVILLE	RE-HAB COMMUNITY BUILDING	5,000	SC016P024003 BLACKVILLE	INSTALL TUBS AND SHOWER SURROUNDS	50,000
	SC016P024004 SALLEY	BEGIN ENCLOSING CLOSETS	5,000	SC016P024004 SALLEY	BEGIN WINDOW REPLACEMENT	50,000
	SC016P024005 WAGENER	INSTALL NEW SEWER SYSTEM	10,000	SC016P024005 WAGENER	TERMITE TREATMENT	10,000
					BEGIN TO INSTALL W/D HOOK UPS	40,000
	SC016P024006 WILLISTON	TILE REPLACEMENT	10,000	SC016P024006 WILLISTON	RE-HAB COMMUNITY BUILDING	10,000
		BEGIN TO INSTALL TUBS AND SURROUNDS	50,000		BEGIN TO INSTALL NEW CABINETS	90,000
					TERMITE TREATMENT	10,000
	SC016P024007 BARNWELL	INSTALL DROP CEILINGS	5,000	SC016P024007 BARNWELL	BEGIN TO INSTALL W/D HOOK UPS	5,000
	SC016P024008 BRANCHVILLE	BEGIN TO INSTALL HVAC	75,000	SC016P024008 BRANCHVILLE	BEGIN TO INSTALL TUBS AND SURROUNDS	20,000
	SC016P024009 ST. STEPHENS	TERMITE TREATMENT	10,000	SC016P024009 ST. STEPHENS	COMPLETE NEW CABINETS	20,000
		CONTINUE TO REPLACE CABINETS	50,000			
		COMPLETE 504 ASSESSMENT AND MAKE CHANGES	10,000			

8. Capital Fund Program Five-Year Action Plan

	SC016P024011 ST. PAUL ORANGEBURG	BEGIN TO REPLACE WORN CABINETS	80,000	SC016P024011 ST. PAUL ORANGEBURG	BEGIN BATHROOM RE-MODEL	75,000
					BEGIN TO INSTALL TUBS AND SURROUNDS	20,000
	SC016P024013 MONCKS CORNER	BEGIN TO INSTALL NEW TUBS AND SURROUNDS	40,000	SC016P024013 MONCKS CORNER	COMPLETE NEW TUBS AND SURROUNDS	20,000
	SC016P024015 HARDEEVILLE	BEGIN TO REPLACE WORN CABINETS	69,413	SC016P024015 HARDEEVILLE	COMPLETE THE REPLACEMENT OF WORN CABINETS	35,000
					TERMITE TREATMENT	10,000
	SC016P024017 MARSHALL ORANGEBURG	BEGIN TO ENCLOSE CLOSETS	10,000	SC016P024017 MARSHALL ORANGEBURG	BUILD A COMMUNITY BUILDING	54,413
					TERMITE TREATMENT	10,000
	SC016P024025 SANTEE	REPAIR AND REPLACE PORCHES	10,000	SC016P024025 SANTEE	REPAIR AND REPLACE FLOOR TILE	10,000
	Total CFP Estimated Cost		\$1,254,413			\$1,254,413

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan Part II: Supporting Pages—Work Activities					
Activities for Year : <u>2011</u> FFY Grant: 501-11 PHA FY: 07/2011			Activities for Year: <u>2012</u> FFY Grant: 501-12 PHA FY: 07/2012		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
HA-WIDE	OPERATIONS	250,000	HA-WIDE	OPERATIONS	250,000
	YOUTH SPORTS, RESIDENT TRAINING/EMPLOYMENT	35,000		YOUTH SPORTS, RESIDENT TRAINING/EMPLOYMENT	35,000
	PREVENTATIVE MAINTENANCE SALARIES AND BENEFITS, TOOLS, AND EQUIPMENT	75,000		PREVENTATIVE MAINTENANCE SALARIES AND BENEFITS, TOOLS, AND EQUIPMENT	75,000
	A/E FEES	15,000		A/E FEES	15,000
	PLANNING COSTS	5,000		PLANNING COSTS	5,000
	SITE WORK/LANDSCAPING TREE REMOVAL/SIDEWALK REPAIRS	30,000		SITE WORK/LANDSCAPING TREE REMOVAL/SIDEWALK REPAIRS	30,000
	SEWER REPAIR AND MAINTENANCE	10,000		SEWER REPAIR AND MAINTENANCE	10,000
	CYCLIC PAINTING	15,000		CYCLIC PAINTING	15,000
	PHYSICAL NEEDS ASSESSMENT	15,000		PHYSICAL NEEDS ASSESSMENT	15,000
	504 ASSESSMENT AND COMPLIANCE	5,000		504 ASSESSMENT AND COMPLIANCE	5,000
	PRESSURE WASH BUILDINGS	30,000		PRESSURE WASH BUILDINGS	30,000
	TERMITE CONTROL	30,000		TERMITE CONTROL	30,000
	SIGNAGE	5,000		SIGNAGE	5,000
	SMOKE DETECTOR/GFIC PER CODE	5,000		SMOKE DETECTOR/GFIC PER CODE	5,000

8. Capital Fund Program Five-Year Action Plan

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: SOUTH CAROLINA REGIONAL HOUSING AUTHORITY NO 3		Grant Type and Number Capital Fund Program No: SC16P02450107 Replacement Housing Factor No:			Federal FY of Grant: 2007
Original Annual Statement Performance and Evaluation Report for Period Ending:		Reserve for Disasters/Emergencies Revised Annual Statement Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	250,000			
3	1408 Management Improvements Soft Costs	55,000			
	Management Improvements Hard Costs				
4	1410 Administration	135,169			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	20,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	47,500			
10	1460 Dwelling Structure	794,022			
11	1465.1 Dwelling Equipment --Nonexpendable	20,000			
12	1470 Nondwelling Structures	5,000			
13	1475 Nondwelling Equipment	20,000			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	5,000			
18	1499 Development Activities				
19	1502 Contingency				

8. Capital Fund Program Five-Year Action Plan

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Amount of Annual Grant: (sum of lines.....)	1,351,691	0.00	0.00	0.00
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance	5,000			
	Amount of line XX Related to Security -Soft Costs				
	Amount of line XX Related to Security -Hard Costs				
	Amount of line XX Related to Energy Conversation Measures				

8. Capital Fund Program Five-Year Action Plan

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: South Carolina Regional Housing Authority No. 3			Grant Type and Number Capital Fund Program Grant No: SC16P02450107 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.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
HA-WIDE	OPERATIONS		1406		250,000.00				IP
	SUBTOTAL-OPERATIONS				250,000.00	0.00		0.00	
HA-WIDE	YOUTH SPORTS, RESIDENT		1408		55,000.00				IP
	TRAINING/EMPLOYMENT, SOFTWARE UPDATES DRUG PREVENTION PROGRAMS PHYSICAL NEEDS ASSESSMENT 504 ASSESSMENT AND COMPLIANCE								
	SUBTOTAL-MANAGEMENT IMPROVEMENTS				55,000.00	0.00		0.00	
HA-WIDE	COCC FEE		1410		135,169.00				IP
	SUBTOTAL-ADMINISTRATION				135,169.00	0.00		0.00	
HA-WIDE	A/E FEES		1430		15,000.00	0.00			IP
	PLANNING COSTS		1430		5,000.00				IP
	SUBTOTAL-FEES AND COSTS				20,000.00	0.00		0.00	
HA-WIDE	SITework/PAVING/LANDSCAPING		1450		30,000.00				IP
	SEWER REPAIR AND MAINTENANCE		1450		10,000.00				IP
	NEW SIGNS		1450		5,000.00				IP
	SUBTOTAL-SITE IMPROVEMENTS				45,000.00	0.00		0.00	

8. Capital Fund Program Five-Year Action Plan

HA-WIDE	CYCLIC PAINTING		1460		15,000.00				IP
	PREVENTATIVE MAINTENANCE		1460		50,000.00				IP
	MATERIALS								
	EMERGENCY PLUMBING		1460		10,000.00				IP
	PRESSURE WASHING		1460		30,000.00				IP
	TERMITE CONTROL		1460		30,000.00				IP
	SMOKE DETECTORS/GFIC		1460		5,000.00				IP
	REPLACE MISSING SIDING/FACIA		1460		20,000.00				IP
	SUBTOTAL-HA-WIDE DWELLING				160,000.00	0.00		0.00	
	STRUCTURE NEEDS								
HA-WIDE	REPLACEMENT OF APPLIANCES		1465.1		20,000.00				IP
	SUBTOTAL-DWELLING EQUIPMENT				20,000.00	0.00		0.00	
HA-WIDE	EMERGENCY REPAIRS FOR		1470		5,000.00				IP
	NON-DWELLING STRUCTURES								
	SUBTOTAL-NON-DWELLING				5,000.00	0.00		0.00	
	STRUCTURES								
HA-WIDE	COMPUTER HARDWARE		1475		20,000.00				IP
	AND OTHER EQUIPMENT								
	SUBTOTAL-NON-DWELLING				20,000.00	0.00		0.00	
	EQUIPMENT								
HA-WIDE	RELOCATION ACTIVITIES		1495.1		5,000.00				IP
	SUBTOTAL-RELOCATION				5,000.00	0.00		0.00	
	ACTIVITIES								
SC16P024001	BEGIN TO REPLACE CABINETS		1460	WHERE NEEDED	30,000.00				IP
FAIRFAX	BEGIN BATH REMODEL		1460	WHERE NEEDED	20,000.00				IP
	SUBTOTAL-SC16P024001				50,000.00	0.00		0.00	

8. Capital Fund Program Five-Year Action Plan

SC16P024002	BEGIN CABINT REPLACEMENT		1460	WHERE NEEDED	26,000.00	0.00			IP
DENMARK									
	SUBTOTAL-SC16P024002				26,000.00	0.00		0.00	
SC16P024003	BEGIN CABINET REPLACEMENT		1460	WHERE NEEDED	30,000.00	0.00			IP
BLACKVILLE									
	SUBTOTAL-SC16P024003				30,000.00	0.00		0.00	
SC16P024004	BEGIN TO INSTALL NEW TUBS		1460	WHERE NEEDED	10,000.00				IP
SALLEY	AND SURROUNDS								
	BEGIN TO INSTALL W/D HOOK UPS		1460	WHERE NEEDED	5,000.00				IP
	SUBTOTAL-SC16P024004				15,000.00	0.00		0.00	
SC16P024005	BEGIN TO INSTALL NEW HVAC		1460	26	50,000.00				IP
WAGENER									
WAGENER	SUBTOTAL-SC16P024005				50,000.00	0.00		0.00	
SC16P024006	BEGIN TO REPALCE CABINETS		1460	WHERE NEEDED	50,000.00				IP
WILLISTON	BEGIN TO INSTALL NEW HVAC		1460	70 UNITS TOTAL	50,000.00				IP
	SUBTOTAL-SC16P024006				100,000.00	0.00		0.00	
SC16P024007	BEGIN TO INSTALL NEW TUBS		1460	100 UNITS TOTAL	40,000.00				
BARNWELL	AND SURROUNDS								
	BEGIN ROOFING		1460	100 UNITS TOTAL	70,000.00				IP
	TERMINE TREATMENT		1460	100	20,000.00				IP
	SUBTOTAL-SC16P024007				130,000.00	0.00		0.00	
SC16P024008	TERMITE TREATMENT		1460	30	5,000.00				IP
BRANCHVILLE									
	SUBTOTAL-SC16P024008				5,000.00	0.00		0.00	
SC16P024009	BEGIN TO INSTALL NEW TUBS		1460	WHERE NEEDED	10,000.00				IP
ST. STEPHENS	AND SURROUNDS								
	BEGIN TO REPLACE CABINETS		1460	WHERE NEEDED	35,000.00				IP
	SUBTOTAL-SC16P024009				45,000.00	0.00		0.00	

8. Capital Fund Program Five-Year Action Plan

SC16P0240011	BEGIN TO REPLACE/INSPECT		1460	80 UNITS TOTAL	15,000.00	0.00			IP
ST. PAUL	ELECTICAL DEVICES								
ORANGEBURG	BEGIN TO INSTALL NEW HVAC		1460	80 UNITS TOTAL	58,022.00				IP
	SUBTOTAL-SC16P0240011				73,022.00	0.00		0.00	
SC16P0240013	CONTINUE CABINTS		1460	WHERE NEEDED	20,000.00				IP
MONCKS									
CORNER	SUBTOTAL-SC16P0240013				20,000.00	0.00		0.00	
SC16P024015	CONTINUE TUB AND SHOWER		1460	38 UNIT TOTAL	10,000.00				IP
HARDEEVILLE	SURROUND REPLACEMENT								
	BEGIN TO REPLACE CABINETS		1460	38 UNIT TOTAL	25,000.00				
	SUBTOTAL-SC16P024015				35,000.00	0.00		0.00	
SC16P024017	INSTALL NEW MAIL BOXES		1450	55 UNITS	2,500.00				IP
ORANGEBURG-	BEGIN TO INSTALL NEW TUBS		1460	55 UNITS TOTAL	10,000.00				
MARSHALL	AND SURROUNDS								
	SUBTOTAL-SC16P024017				12,500.00	0.00		0.00	
SC16P024025	BEGIN TO REPLACE CABINETS		1460	50 UNITS TOTAL	45,000.00				IP
SANTEE									
	SUBTOTAL-SC16P024025				45,000.00	0.00			

8. Capital Fund Program Five-Year Action Plan

Annual Statement/Performance and Evaluation Report							
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)							
Part III: Implementation Schedule							
PHA Name: SOUTH CAROLINA REGIONAL HOUSING AUTHORITY NO. 3			Grant Type and Number Capital Fund Program No: SC16P02450107 Replacement Housing Factor No:				Federal FY of Grant: 2007
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Fund Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-WIDE	9/12/2009			6/30/2011			
SC16P024001-FAIRFAX	9/12/2009			6/30/2011			
SC16P024002-DENMARK	9/12/2009			6/30/2011			
SC16P024003-BLACKVILLE	9/12/2009			6/30/2011			
SC16P024004-SALLEY	9/12/2009			6/30/2011			
SC16P024005-WAGENER	9/12/2009			6/30/2011			
SC16P024006-WILLISTON	9/12/2009			6/30/2011			
SC16P024007-BARNWELL	9/12/2009			6/30/2011			
SC16P024008-BRANCHVILLE	9/12/2009			6/30/2011			
SC16P024009-ST. STEPHENS	9/12/2009			6/30/2011			
SC16P024011-ORANGEBURG ST. PAUL	9/12/2009			6/30/2011			
SC16P024013-MONCKS	9/12/2009			6/30/2011			

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CORNER							
SC16P024015-HARDEEVILLE	9/12/2009			6/30/2011			
SC16P024017-ORANGEBURG	9/12/2009			6/30/2011			
MARSHALL							
SC16P024025-SANTEE	9/12/2009			6/30/2011			

8. Capital Fund Program Five-Year Action Plan

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages					AS OF FEBRUARY 10, 2006				
PHA Name: South Carolina Regional Housing Authority No. 3			Grant Type and Number Capital Fund Program Grant No: SC16P02450106 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.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
HA-WIDE	OPERATIONS		1406		250,000.00			250,000.00	COMPLETE
	SUBTOTAL-OPERATIONS				250,000.00	0.00		250,000.00	
HA-WIDE	YOUTH SPORTS, RESIDENT TRAINING/EMPLOYMENT, SOFTWARE UPDATES DRUG PREVENTION PROGRAMS PHYSICAL NEEDS ASSESSMENT 504 ASSESSMENT AND COMPLIANCE		1408		55,000.00				AS NEEDED
	SUBTOTAL-MANAGEMENT IMPROVEMENTS				55,000.00	0.00		0.00	
HA-WIDE	PREVENTATIVE MAINTENANCE SALARIES AND BENEFITS		1410		75,000.00				AS NEEDED
	SUBTOTAL-ADMINISTRATION				75,000.00	0.00		0.00	
HA-WIDE	A/E FEES PLANNING COSTS		1430 1430		5,000.00 5,000.00	0.00			AS NEEDED AS NEEDED
	SUBTOTAL-FEES AND COSTS				10,000.00	0.00		0.00	
HA-WIDE	SITework/PAVING/LANDSCAPING SEWER REPAIR AND MAINTENANCE NEW SIGNS		1450 1450 1450		30,000.00 10,000.00 5,000.00			15,256.16 520.00	AS NEEDED AS NEEDED
	SUBTOTAL-SITE IMPROVEMENTS				45,000.00	0.00		15,776.16	

8. Capital Fund Program Five-Year Action Plan

HA-WIDE	CYCLIC PAINTING		1460		60,000.00			1,300.00	AS NEEDED
	PREVENTATIVE MAINTENANCE		1460		40,000.00				AS NEEDED
	MATERIALS								
	EMERGENCY PLUMBING		1460		5,000.00				AS NEEDED
	PRESSURE WASHING		1460		40,000.00				AS NEEDED
	TERMITE CONTROL		1460		40,000.00				AS NEEDED
	SMOKE DETECTORS/GFIC		1460		10,000.00				AS NEEDED
	SUBTOTAL-HA-WIDE DWELLING				195,000.00	0.00		1,300.00	
	STRUCTURE NEEDS								
HA-WIDE	REPLACEMENT OF APPLIANCES		1465.1		50,000.00				AS NEEDED
	SUBTOTAL-DWELLING EQUIPMENT				50,000.00	0.00		0.00	
HA-WIDE	EMERGENCY REPAIRS FOR		1470		45,000.00			1,288.01	IN PROGRESS
	NON-DWELLING STRUCTURES								
	OFFICE REMOD								
	SUBTOTAL-NON-DWELLING				45,000.00	0.00		1,288.01	
	STRUCTURES								
HA-WIDE	2 MAINTENANCE VEHICLES &		1475		40,000.00				AS NEEDED
	OTHER TOOLS				0.00			4,881.09	
	COMPUTER HARDWARE		1475		40,000.00			39,439.55	AS NEEDED
	SUBTOTAL-NON-DWELLING				80,000.00	0.00		44,320.64	
	EQUIPMENT								
HA-WIDE	RELOCATION ACTIVITIES		1495.1		1,000.00				AS NEEDED
	SUBTOTAL-RELOCATION				1,000.00	0.00		0.00	
	ACTIVITIES								
SC16P024001	ENTRY DOOR REPLACEMENT		1460	WHERE NEEDED	5,000.00				AS NEEDED
FAIRFAX	WINDOW REPLACEMENT		1460	WHERE NEEDED	15,000.00				AS NEEDED
	SUBTOTAL-SC16P024001				20,000.00	0.00		0.00	
SC16P024002	SEWER REPLACEMENT		1460	WHERE NEEDED	10,000.00	0.00			AS NEEDED
DENMARK	CABINET REPLACEMENT		1460	WHERE NEEDED	80,000.00				

8. Capital Fund Program Five-Year Action Plan

	SUBTOTAL-SC16P024002				90,000.00	0.00		0.00	
SC16P024003	CABINET REPLACEMENT		1460	WHERE NEEDED	20,000.00	0.00			AS NEEDED
BLACKVILLE									
	SUBTOTAL-SC16P024003				20,000.00	0.00		0.00	
SC16P024004	WINDOW REPLACEMENT		1460	WHERE NEEDED	15,000.00				AS NEEDED
SALLEY	EXTERIOR DOOR REPLACEMENT		1460	WHERE NEEDED	5,000.00				AS NEEDED
	SUBTOTAL-SC16P024004				20,000.00	0.00		0.00	
SC16P024005	WINDOW REPLACEMENT		1460	WHERE NEEDED	15,000.00				AS NEEDED
WAGENER	EXTERIOR DOOR REPLACEMENT		1460	WHERE NEEDED	5,000.00				AS NEEDED
WAGENER	SUBTOTAL-SC16P024005				20,000.00	0.00		0.00	
SC16P024006	WINDOW REPLACEMENT		1460	WHERE NEEDED	15,000.00				AS NEEDED
WILLISTON	EXTERIOR DOOR REPLACEMENT		1460	WHERE NEEDED	5,000.00				AS NEEDED
	SUBTOTAL-SC16P024006				20,000.00	0.00		0.00	
SC16P024007	WINDOW REPLACEMENT		1460	WHERE NEEDED	15,000.00				AS NEEDED
BARNWELL	EXTERIOR DOOR REPLACEMENT		1460	WHERE NEEDED	5,000.00				AS NEEDED
	BEGIN ROOFING		1460	100 UNITS TOTAL	40,220.00				
	SUBTOTAL-SC16P024007				60,220.00	0.00		0.00	
SC16P024008	PAVING OVERLAY		1450		20,000.00				
BRANCHVILLE	WINDOW REPLACEMENT		1460	WHERE NEEDED	15,000.00				AS NEEDED
	EXTERIOR DOOR REPLACEMENT		1460	WHERE NEEDED	5,000.00				AS NEEDED
	SUBTOTAL-SC16P024008				40,000.00	0.00		0.00	
SC16P024009	WINDOW REPLACEMENT		1460	WHERE NEEDED	15,000.00				
ST. STEPHENS	EXTERIOR DOOR REPLACEMENT		1460	WHERE NEEDED	5,000.00				
	HEAT & AIR REPLACEMENT		1460	50				64,136.63	IN PROGRESS
	ELECTRICAL UPGRADE		1460	50				8,575.00	IN PROGRESS
	SUBTOTAL-SC16P024009				20,000.00	0.00		72,711.63	
SC16P0240011	ELECTRICAL UPGRADES		1460	AS FAR AS	75,253.00	0.00			

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ST. PAUL	SHEETROCK REPLACEMENT			FUNDS GO				
ORANGEBURG	CABINET REPLACEMENT							
	CENTRAL HEAT/AIR							
	WASHER/DRYER HOOKUPS							
	TUBS AND SURROUNDS							
	WINDOW REPLACEMENT		1460	WHERE NEEDED	15,000.00			AS NEEDED
	EXTERIOR DOOR REPLACEMENT		1460	WHERE NEEDED	5,000.00			AS NEEDED
	SUBTOTAL-SC16P0240011				95,253.00	0.00		0.00
SC16P0240013	WINDOW REPLACEMENT		1460	WHERE NEEDED	15,000.00			AS NEEDED
MONCKS	EXTERIOR DOOR REPLACEMENT		1460	WHERE NEEDED	5,000.00			AS NEEDED
CORNER	SUBTOTAL-SC16P0240013				20,000.00	0.00		0.00
SC16P024015	WINDOW REPLACEMENT		1460	WHERE NEEDED	15,000.00			AS NEEDED
HARDEEVILLE	EXTERIOR DOOR REPLACEMENT		1460	WHERE NEEDED	5,000.00			AS NEEDED
	SUBTOTAL-SC16P024015				20,000.00	0.00		0.00
SC16P024017	WINDOW REPLACEMENT		1460	WHERE NEEDED	15,000.00			AS NEEDED
ORANGEBURG-	EXTERIOR DOOR REPLACEMENT		1460	WHERE NEEDED	5,000.00			AS NEEDED
MARSHALL	SUBTOTAL-SC16P024017				20,000.00	0.00		0.00
SC16P024025	WINDOW REPLACEMENT		1460	WHERE NEEDED	15,000.00			AS NEEDED
SANTEE	EXTERIOR DOOR REPLACEMENT		1460	WHERE NEEDED	5,000.00			AS NEEDED
	SUBTOTAL-SC16P024025				20,000.00	0.00		

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Annual Statement/Performance and Evaluation Report							
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)							
Part III: Implementation Schedule				AS OF FEBRUARY 10, 2008			Federal FY of Grant: 2006
PHA Name: SOUTH CAROLINA REGIONAL HOUSING AUTHORITY NO. 3			Grant Type and Number Capital Fund Program No: SC16P02450106 Replacement Housing Factor No:				
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Fund Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-WIDE	7/18/2008			6/30/2010			
SC16P024001-FAIRFAX	7/18/2008			6/30/2010			
SC16P024002-DENMARK	7/18/2008			6/30/2010			
SC16P024003-BLACKVILLE	7/18/2008			6/30/2010			
SC16P024004-SALLEY	7/18/2008			6/30/2010			
SC16P024005-WAGENER	7/18/2008			6/30/2010			
SC16P024006-WILLISTON	7/18/2008			6/30/2010			
SC16P024007-BARNWELL	7/18/2008			6/30/2010			
SC16P024008-BRANCHVILLE	7/18/2008			6/30/2010			
SC16P024009-ST. STEPHENS	7/18/2008			6/30/2010			
SC16P024011-ORANGEBURG ST. PAUL	7/18/2008			6/30/2010			

8. Capital Fund Program Five-Year Action Plan

SC16P024013-MONCKS CORNER	7/18/2008			6/30/2010			
SC16P024015-HARDEEVILLE	7/18/2008			6/30/2010			
SC16P024017-ORANGEBURG MARSHALL	7/18/2008			6/30/2010			
SC16P024025-SANTEE	7/18/2008			6/30/2010			

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PHA Name: SOUTH CAROLINA REGIONAL HOUSING AUTHORITY NO 3	Grant Type and Number Capital Fund Program No: SC16P02450105 Replacement Housing Factor No:	Federal FY of Grant: 2005
Original Annual Statement	Reserve for Disasters/Emergencies	Revised Annual Statement
Performance and Evaluation Report for Period Ending:		AS OF FEBRUARY 11, 2008
		Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	270,000.00	270,000.00	270,000.00	270,000.00
3	1408 Management Improvements Soft Costs	85,000.00	32,730.41	32,730.41	26,930.41
	Management Improvements Hard Costs				
4	1410 Administration	95,000.00	60,000.00	60,000.00	56,450.48
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	3,000.00	0.00	0.00	
8	1440 Site Acquisition				
9	1450 Site Improvement	68,183.00	85,631.91	85,631.91	85,631.91
10	1460 Dwelling Structure	689,100.00	766,439.83	766,439.83	737,908.14
11	1465.1 Dwelling Equipment --Nonexpendable	40,000.00	32,000.00	32,000.00	28,474.16
12	1470 Nondwelling Structures	30,000.00	1,348.66	1,348.66	1,348.66
13	1475 Nondwelling Equipment	70,000.00	103,132.19	103,132.19	103,132.19
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	1,000.00	0.00	0.00	
18	1499 Development Activities				
19	1502 Contingency				

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Amount of Annual Grant: (sum of lines.....)	1,351,283	1,351,283.00	1,351,283.00	1,309,875.95
	Amount of line XX Related to LBP Activities				

8. Capital Fund Program Five-Year Action Plan

	Amount of line XX Related to Section 504 compliance	10,000	0		
	Amount of line XX Related to Security -Soft Costs				
	Amount of line XX Related to Security -Hard Costs				
	Amount of line XX Related to Energy Conversation Measures				
	Collateralization Expenses or Debt Service				

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Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: South Carolina Regional Housing			Grant Type and Number				Federal FY of 2005		
Authority No. 3			Capital Fund Program Grant No:		SC16P02450105		Grant: AS OF FEBURARU 11, 2007		
			Replacement Housing Factor Grant No:						
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
HA-WIDE	OPERATIONS		1406		270,000.00	270,000.00		270,000.00	COMPLETED
	SUBTOTAL-OPERATIONS				270,000.00	270,000.00		270,000.00	
HA-WIDE	YOUTH SPORTS, RESIDENT		1408			26,930.41		26,930.41	IN PROGRESS
	TRAINING/EMPLOYMENT,								
	SOFTWARE UPDATES								
	DRUG PREVENTION PROGRAMS								
	PRE-INSPECTION INSPECTIONS					5,800.00			IN PROGRESS
	PHYSICAL NEEDS ASSESSMENT				30,000.00	0.00			DEFERRED
	504 ASSESSMENT AND COMPLIANCE				20,000.00	0.00			DEFERRED
	SUBTOTAL-MANAGEMENT IMPROVEMENTS				50,000.00	32,730.41		26,930.41	
HA-WIDE	PREVENTATIVE MAINTENANCE		1410		95,000.00	60,000.00			IN PROGRESS
	SALARIES AND BENEFITS								
	SUBTOTAL-ADMINISTRATION				95,000.00	60,000.00		0.00	
HA-WIDE	A/E FEES		1430		1,000.00	0.00			NOT NEEDED
	PLAINING COSTS		1430		2,000.00	0.00			NOT NEEDED
	SUBTOTAL-FEES AND COSTS				3,000.00	0.00		0.00	
HA-WIDE	SITWORK/PAVING/LANDSCAPING		1450		40,000.00	68,971.71		68,971.71	COMPLETED
	SEWER REPAIR AND MAINTENANCE		1450		23,183.00	7,205.75		7,205.75	COMPLETED
	NEW SIGNS/MAIL BOXES		1450		5,000.00	5,875.00		5,875.00	COMPLETED

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	SUBTOTAL-SITE IMPROVEMENTS				68,183.00	82,052.46		82,052.46	
HA-WIDE	CYCLIC PAINTING		1460		70,000.00	123,487.21		99,795.00	IN PROGRESS
	PREVENTATIVE MAINTENANCE		1460		50,000.00	18,000.00		16,618.82	IN PROGRESS
	MATERIALS								
	EMERGENCY PLUMBING		1460		5,000.00	8,467.00		8,467.00	AS NEEDED
	REPLACEMENT OF VINYL SIDING		1460		10,000.00	0.00			DEFERRED
	PRESSURE WASHING		1460		10,000.00	10,200.00		10,200.00	COMPLETED
	TERMITE CONTROL		1460		0.00	0.00			
	SMOKE DETECTORS/GFIC		1460		0.00	0.00			
	SUBTOTAL-HA-WIDE DWELLING				145,000.00	160,154.21		135,080.82	
	STRUCTURE NEEDS								
HA-WIDE	REPLACEMENT OF APPLIANCES		1465.1		40,000.00	32,000.00		28,474.16	AS NEEDED
	SUBTOTAL-DWELLING EQUIPMENT				40,000.00	32,000.00		28,474.16	
HA-WIDE	EMERGENCY REPAIRS FOR		1470		30,000.00	1,348.66		1,348.66	AS NEEDED
	NON-DWELLING STRUCTURES								
	OFFICE REMOD								
	SUBTOTAL-NON-DWELLING				30,000.00	1,348.66		1,348.66	
	STRUCTURES								
HA-WIDE	2 MAINTENANCE VEHICLES &		1475		40,000.00	9,463.57		9,463.57	COMPLETED
	OTHER TOOLS								
	COMPUTER HARDWARE		1475		30,000.00	97,568.62		97,568.62	COMPLETED
	SUBTOTAL-NON-DWELLING				70,000.00	107,032.19		107,032.19	
	EQUIPMENT								
HA-WIDE	RELOCATION ACTIVITIES		1495.1		1,000.00	0.00			NOT NEEDED
	SUBTOTAL-RELOCATION				1,000.00	0.00		0.00	
	ACTIVITIES								
SC16P024001	BEGIN FLOOR TILE REPLACEMENT		1460	WHERE NEEDED	0.00	0.00			DEFERRED
FAIRFAX	WINDOW REPLACEMENT		1460	WHERE NEEDED	0.00	0.00			DEFERRED
	REPLACE TUB		1460	1		300.00			COMPLETED

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	BEGIN TILE REPLACEMENT		1460	WHERE NEEDED	0.00	0.00		DEFERRED
	SUBTOTAL-SC16P024001				0.00	300.00	0.00	
SC16P024002	BEGIN VINYL SIDING		1460	WHERE NEEDED	0.00	0.00		DEFERRED
DENMARK	COMPLETE BATHROOM REMOD		1460	WHERE NEEDED	0.00	0.00		DEFERRED
	TERMITE TREATMENT		1460	80		8,000.00	8,000.00	COMPETED
	SUBTOTAL-SC16P024002				0.00	8,000.00	0.00	
SC16P024003	INSTALL MAILBOXES		1460		0.00	0.00		NOT NEEDED
BLACKVILLE								
	SUBTOTAL-SC16P024003				0.00	0.00	0.00	
SC16P024004	ELECTRICAL UPGRADE		1460	20				DEFFERED
SALLEY	SUBTOTAL-SC16P024004				0.00	0.00	0.00	
SC16P024005	ELECTRICAL UPGRADE		1460	26	40,000.00	0.00		DEFERRED
	BEGIN BATHROOM REMOD		1460					DEFERRED
WAGENER	SUBTOTAL-SC16P024005				40,000.00	0.00	0.00	
SC16P024006	ELECTRICAL UPGRADE		1460	80	50,000.00	90,283.66	90,283.66	COMPLETED
WILLISTON	BEG HEAT & AIR REPLACEMENT		1460			1,094.42	1,094.42	CONT 501-06
	SUBTOTAL-SC16P024006				50,000.00	91,378.08	91,378.08	
SC16P024007	INSTALL OR REPALCE CUT-OFF		1460	100	0.00	0.00		DEFERRED
BARNWELL	VALVE/SUPPLY LINES ON WATER							
	SYSTEMS							
	FINISH INSTALLATION OF CABINETS		1460	100	99,000.00	153,099.88	153,099.88	COMPLETED
	SUBTOTAL-SC16P024007				99,000.00	153,099.88	153,099.88	
SC16P024008	REPLACE WATER HEATERS		1460	30	0.00	0.00		DEFERRED
BRANCHVILLE	ENCLOSE CLOSET DOORS		1460		0.00	0.00		DEFERRED
	BEGIN INTERIOR DOOR UNITS		1460		0.00	0.00		DEFERRED
	REPLACE CABINETS		1460			1,825.32	1,825.32	COMPLETED
	ROOF REPLACEMENT		1460			39,083.07	39,083.07	COMPLETED
	SUBTOTAL-SC16P024008				0.00	40,908.39	40,908.39	

8. Capital Fund Program Five-Year Action Plan

SC16P024009	ELECTRICAL MAST UPGRADE		1460	50	40,000.00	0.00			CONT 501-06
ST. STEPHENS	INSTALL VINYL SIDING		1460		0.00	0.00			DEFERRED
	FINISH HEAT AND AIR UPGRADE		1460	50	73,000.00	2,956.70		2,956.70	CONT 501-06
	SUBTOTAL-SC16P024009				113,000.00	2,956.70		2,956.70	
SC16P0240011	BEGIN ROOFING AND		1460		0.00	0.00			DEFERRED
ST. PAUL	ELECTRICAL UP-GRADE								
	REPLACED TUB/SURROUNDS		1460			650.00		650.00	
	SUBTOTAL-SC16P0240011				0.00	650.00		650.00	
SC16P0240013	REPAIR CLEANOUT LOCATIONS		1460		0.00	0.00			
MONCKS	INSTALL REAR STOOP SUPPORT		1460		0.00	0.00			
CORNER	SYSTEMS								
	ELECTRICAL UPGRADE		1460			9,000.00		7,546.32	IN PROGRESS
	FINISH HEAT AND AIR UPGRADE		1460	78	108,700.00	108,700.00		102,795.38	IN PROGRESS
	SUBTOTAL-SC16P0240013				108,700.00	117,700.00		110,341.70	
SC16P024015	BEGIN VINYL SIDING		1460		0.00	0.00			
HARDEEVILLE	INSTALL MAIL BOXES AND KIOSK		1450		2,500.00	3,579.45		3,579.45	COMPLETED
	SUBTOTAL-SC16P024015				2,500.00	3,579.45		3,579.45	
SC16P024017	BEGIN INSTALLING NEW CABINETS		1460	WHERE NEEDED	40,000.00	116,512.26		116,512.26	COMPLETED
ORANGEBURG-	REPAIR WINDOWS		1460	WHERE NEEDED	0.00	0.00			DEFERRED
MARSHALL									
	SUBTOTAL-SC16P024017				40,000.00	116,512.26		116,512.26	
SC16P024025	INSTALL NEW INTERIOR DOOR		1460	WHERE NEEDED	0.00	0.00			
SANTEE	UNITS								
	INSTALL NEW EXTERIOR LIGHTS		1460	WHERE NEEDED	0.00	0.00			
	FINISH HEAT AND AIR UPGRADE		1460	50	90,900.00	74,780.31		74,780.31	COMPLETED
	SUBTOTAL-SC16P024025				90,900.00	74,780.31		74,780.31	

8. Capital Fund Program Five-Year Action Plan

Annual Statement/Performance and Evaluation Report							
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)							
Part III: Implementation Schedule							
PHA Name: SOUTH CAROLINA REGIONAL HOUSING AUTHORITY NO. 3 P&E 4/15/06			Grant Type and Number Capital Fund Program No: SC16P02450105 Replacement Housing Factor No:			Federal FY of Grant: 2005 BUDGET REVISION 1 1/10/2007	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Fund Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-WIDE	09/16/07			9/16/2009			
SC16P024001-FAIRFAX	09/16/07			9/16/2009			
SC16P024002-DENMARK	09/16/07			9/16/2009			
SC16P024003-BLACKVILLE	09/16/07			9/16/2009			
SC16P024004-SALLEY	09/16/07			9/16/2009			
SC16P024005-WAGENER	09/16/07			9/16/2009			
SC16P024006-WILLISTON	09/16/07			9/16/2009			
SC16P024007-BARNWELL	09/16/07			9/16/2009			
SC16P024008-BRANCHVILLE	09/16/07			9/16/2009			
SC16P024009-ST. STEPHENS	09/16/07			9/16/2009			
SC16P024011-ORANGEBURG ST. PAUL	09/16/07			9/16/2009			
SC16P024013-MONCKS CORNER	09/16/07			9/16/2009			

8. Capital Fund Program Five-Year Action Plan

SC16P024015-HARDEEVILLE	09/16/07			9/16/2009			
SC16P024017-ORANGEBURG	09/16/07			9/16/2009			
MARSHALL							
SC16P024025-SANTEE	09/16/07			9/16/2009			