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

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

**Streamlined Annual
Version**

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

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

Streamlined Annual PHA Plan for Fiscal Year: 2008_

PHA Name:

Housing Authority of Florence

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



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Streamlined Annual PHA Plan Agency Identification

PHA Name: Housing Authority of Florence **HA Number:** SC027

PHA Fiscal Year Beginning: (mm/yyyy) 10/2008

PHA Programs Administered:

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

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

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

PHA Plan Contact Information:

Name: Cynthia W. Williams, Executive Director Phone: 843-669-4163
 TDD: 1-800-735-8583 Email (if available): cwwilliams@HAFSC.org

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

If yes, select all that apply:

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

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

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



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

Table of Contents
[24 CFR 903.7(r)]

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

A. PHA PLAN COMPONENTS

- 1. Site-Based Waiting List Policies
903.7(b)(2) Policies on Eligibility, Selection, and Admissions
- 2. Capital Improvement Needs
903.7(g) Statement of Capital Improvements Needed
- 3. Section 8(y) Homeownership
903.7(k)(1)(i) Statement of Homeownership Programs
- 4. Project-Based Voucher Programs
- 5. PHA Statement of Consistency with Consolidated Plan. Complete only if PHA has changed any policies, programs, or plan components from its last Annual Plan.
- 6. Supporting Documents Available for Review
- 7. Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report
- 8. Capital Fund Program 5-Year Action Plan
- 9. Demolition and Disposition (See Attachment SC027a01)
- 10. Conversion of Property from Elderly/Handicap to Elderly ONLY
(See Attachment SC027b01)

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

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

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

- Form HUD-50070, Certification for a Drug-Free Workplace;**
- Form HUD-50071, Certification of Payments to Influence Federal Transactions;** and
- Form SF-LLL & SF-LLL a, Disclosure of Lobbying Activities.**

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

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

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

A. Site-Based Waiting Lists-Previous Year

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

Site-Based Waiting Lists				
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics
	06-07-07		01-22-08	
Royal Gardens		White= 7	White= 1	-85.71 %
SC 27-1		Black= 93	Black= 27	-70.97 %
Florence, SC		Hispanic= 2	Hispanic= 0	-100.00 %
		Disabled= 5	Disabled= 6	20.00 %
Pine Park/Clyde Crt		White= 4	White= 4	0.00 %
SC 27-2		Black= 31	Black= 26	-16.13 %
Florence, SC		Hispanic= 0	Hispanic= 0	0.00 %
		Disabled= 12	Disabled= 21	75.00 %
ChurchHill		White= 8	White= 5	-37.50 %
SC 27-3		Black= 138	Black= 69	-50.00 %
Florence, SC		Hispanic= 2	Hispanic= 0	-100.00 %
		Disabled= 3	Disabled= 9	200.00 %
Oakland Place		White= 6	White= 1	-83.33 %
SC 27-4		Black= 115	Black= 65	-43.48 %
Florence, SC		Hispanic= 2	Hispanic= 0	-100.00 %
		Disabled= 1	Disabled= 5	400.00 %
Waverly Acres		White= 6	White= 2	-66.67 %
SC 27-5		Black= 100	Black= 47	-53.00 %
Florence, SC		Hispanic= 2	Hispanic= 0	-100.00 %
		Disabled= 2	Disabled= 6	200.00 %
Bridgeland Apts.		White= 2	White= 0	-100.00 %
SC 27-10		Black= 48	Black= 19	-60.42 %
Timmons ville, SC		Hispanic= 1	Hispanic= 0	-100.00 %

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		Disabled= 1	Disabled= 0	-100.00 %
Parkview Plaza		White= 8	White= 8	0.00 %
SC 27-11		Black= 148	Black= 91	-38.51 %
Florence, SC		Hispanic= 2	Hispanic= 0	-100.00 %
		Disabled= 6	Disabled= 5	-16.67 %
Creekside Village		White= 10	White= 3	-70.00 %
SC 27-12		Black= 29	Black= 4	-86.21 %
Florence, SC		Hispanic= 0	Hispanic= 0	0.00 %
		Disabled= 11	Disabled= 4	-63.64 %
Scattered Houses		White= 9	White= 5	-44.44 %
SC 27-20		Black= 134	Black= 21	-84.33 %
Florence, SC		Hispanic= 2	Hispanic= 0	-100.00 %
		Disabled= 2	Disabled= 1	-50.00 %
Pine Acres		White= 1	White= 0	-100.00 %
SC 27-21		Black= 37	Black= 7	-81.08 %
Pamplico, SC		Hispanic= 0	Hispanic= 0	0.00 %
		Disabled= 3	Disabled= 0	-100.00 %
Lakota Place		White= 3	White= 1	-66.67 %
SC 27-28		Black= 26	Black= 8	-69.23 %
Florence, SC		Hispanic= 0	Hispanic= 0	0.00 %
		Disabled= 3	Disabled= 3	0.00 %

2. What is the number of site based waiting list developments to which families may apply at one time? 2
3. How many unit offers may an applicant turn down before being removed from the site-based waiting list? 2
4. Yes No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

B. Site-Based Waiting Lists – Coming Year

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

1. How many site-based waiting lists will the PHA operate in the coming year? 11

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- 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? 2
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) (Central Admissions Office for now)

2. Capital Improvement Needs

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

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

A. Capital Fund Program

1. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 7 and 8 of this template (Capital Fund Program tables). If no, skip to B. (See Attachment SC027c01, SC027d01, SC027e01, SC027f01, SC027g01, SC027h01)
2. Yes No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

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

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

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

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

3. Yes No: Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year? We expect to apply in ø8 or ø9 based on the results of our preliminary study.
If yes, list development name(s) below: Royal Gardens, Waverly Acres
4. Yes No: Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below: To be determined based on our preliminary study for Royal Gardens and Waverly Acres.
5. Yes No: Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:

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

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

2. Program Description:

a. Size of Program

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

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



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ship program will not exceed 20% of units allocated. To-
a closing.

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:

(1) The head-of-household, spouse, or adult family member is required to earn a gross annual income of \$15,000 per year, except in case of an elderly or disabled family.

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

(1) Identify participants based on income eligibility and credit worthiness.

(2) The Housing Authority will provide pre-purchase counseling to determine mortgage readiness and implement an action plan for individuals not currently mortgage ready.

(3) Post-purchase counseling will be provided to on-going active participants.

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

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

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

Partners:

RBC Centura Bank ó founded November 2, 1990

Wachovia Bank ó founder 1879

Demonstrating that it has other relevant experience (list experience below):

Two (2) certified Housing counselors on staff

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4. Use of the Project-Based Voucher Program

Intent to Use Project-Based Assistance

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

1. Yes No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option? If yes, check which circumstances apply:
 - low utilization rate for vouchers due to lack of suitable rental units
 - access to neighborhoods outside of high poverty areas
 - other (describe below:)
2. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

5. PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

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

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



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jurisdiction supports the PHA Plan with the following
(describe below)

The City of Florence Consolidated Plan goals are consistent with the Housing Authority goals as follows:

- ◆ To provide decent affordable housing for either ownership or rent for low and moderate income families
- ◆ Improvement to the physical infrastructure in neighborhoods.
- ◆ Provision of community services in low income areas.
- ◆ Provide shelter to the homeless.
- ◆ The elimination of conditions that are detrimental to health, safety, and public welfare.

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

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

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

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



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Attachment Documents Available for Review

	Attachment Document	Related Plan Component
Display	pursuant to an opinion of counsel on file and available for inspection.	Identification and Annual Management and Operations



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Change from original 5-Year Plan 2005-2009

Demolition and Disposition

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

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

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

Demolition/Disposition Activity Description
1a. Development name: Scattered Sites, Clyde Court 1b. Development (project) number: AMP 27-20
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(27-20, planned for 2008 and later)</u>
5. Number of units affected: 2-15
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development(s) <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity: We will be working on these applications as time permits.



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ATTACHMENT SC027b01

The Housing Authority of Florence proposes to change the designation of our property known as Creekside Village (Old project number SC027-12, New AMP number is also SC027-12) from Elderly/Handicap TO Elderly only.

We plan to start this process within this period and will progress as time permits and within HUD's guidelines. Preliminary work will be done to determine if the Housing Authority needs to change the designation of our property.



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ment/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: SC027 Housing Authority of Florence		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:		Federal FY of Grant: Capital Fund Borrowing Resolution	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 04) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/08 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration	\$6,485.83	\$6,485.83	\$6,485.83	\$6,485.83
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$172,728.49	\$172,728.49	\$172,728.49	\$172,728.49
8	1440 Site Acquisition				
9	1450 Site Improvement	\$600,000.00	\$626,723.65	\$626,723.65	0
10	1460 Dwelling Structures	\$3,579,502.57	\$3,609,446.92	\$3,609,446.92	\$3,443,683.07
11	1465.1 Dwelling Equipmentô Nonexpendable	\$27,994.77	\$28,095.57	\$28,095.57	\$28,095.57
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service	\$433,427.54	\$433,427.54	\$433,427.54	\$433,427.54



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Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: SC027 Housing Authority of Florence	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:	Federal FY of Grant: Capital Fund Borrowing Resolution
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no: 04)
 Performance and Evaluation Report for Period Ending: 3/31/08
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	1502 Contingency	\$56,768.80	0	0	0
21	Amount of Annual Grant: (sum of lines 2-20)	\$4,876,908.00	\$4,876,908.00	\$4,876,908.00	\$4,084,420.50
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 Compliance				
24	Amount of line 21 Related to Security óSoft Costs				
25	Amount of line 21 Related to Security-- Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	\$3,297,492.87	\$3,328,062.02	\$3,328,062.02	\$3,181,507.02

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: SC027 Housing Authority of Florence		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:				Federal FY of Grant: Capital Fund Borrowing Resolution		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide Administration	Advertising Costs	1410	N/A	\$6,485.83	\$6,485.83	\$6,485.83	\$6,485.83	Complete
HA Wide Fees/Costs	1) A&E Services (HVAC)	1430	1 A&E	\$92,500.00	\$92,500.00	\$92,500.00	\$92,500.00	Complete
	2) Loan Costs of Issuance	1430	N/A	\$77,833.05	\$77,833.05	\$77,833.05	\$77,833.05	Complete
	3) Reproduction Costs	1430	N/A	\$2,395.44	\$2,395.44	\$2,395.44	\$2,395.44	Complete
27-1 R. Gardens	Cable TV/Computer Wiring	1460	50 Units	\$28,750.00	\$28,750.00	\$28,750.00	\$9,721.15	Work in Progress
27-2 Church Hill/Oakland/Waverly/Pine/Clyde	1) Site & Parking Lots/Sidewalks	1450	1 Site	\$600,000.00	\$626,723.65	\$626,723.65	0	Work in Progress
	2) Replacement Windows	1460	316 Units	\$816,513.10	\$816,513.10	\$816,513.10	\$816,513.10	Complete
	3) A/C Knockout Panels	1460	230 Units	\$13,565.00	\$13,565.00	\$13,565.00	\$13,565.00	Complete
	4) Bathroom Vanity Tops	1460	166 units	\$96,104.47	\$95,580.37	\$95,580.37	\$95,400.37	Contract Closeout
	5) Cable TV/Computer Wiring	1460	336 Units	\$185,150.00	\$185,150.10	\$185,150.10	\$185,150.10	Complete
27-9 Scattered Houses	1) HVAC Heat Pumps	1460	10 Units	\$89,591.00	\$89,591.00	\$89,591.00	\$89,591.00	Complete
	2) Exterior Doors	1460	10 Units	\$12,687.00	\$12,687.00	\$12,687.00	\$12,687.00	Complete
27-10 Bridgeland	HVAC Heat Pumps	1460	50 Units	\$410,860.00	\$410,860.00	\$410,860.00	\$410,860.00	Complete
27-20 Scattered Houses	1) HVAC Heat Pumps	1460	32 Units	\$296,222.00	\$296,222.00	\$296,222.00	\$296,222.00	Complete
	2) Exterior Doors	1460	32 Units	\$49,165.00	\$49,165.00	\$49,165.00	\$49,165.00	Complete
27-21 Pine Acres	HVAC Heat Pumps	1460	40 Units	\$298,460.00	\$298,460.00	\$298,460.00	\$298,460.00	Complete
27-24 Scattered Houses	1) HVAC Heat Pumps	1460	28 Units	\$266,542.00	\$266,542.00	\$266,542.00	\$266,542.00	Complete
	2) Exterior Doors	1460	28 Units	\$44,408.00	\$44,408.00	\$44,408.00	\$44,408.00	Complete
27-25 Scattered Houses	1) HVAC Heat Pumps	1460	50 Units	\$458,052.00	\$458,052.00	\$458,052.00	\$458,052.00	Complete
	2) Exterior Doors	1460	50 Units	\$79,300.00	\$79,300.00	\$79,300.00	\$26,653.35	Work in Progress
27-27 Scattered Houses	1) HVAC Heat Pumps	1460	40 Units	\$370,693.00	\$370,693.00	\$370,693.00	\$370,693.00	Complete
	2) Exterior Doors	1460	40 Units	\$63,440.00	\$93,908.35	\$93,908.35	0	Work in Progress



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Evaluation Report

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

Part II: Supporting Pages

PHA Name: SC027 Housing Authority of Florence		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:				Federal FY of Grant: Capital Fund Borrowing Resolution		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide Dwelling Equip.	Appliances	1465	90 Units	\$27,994.77	\$28,095.57	\$28,095.57	\$28,095.57	Complete
Debt Service	1) Debt Service Reserve Fund	1501	N/A	\$374,716.95	\$374,716.95	\$374,716.95	\$374,716.95	Complete
	2) Capitalized Interest	1501	N/A	\$58,710.59	\$58,710.59	\$58,710.59	\$58,710.59	Complete
HA Wide Contingency	Contingency	1502	N/A	\$56,768.80	0	0	0	Obligated/Expended in other BLI's



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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

PHA Name: SC027 Housing Authority of Florence		Grant Type and Number Capital Fund Program No: Replacement Housing Factor No:				Federal FY of Grant: Capital Fund Borrowing Resolution	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA Wide Administration	4/25/08		9/30/07	4/25/10		12/31/07	
HA Wide Fees/Costs	4/25/08		9/30/07	4/25/10		3/31/08	
27-1 R. Gardens	4/25/08		9/30/07	4/25/10			
27-2 Church Hill/ Oakland/Waverly/ Pine/Clyde	4/25/08		12/31/07	4/25/10			
27-9 Scattered Houses	4/25/08		9/30/07	4/25/10		3/31/08	
27-10 Bridgeland	4/25/08		9/30/06	4/25/10		3/31/08	
27-20 Scattered Houses	4/25/08		9/30/07	4/25/10		3/31/08	
27-21 Pine Acres	4/25/08		9/30/06	4/25/10		9/30/07	
27-24 Scattered Houses	4/25/08		9/30/07	4/25/10		3/31/08	
27-25 Scattered Houses	4/25/08		9/30/07	4/25/10			
27-27 Scattered Houses	4/25/08		9/30/07	4/25/10			
HA Wide Dwelling Equipment	4/25/08		12/31/07	4/25/10		3/31/08	
HA Wide Debt Service	4/25/08		6/30/06	4/25/10		12/31/07	
HA Wide Contingency	4/25/08		3/31/08	4/25/10		3/31/08	



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Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of Florence		Grant Type and Number Capital Fund Program Grant No: SC16P02750105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/08 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$162,935		\$162,935	\$162,935
3	1408 Management Improvements	\$113,000		\$113,000	\$113,000
4	1410 Administration	\$91,796		\$91,796	\$91,796
5	1411 Audit	\$1,500		\$1,500	\$1,000
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$44,210		\$44,210	\$44,210
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$522,927		\$522,927	\$522,927
11	1465.1 Dwelling Equipment Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				



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Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Housing Authority of Florence		Grant Type and Number Capital Fund Program Grant No: SC16P02750105 Replacement Housing Factor Grant No:		Federal FY of Grant: 2005	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/08 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	1502 Contingency				
21	9000 Capital Fund Borrowing Debt Service	\$374,717		\$374,717	\$249,811
22	Amount of Annual Grant: (sum of lines 2-20)	\$1,311,085		\$1,311,085	\$1,185,679
23	Amount of line 21 Related to LBP Activities				
24	Amount of line 21 Related to Section 504 Compliance				
25	Amount of line 21 Related to Security óSoft Costs				
26	Amount of line 21 Related to Security-- Hard Costs	\$3,000		\$3,000	\$3,000
27	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Housing Authority of Florence		Grant Type and Number Capital Fund Program Grant No: SC16P02750105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide Operations	Operations	1406	N/A	\$162,935		\$162,935	\$162,935	Complete
HA Wide Management	1) Security Patrols	1408	1 Officer	\$3,000		\$3,000	\$3,000	Complete
	2) Maintenance PM Program	1408	3 Staff	\$110,000		\$110,000	\$110,000	Complete
HA Wide Administration	1) Staff Salary/Benefit Prorate	1410	3 Staff	\$90,000		\$90,000	\$90,000	Complete
	2) IFB/RFP Advertising Costs	1410	N/A	\$1,796		\$1,796	\$1,796	Complete
HA Wide Audit	CFP Audit Costs	1411	4 Year	\$1,500		\$1,500	\$1,000	Ongoing Expenditure
HA Wide Fees/Costs	1) Inspection Services for CFP Work	1430	1 Staff	\$35,000		\$35,000	\$35,000	Complete
	2) Inspection Services for PM Program	1430	1 Firm	\$7,960		\$7,960	\$7,960	Complete
	3) Environmental Reviews	1430	1 Firm	\$1,250		\$1,250	\$1,250	Complete
27-10 Bridgeland	Exterior Window Shutters	1460	23 Bldg	\$4,172		\$4,172	\$4,172	Complete
27-11 Parkview	Exterior Window Shutters	1460	17 Bldg	\$3,240		\$3,240	\$3,240	Complete
27-12 Creekside	1) Kitchen Cabinets	1460	100 Units	\$338,172		\$338,172	\$338,172	Complete
	2) Bathroom Vanity Tops	1460	100 Units	\$70,591		\$70,591	\$70,591	Complete
	3) Closet Folding Doors	1460	100 Units	\$106,752		\$106,752	\$106,752	Complete
Debt Service	Capital Fund Borrowing Debt Service	9000	1 Year	\$374,717		\$374,717	\$249,811	Ongoing Expenditure



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Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of Florence		Grant Type and Number Capital Fund Program Grant No: SC16P02750106 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 02) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/08 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$120,800	\$120,800	\$120,800	\$120,800
3	1408 Management Improvements	\$113,000	\$3,000	\$3,000	\$3,000
4	1410 Administration	\$94,329	\$92,725	\$92,725	\$92,725
5	1411 Audit	\$1,500	\$1,500	\$1,500	\$500
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$51,810	\$52,062	\$52,062	\$52,062
8	1440 Site Acquisition				
9	1450 Site Improvement	0	\$225,154	\$225,154	0
10	1460 Dwelling Structures	\$158,000	\$169,991	\$169,991	\$153,840
11	1465.1 Dwelling Equipmentô Nonexpendable				
12	1470 Nondwelling Structures	\$265,700	\$239,731	\$239,731	\$232,715
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				



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Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Housing Authority of Florence		Grant Type and Number Capital Fund Program Grant No: SC16P02750106 Replacement Housing Factor Grant No:		Federal FY of Grant: 2006	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 02) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/08 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	1502 Contingency				
21	9000 Capital Fund Borrowing Debt Service	\$374,717	\$374,717	\$374,717	0
22	Amount of Annual Grant: (sum of lines 2-21)	\$1,179,856	\$1,279,680	\$1,279,680	\$655,642
23	Amount of line 21 Related to LBP Activities				
24	Amount of line 21 Related to Section 504 Compliance				
25	Amount of line 21 Related to Security óSoft Costs				
26	Amount of line 21 Related to Security-- Hard Costs	\$3,000	\$3,000	\$3,000	\$3,000
27	Amount of line 21 Related to Energy Conservation Measures	0	\$16,151	\$16,151	0

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: Housing Authority of Florence		Grant Type and Number Capital Fund Program Grant No: SC16P02750106 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide Operations	Operations	1406	N/A	\$120,800	\$120,800	\$120,800	\$120,800	Complete
HA Wide Management	1) Security Patrols	1408	1 Officer	\$3,000	\$3,000	\$3,000	\$3,000	Complete
	2) Maintenance PM Program	1408	3 Staff	\$110,000	0	0	0	Delete BLI
HA Wide Administration	1) Staff Salary/Benefit Prorate	1410	3 Staff	\$90,000	\$90,000	\$90,000	\$90,000	Complete
	2) IFB/RFP Advertising Costs	1410	N/A	\$4,329	\$2,725	\$2,725	\$2,725	Complete
HA Wide Audit	CFP Audit Costs	1411	4 Year	\$1,500	\$1,500	\$1,500	\$500	Ongoing Expenditure
HA Wide Fees/Costs	1) Inspection Services for CFP Work	1430	1 Staff	\$42,400	\$42,000	\$42,000	\$42,000	Complete
	2) Inspection Services for PM Program	1430	1 Firm	\$7,910	\$7,910	\$7,910	\$7,910	Complete
	3) Reproduction Costs	1430	N/A	\$1,500	\$2,152	\$2,152	\$2,152	Complete
27-1 Royal	AMC Renovation	1470	1 Bldg	\$25,000	\$23,733	\$23,733	\$16,717	Contract Closeout
27-2 Church Hill/ Oakland/Waverly/ Pine/Clyde	1) Washer Connection Box Panels	1460	236 Units	\$110,000	\$107,085	\$107,085	\$107,085	Complete
	2) AMC Renovation (Pine)	1470	1 Bldg	\$30,000	\$36,336	\$36,336	\$36,336	Complete
	3) AMC Renovation (Clyde)	1470	1 Bldg	\$30,000	\$31,828	\$31,828	\$31,828	Complete
	4) AMC Renovation (Church Hill)	1470	1 Bldg	\$30,000	\$29,674	\$29,674	\$29,674	Complete
	5) Site ó Parking Lots/Sidewalks	1450	1 Site	0	\$225,154	\$225,154	0	Shift From 5 Yr Plan
27-10 Bridgeland	1) Washer Connection Box Panels	1460	50 Units	\$19,000	\$18,853	\$18,853	\$18,853	Complete
	2) AMC Renovation	1470	1 Bldg	\$55,175	\$55,175	\$55,175	\$55,175	Complete
	3) Maintenance Storage Building	1470	1 Bldg	\$19,525	\$17,025	\$17,025	\$17,025	Complete
	4) Aluminum Replacement Windows	1460	50 Units	0	\$16,151	\$16,151	0	Shift From 501-07
27-11 Parkview	1) Washer Connection Box Panels	1460	34 Units	\$13,000	\$12,820	\$12,820	\$12,820	Complete
	2) AMC Renovation	1470	1 Bldg	\$10,000	\$10,000	\$10,000	\$10,000	Complete



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Evaluation Report

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

Part II: Supporting Pages

PHA Name: Housing Authority of Florence		Grant Type and Number Capital Fund Program Grant No: SC16P02750106 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
27-12 Creekside	AMC Renovation	1470	1 Bldg	\$42,000	\$35,960	\$35,960	\$35,960	Complete
27-21 Pine Acres	1) Washer Connection Box Panels	1460	40 Units	\$16,000	\$15,082	\$15,082	\$15,082	Complete
	2) AMC Renovation	1470	1 Bldg	\$5,000	0	0	0	Delete Work Item
	3) Maintenance Storage Building	1470	1 Bldg	\$19,000	0	0	0	Delete Work item
Debt Service	CFP Bond Debt Service	9000	1 Year	\$374,717	\$374,717	\$374,717	0	Ongoing Expenditure



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Evaluation Report

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

Part III: Implementation Schedule

PHA Name: Housing Authority of Florence		Grant Type and Number Capital Fund Program No: SC16P02750106 Replacement Housing Factor No:					Federal FY of Grant: 2006	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
HA Wide Operations	7/17/08		9/30/06	7/17/10		6/30/07		
HA Wide Management	7/17/08		9/30/06	7/17/10		3/31/07		
HA Wide Administration	7/17/08		3/31/08	7/17/10		3/31/08		
HA Wide Audit Costs	7/17/08		9/30/06	7/17/10				
HA Wide Fees/Costs	7/17/08		9/30/06	7/17/10		3/31/08		
27-1 Royal	7/17/08		3/31/08	7/17/10				
27-2 Church Hill/ Oakland/Waverly/ Pine/Clyde	7/17/08		3/31/08	7/17/10				
27-10 Bridgeland	7/17/08		12/31/07	7/17/10				
27-11 Parkview	7/17/08		3/31/07	7/17/10		12/31/07		
27-12 Creekside	7/17/08		6/30/07	7/17/10		9/30/07		
27-21 Pine Acres	7/17/08		3/31/07	7/17/10		12/31/07		
Debt Service	7/17/08		9/30/06	7/17/10				



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Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of Florence		Grant Type and Number Capital Fund Program Grant No: SC16P02750107 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 02) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/08 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$117,000	\$117,000	\$117,000	\$117,000
3	1408 Management Improvements	\$28,025	\$28,025	\$13,039	\$11,764
4	1410 Administration	\$112,552	\$111,113	\$110,725	\$725
5	1411 Audit	\$1,500	\$1,500	\$1,500	0
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$133,868	\$135,438	\$133,938	\$38,108
8	1440 Site Acquisition				
9	1450 Site Improvement	\$38,000	\$25,000	0	0
10	1460 Dwelling Structures	\$445,040	\$396,379	\$388,859	\$3,040
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures	0	\$30,000	\$26,400	0
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service	\$374,717	\$374,717	\$374,717	0



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Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Housing Authority of Florence	Grant Type and Number Capital Fund Program Grant No: SC16P02750107 Replacement Housing Factor Grant No:	Federal FY of Grant: 2007
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no: 02)
 Performance and Evaluation Report for Period Ending: 3/31/08
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	1502 Contingency	\$11,000	\$42,530	0	0
21	Amount of Annual Grant: (sum of lines 2-20)	\$1,261,702	\$1,261,702	\$1,166,178	\$170,637
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 Compliance				
24	Amount of line 21 Related to Security óSoft Costs				
25	Amount of line 21 Related to Security-- Hard Costs	\$41,025	\$3,025	\$3,025	\$2,544
26	Amount of line 21 Related to Energy Conservation Measures	\$392,000	\$375,849	\$375,849	0

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

PHA Name: Housing Authority of Florence		Grant Type and Number Capital Fund Program Grant No: SC16P02750107 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide Operations	Operations	1406	N/A	\$117,000	\$117,000	\$117,000	\$117,000	Complete
HA Wide Management	1) Security Patrols	1408	1 Officer	\$3,025	\$3,025	\$3,025	\$2,544	Ongoing Expenditure
	2) Computer Software	1408	N/A	\$25,000	\$25,000	\$10,014	\$9,220	Ongoing Expenditure
HA Wide Administration	1) IFB/RFP Advertising Costs	1410	N/A	\$2,552	\$1,113	\$725	\$725	Obligate as Needed
	2) CFP Management Fee	1410	N/A	\$110,000	\$110,000	\$110,000	0	Staff in Place
HA Wide Audit	CFP Audit Costs	1411	4 Year	\$1,500	\$1,500	\$1,500	0	Contract Signed
HA Wide Fees/Costs	1) Annual UPCS Inspections	1430	1 Firm	\$8,100	\$7,970	\$7,970	0	Contract Signed
	2) Construction Inspection Costs	1430	3 Staff	\$125,768	\$125,768	\$125,768	\$37,908	Staff in Place
	3) Reproduction Costs	1430	N/A	0	\$1,500	0	0	Obligate as Needed
	4) Engineering Services	1430	1 Firm	0	\$200	\$200	\$200	Complete
27-1 R. Gardens	Steel Security Fence	1450	1 Site	\$38,000	0	0	0	Delete Work Item
27-3 Church Hill	Site ó Parking Lots/Sidewalks	1450	1 Site	0	25,000	0	0	Shift From 5 Year Plan
27-10 Bridgeland	Aluminum Replacement Windows	1460	50 Units	\$151,500	\$135,349	\$135,349	0	Construction Phase
27-11 Parkview	1) Aluminum Replacement Windows	1460	60 Units	\$106,500	\$106,500	\$106,500	0	Construction Phase
	2) Gutters & Downspouts	1460	9 Bldgs	\$25,000	\$2,490	\$2,490	0	Contract Signed
	3) HVAC / Mechanical Upgrade	1460	26 Units	0	\$5,000	0	0	Shift From 5 Year Plan
27-20 Houses	Roofing	1460	1 Bldg	\$25,000	\$10,000	\$7,480	0	Contract Signed
27-21 Pine Acres	Aluminum Replacement Windows	1460	40 Units	\$134,000	\$134,000	\$134,000	0	Construction Phase
27-28 Lakota	Termite Protection	1460	4 Bldgs	\$3,040	\$3,040	\$3,040	\$3,040	Complete
HA Wide Non-Dwell Structures	Roofing	1470	1 Bldg	0	\$30,000	\$26,400	0	Contract Signed



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Evaluation Report

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

Part II: Supporting Pages

PHA Name: Housing Authority of Florence		Grant Type and Number Capital Fund Program Grant No: SC16P02750107 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide Debt Service	CFP Bond Debt Service	1501	N/A	\$374,717	\$374,717	\$374,717	0	Ongoing Expenditure
HA Wide Contingency	Contingency	1502	N/A	\$11,000	\$42,530	0	0	Obligate as Needed



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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

PHA Name: Housing Authority of Florence		Grant Type and Number Capital Fund Program No: SC16P02750107 Replacement Housing Factor No:				Federal FY of Grant: 2007	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA Wide Operations	9/12/09		9/30/07	9/12/11		3/31/08	
HA Wide Management	9/12/09			9/12/11			
HA Wide Administration	9/12/09			9/12/11			
HA Wide Audit	9/12/09		9/30/07	9/12/11			
HA Wide Fees/Costs	9/12/09			9/12/11			
27-3 Church Hill	9/12/09			9/12/11			
27-10 Bridgeland	9/12/09		12/31/07	9/12/11			
27-11 Parkview	9/12/09			9/12/11			
27-20 Houses	9/12/09			9/12/11			
27-21 Pine Acres	9/12/09		12/31/07	9/12/11			
27-28 Lakota	9/12/09		3/31/08	9/12/11		3/31/08	
HA Wide Non-Dwelling Structures	9/12/09			9/12/11			
HA Wide Debt Service	9/12/09		9/30/07	9/12/11			
HA Wide Contingency	9/12/09			9/12/11			



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Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of Florence		Grant Type and Number Capital Fund Program Grant No: SC16P02750108 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$117,000			
3	1408 Management Improvements	\$3,000			
4	1410 Administration	\$112,828			
5	1411 Audit	\$1,500			
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$150,368			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$5,000			
10	1460 Dwelling Structures	\$458,000			
11	1465.1 Dwelling Equipment - Nonexpendable	\$41,000			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service	\$374,717			



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Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Housing Authority of Florence		Grant Type and Number Capital Fund Program Grant No: SC16P02750108 Replacement Housing Factor Grant No:		Federal FY of Grant: 2008	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	1502 Contingency	\$137,000			
21	Amount of Annual Grant: (sum of lines 2-20)	\$1,400,413			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 Compliance				
24	Amount of line 21 Related to Security óSoft Costs				
25	Amount of line 21 Related to Security-- Hard Costs	\$3,000			
26	Amount of line 21 Related to Energy Conservation Measures	\$41,000			

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

PHA Name: Housing Authority of Florence		Grant Type and Number Capital Fund Program Grant No: SC16P02750108 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide Operations	Operations	1406	N/A	\$117,000				
HA Wide Management	Security Patrols	1408	1 Officer	\$3,000				
HA Wide Administration	1) IFB/RFP Advertising Costs	1410	N/A	\$2,828				
	2) CFP Management Fee	1410	N/A	\$110,000				
HA Wide Audit	CFP Audit Costs	1411	4 Year	\$1,500				
HA Wide Fees/Costs	1) Annual UPCS Inspections	1430	1 Firm	\$8,100				
	2) Construction Inspection Costs	1430	3 Staff	\$125,768				
	3) Reproduction Costs	1430	N/A	\$1,500				
	4) A&E Services (27-3 Church Hill)	1430	1 Firm	\$15,000				
27-3 Church Hill	1) Electrical Upgrade	1460	1 Site	\$458,000				
	2) Appliances	1465	166 Units	\$41,000				
27-11 Parkview	On-Demand Plumbing (Water Supply)	1450	1 Site	\$5,000				
HA Wide Debt Service	CFP Bond Debt Service	1501	N/A	\$374,717				
HA Wide Contingency	Contingency	1502	N/A	\$137,000				



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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

PHA Name: Housing Authority of Florence		Grant Type and Number Capital Fund Program No: SC16P02750108 Replacement Housing Factor No:				Federal FY of Grant: 2008	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA Wide Operations	6/12/2010			6/12/2012			
HA Wide Management	6/12/2010			6/12/2012			
HA Wide Administration	6/12/2010			6/12/2012			
HA Wide Audit	6/12/2010			6/12/2012			
HA Wide Fees/Costs	6/12/2010			6/12/2012			
27-3 Church Hill	6/12/2010			6/12/2012			
27-11 Parkview	6/12/2010			6/12/2012			
Dwelling Equipment	6/12/2010			6/12/2012			
HA Wide Debt Service	6/12/2010			6/12/2012			
HA Wide Contingency	6/12/2010			6/12/2012			

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Housing Authority of Florence		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2009 PHA FY: 2009	Work Statement for Year 3 FFY Grant: 2010 PHA FY: 2010	Work Statement for Year 4 FFY Grant: 2011 PHA FY: 2011	Work Statement for Year 5 FFY Grant: 2012 PHA FY: 2012
HA Wide Operations	Annual	\$117,000	\$117,000	\$117,000	\$117,000
HA Wide Management	Statement	\$3,000	\$3,000	\$3,000	\$3,000
HA Wide Administration		\$112,828	\$112,828	\$112,828	\$112,828
HA Wide Audit		\$1,500	\$1,500	\$1,500	\$1,500
HA Wide Fees & Costs		\$147,868	\$135,368	\$139,868	\$135,368
HA Wide Non-Dwelling Equipment		0	0	\$5,000	0
Debt Service		\$374,717	\$374,717	\$374,717	\$374,717
Contingency		\$50,000	\$50,000	\$50,000	\$50,000
27-1 Royal Gardens		0	0	\$11,000	0
27-2 Pine / Clyde		0	0	\$11,000	0
27-3 Church Hill		0	0	\$11,000	\$496,000
27-4 Oakland Place		\$234,000	0	\$235,000	\$30,000
27-5 Waverly Acres		\$92,000	0	\$81,000	\$30,000
27-10 Bridgeland		\$65,500	\$65,000	\$18,500	0
27-11 Parkview Plaza		\$50,000	\$476,000	\$111,000	\$50,000
27-12 Creekside Village		0	0	\$86,000	0
27-20 Scattered Houses		\$122,000	\$65,000	\$11,000	0
27-21 Pine Acres		\$30,000	0	\$11,000	0
27-28 Lakota Place		0	0	\$10,000	0

Capital Fund Program Five-Year Action Plan Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : <u>4</u> FFY Grant: 2011 PHA FY: 2011			Activities for Year: <u>5</u> FFY Grant: 2012 PHA FY: 2012		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
Annual Statement	27-1 Royal Gardens	On-Demand 504	\$5,000	27-3 Church Hill	Interior Flooring	\$496,000
		Appliances	\$6,000			
				27-4 Oakland Place	Site ó Mailbox Shelter	\$30,000
	27-2 Pine / Clyde	On-Demand 504	\$5,000			
		Appliances	\$6,000	27-5 Waverly Acres	Site ó Mailbox Shelter	\$30,000
	27-3 Church Hill	On-Demand 504	\$5,000	27-11 Parkview Plaza	Site ó Mailbox Shelter	\$30,000
		Appliances	\$6,000		Gutters & Downspouts	\$20,000
	27-4 Oakland Place	Interior Flooring	\$224,000			
		On-Demand 504	\$5,000			
		Appliances	\$6,000			
	27-5 Waverly Acres	Interior Flooring	\$70,000			
		On-Demand 504	\$5,000			
		Appliances	\$6,000			
	27-10 Bridgeland	A/C Knockout Panels	\$7,500			
	On-Demand 504	\$5,000				
	Appliances	\$6,000				
27-11 Parkview Plaza	Emergency Call System	\$35,000				
	On-Demand 504	\$5,000				
	Appliances	\$6,000				



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Part I: Summary

PHA Name Housing Authority of Florence		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2009 PHA FY: 2009	Work Statement for Year 3 FFY Grant: 2010 PHA FY: 2010	Work Statement for Year 4 FFY Grant: 2011 PHA FY: 2011	Work Statement for Year 5 FFY Grant: 2012 PHA FY: 2012
HA Wide Operations	Annual Statement	\$117,000	\$117,000	\$117,000	\$117,000
HA Wide Management		\$3,000	\$3,000	\$3,000	\$3,000
HA Wide Administration		\$112,828	\$112,828	\$112,828	\$112,828
HA Wide Audit		\$1,500	\$1,500	\$1,500	\$1,500
HA Wide Fees & Costs		\$147,868	\$135,368	\$139,868	\$135,368
HA Wide Non-Dwelling Equipment		0	0	\$5,000	0
Debt Service		\$374,717	\$374,717	\$374,717	\$374,717
Contingency		\$50,000	\$50,000	\$50,000	\$50,000
27-1 Royal Gardens		0	0	\$11,000	0
27-2 Pine / Clyde		0	0	\$11,000	0
27-3 Church Hill		0	0	\$11,000	\$496,000
27-4 Oakland Place		\$234,000	0	\$235,000	\$30,000
27-5 Waverly Acres		\$92,000	0	\$81,000	\$30,000
27-10 Bridgeland		\$65,500	\$65,000	\$18,500	0
27-11 Parkview Plaza		\$50,000	\$476,000	\$111,000	\$50,000
27-12 Creekside Village		0	0	\$86,000	0
27-20 Scattered Houses		\$122,000	\$65,000	\$11,000	0
27-21 Pine Acres		\$30,000	0	\$11,000	0
27-28 Lakota Place		0	0	\$10,000	0
Grand Total		\$1,400,413	\$1,400,413	\$1,400,413	\$1,400,413



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Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : <u>4</u> FFY Grant: 2011 PHA FY: 2011			Activities for Year: <u>5</u> FFY Grant: 2012 PHA FY: 2012		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
Annual Statement	27-1 Royal Gardens	On-Demand 504	\$5,000	27-3 Church Hill	Interior Flooring	\$496,000
		Appliances	\$6,000			
				27-4 Oakland Place	Site ó Mailbox Shelter	\$30,000
	27-2 Pine / Clyde	On-Demand 504	\$5,000			
		Appliances	\$6,000	27-5 Waverly Acres	Site ó Mailbox Shelter	\$30,000
	27-3 Church Hill	On-Demand 504	\$5,000	27-11 Parkview Plaza	Site ó Mailbox Shelter	\$30,000
		Appliances	\$6,000		Gutters & Downspouts	\$20,000
	27-4 Oakland Place	Interior Flooring	\$224,000			
		On-Demand 504	\$5,000			
		Appliances	\$6,000			
	27-5 Waverly Acres	Interior Flooring	\$70,000			
		On-Demand 504	\$5,000			
		Appliances	\$6,000			
	27-10 Bridgeland	A/C Knockout Panels	\$7,500			
		On-Demand 504	\$5,000			
		Appliances	\$6,000			
27-11 Parkview Plaza	Emergency Call System	\$35,000				
	On-Demand 504	\$5,000				
	Appliances	\$6,000				
	AMC Building Addition	\$65,000				

