

5.2

Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

GOALS AND OBJECTIVES:

1. Provide Good Quality Housing Services Daily to Clients
 - a. Score 90+ on PHAS
 - (1) Resident Survey 8+
 - b. Score 90+ on SEMAP
2. Maintain a High Level of Professionalism Among Staff Members
 - a. Increase training opportunities for staff.
 - (1) Challenge performance and reward excellence.
3. Increase the Resources of Affordable Housing in the City of Charleston
 - a. Cause the creation of additional homes for citizens on low to moderate incomes.
4. Create a Personal Image of Who we Serve and their Dreams and Aspirations
 - a. Continue to supply media outlets successes of residents for media attention, as0 well as CHA accomplishments.
5. Create and Promote (or Maintain) Cohesiveness Among Departments
 - a. Increase employee meetings at all levels.
 - b. Cross-train, where possible.
6. Promote Involvement of Clients in Decision's Affecting Them
 - a. Support resident associations and the Resident Advisory Board.
 - b. Strengthen communication with clients.
7. To provide improved living conditions for very low and low income families while maintaining their rent payments at an affordable level.
8. To operate a socially and financially sound public housing agency that provides decent, safe, and sanitary housing within a drug free, suitable living environment for tenants and their families.
9. To avoid concentrations of economically and socially deprived families in any one or all of the PHA's public housing developments.
10. To lawfully deny the admission of applicants, or the continued occupancy of residents, whose habits and practices reasonably may be expected to adversely affect the health, safety, comfort or welfare of other residents or the physical environment of the neighborhood, or create a danger to PHA employees.
11. To attempt to house a tenant body in each development that is composed of families with a broad range of incomes and rent-paying abilities that are representative of the range of incomes of low-income families in the PHA's jurisdiction.
12. To provide opportunities for upward mobility for families who desire to achieve self-sufficiency.
13. To facilitate the jurisdiction management of the PHA inventory, and the efficient management of the PHA staff.
14. To ensure compliance with Title VI of the Civil Rights Act of 1964 and all other applicable Federal laws and regulations so that the admissions and continued occupancy are conducted without regard to race, color, religion, creed, sex, national origin, handicap or familial status.

PHA Plan Update

- (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:
 2. Financial Resources

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2009 grants)		
a. Public Housing Operating Fund	5,772,000	
b. Public Housing Capital Fund	2,427,000	
c. Hope VI Revitalization		
d. Hope VI Demolition		
e. Annual Contributions for Section 8 Tenant-Based Assistance	6,221,000	
f. Resident Opportunity and Self-Sufficiency Grants		
g. Community Development Block Grant		
h. HOME		
2. Prior Year Federal Grants (un-obligated funds only)		
3. Public Housing Dwelling Rental Income	1,965,000	Public Housing Operations
4. Other Income (list below)		
a. Other Tenant Revenue	110,000	Public Housing Operations
b. Interest	10,000	Public Housing Operations
5. Non-Federal Sources		
TOTAL RESOURCES	16,505,000	

6.0

7. Community Service and Self-Sufficiency

7 (2) The Administration of the HCV Program Program’s Family Self-Sufficiency Program has been revised to include the program administration. PART X: Family Self- Sufficiency, 16-X Overview which addresses the following items: advertisement in the community for the position, market the program to all eligible persons, make provision for the accessibility to persons with disabilities, provide fair housing counseling services and referrals to fair housing agencies, inform participants on how to file a fair housing complaint, recruit landlords and service providers in areas that expand housing choice to program participants if the program has a goal of homeownership or housing mobility and record keeping.

10. Civil Rights Certification – See attached document “50077-cr Civil Rights Certification”.

11. Fiscal Year Audit – See attached document entitled “CHA Fiscal Year Audit”.

- (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.

PHA’s main Administrative Office located at 550 Meeting Street, Charleston, South Carolina 29403.

Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. *Include statements related to these programs as applicable.*

(D) HOMEOWNERSHIP:

The Housing Authority of the City of Charleston administers a homeownership program consistent with the requirements as set forth by HUD.

TENANT ELIGIBILITY REQUIREMENTS

- Limited to **first-time homebuyers** (any family who has not owned any residential property during the preceding three years (regardless of whether it is the family's principal residence). However, a single parent or displaced homemaker who, while married, owned a home with a spouse (or resided in a home owned by a spouse) is considered to be a "first-time homebuyer.
- No family member may have a present **ownership interest** in a residence at the commencement of homeownership assistance
- **Minimum Income** - The adult family members who will own the home at commencement of the homeownership assistance (as opposed to only the head of household or spouse) must have monthly (gross) income that is not less than the minimum income requirement (**2X the voucher payment standard** "or an 'other amount' established by the Secretary (Section 8(y)(1)(B), 42 U.S.C. 1437f(y)(1)(B)). Income must also be no less than what is **equal to 2,000 hours of annual full-time work** (not less than an average of **30 hours per week**) at the federal minimum wage. **Welfare assistance** cannot be included in the total, except in the case of an elderly or disabled household. (NOTE: The minimum income requirement applies to **initial eligibility only**).
- **Employment** - One or more adult members of the family who will own the home at commencement of the homeownership assistance must be employed on a full-time basis and has been continuously so employed during the year before commencement of homeownership assistance for the family. (Employment interruptions are permissible at the discretion of the PHA). (NOTE: This requirement does not apply to the **elderly or the disabled**).
- **Counseling** - The family must participate in a homeownership and housing counseling program provided by the PHA. Counseling may be provided instead by another entity such as a HUD-approved housing counseling agency (a list of which can be obtained from the HUD office). If not using a HUD-approved housing counseling agency, the PHA should ensure that its counseling program is consistent with the homeownership counseling provided under HUD's Housing Counseling program
- Participants may not have **defaulted on a mortgage** secured to purchase a home under the homeownership option
- PHA may require **FSS participation**

PORTABILITY

- Is applicable to the homeownership program

DOWN PAYMENT

- Determined by the PHA, but must at a minimum be three (3) percent of the purchase price; the amount of the down payment to come from the family's personal resources is also determined by the PHA, but must be no less than one (1) percent of the total down payment amount

7.0

FINANCING

- Must be provided, insured, or guaranteed by the state or federal government, comply with secondary mortgage market underwriting requirement, or comply with generally accepted private sector underwriting standards
- May be from local or state CDBG funds or other subsidized financing
- No Section 8 funds are available

UPON SALE OR REFINANCING

- The PHA shall recapture a percentage of the homeownership assistance. Excluded are sale proceeds that are used by the family to purchase a new home with Section 8 homeownership assistance. Also excluded are situations wherein refinancing is done in order to take advantage of lower interest rates or better mortgage terms. Therefore, only those proceeds that are retained by the family ("cash-out") are subject to recapture.

LEASE/PURCHASE

- Homeownership is permitted if the previous arrangement was a lease / purchase
- The HAP may not exceed the amount that would be paid on behalf of the family if the rental unit was not subject to a lease / purchase agreement (i.e., additional amounts owed or paid by the family such as an extra monthly payment to accumulate a down payment or reduce the purchase price must be absorbed by the family). Any such extra amount is excluded when making the rent reasonableness determination. The homeownership regulations and requirements are not applicable until the family is actually ready to purchase the home.

AMOUNT OF ASSISTANCE

- **THE AMOUNT OF ASSISTANCE FOR WHICH A FAMILY IS ENTITLED IS EQUAL TO THE LESSER OF:** 1)THE PAYMENT STANDARD MINUS THE TOTAL TENANT PAYMENT, OR 2)THE MONTHLY HOMEOWNERSHIP EXPENSE MINUS THE TOTAL TENANT PAYMENT. (NOTE: THE FAMILY MUST PAY ANY MONTHLY EXPENSE NOT REIMBURSED BY THE HAP)
- Assistance is limited to **fifteen (15) years** for loan terms twenty (20) years or longer. Assistance is limited to **ten (10) years** for loan terms of less than 20 years. (NOTE: Under certain conditions, the elderly and disabled are excluded from these restrictions).

TERMINATION OF ASSISTANCE

- When the family takes title
- 180 days calendar days after the last housing assistance payment on behalf of the family (NOTE: The PHA has discretion in this area when they feel that terminating assistance would result in extreme hardship for the family).

8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p>SEE ATTACHED DOCUMENT ENTITLED "50075.1_2009 ANNUAL STATEMENT PERFORMANCE AND EVALUATION REPORT"</p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p>SEE ATTACHED DOCUMENT ENTITLED "50075.2_2009 FIVE YEAR ACTION PLAN"</p>
8.3	<p>Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p> <p><i>N/A</i></p>

Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

Housing Needs of Families on the PHA's Waiting Lists			
Waiting list type: (select one)			
<input type="checkbox"/>	Section 8 tenant-based assistance		
<input checked="" type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/sub-jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	1046		402
Extremely low income <=30% AMI	991	95%	
Very low income (>30% but <=50% AMI)	50	5%	
Low income (>50% but <80% AMI)	05	0%	
Families with children	549	52.49%	
Elderly families	06	.57%	
Families with Disabilities	102	9.75%	
Race/ethnicity	957	91.49%	
Race/ethnicity	60	5.74%	
Race/ethnicity	15	1.43%	
Race/ethnicity	04	.38%	
Characteristics by Bedroom Size (Public Housing Only)			
0 BR	37	.04%	11
1BR	401	.38%	76
2 BR	449	.43%	204
3 BR	135	.13%	112
4 BR	20	.02%	34
5 BR	04	.38%	03

Housing Needs of Families on the PHA's Waiting Lists			
Waiting list type: (select one)			
<input checked="" type="checkbox"/>	Section 8 tenant-based assistance		
<input type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/sub-jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	649		402
Extremely low income <=30% AMI	512	79	
Very low income (>30% but <=50% AMI)	123	19	
Low income (>50% but <80% AMI)	14	2	
Families with children	476	73.34	
Elderly families	8	1.23	
Families with Disabilities	25	3.85	
Race/ethnicity ai/an	14	2.16	
Race/ethnicity blk	602	92.76	
Race/ethnicity n/a	12	1.85	
Race/ethnicity white	21	3.24	
Characteristics by Bedroom Size (Public Housing Only)			
0 BR			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			

Wait list closed.

9.0

Strategy for Addressing Housing 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. **Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.**

Strategies for Addressing Housing Needs:

A. 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:*

- a) Employing effective maintenance and management policies to minimize the number of public housing units off-line.
- b) Reduce turnover time for vacated public housing units.
- c) Seek replacement of public housing units lost to the inventory through mixed finance development.
- d) Participate in the Consolidated Plan development process to ensure coordination with broader community strategies.

9.1

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

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

- a) Adopt rent policies to support and encourage work.

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

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

- a) Employ admissions preferences aimed at families who are working.
- b) Adopt rent policies to support and encourage work.

D. Need: Specific Family Types: Families with Disabilities.

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

- a) Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing.
- b) Affirmatively market to local non-profit agencies that assist families with disabilities.

Additional Information. Describe the following, as well as any additional information HUD has requested.

(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.

The PHA's goals are and continue to be:

- a. Provide Good Quality Housing Services Daily to Clients
- b. Maintain a High Level of Professionalism Among Staff Members
- c. Increase the Resources of Affordable Housing in the City of Charleston
- d. Create a Personal Image of Who we Serve and their Dreams and Aspirations
- e. Create and Promote (or Maintain) Cohesiveness Among Departments
- f. Promote Involvement of Clients in Decision's Affecting Them.

1. Provide Good Quality Housing Services Daily to Clients Score 90+ on PHAS, Resident Survey 8+, Score 90+ on SEMAP.
2. Maintain a High Level of Professionalism Among Staff Members
Increase training opportunities for staff. Challenge performance and reward excellence.
3. Increase the Resources of Affordable Housing in the City of Charleston
Cause the creation of additional homes for citizens on low to moderate incomes.
4. Create a Personal Image of Who we Serve and their Dreams and Aspirations
Continue to supply media outlets successes of residents for media attention, as well as CHA accomplishments.
5. Create and Promote (or Maintain) Cohesiveness Among Departments
Increase employee meetings at all levels, and cross-train, where possible.
6. Promote Involvement of Clients in Decision's Affecting Them
Support resident associations and the Resident Advisory Board.
Strengthen communication with clients.

(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification".

Significant Amendments add to or remove from original scope in terms of means or methods. Notably different from deviation and modification, which simply clarify or revise an amount, or quantity.

(c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance.
Not applicable. Refer to 10A if necessary.

10.0

11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) <i>See Attached document entitled "50077_Certifications of Compliance"</i></p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) <i>See Attached document entitled "50070_Certification for a Drug-Free Workplace"</i></p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) <i>See Attached document entitled "50071_Certification of Payments"</i></p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) <i>See Attached document entitled "SF-LLL Disclosure of Lobbying Activities"</i></p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) <i>See Attached document entitled "SF-LLL-A Disclosure of Lobbying Activities Continuation Sheet"</i></p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. <i>See Attached document entitled "Resident Advisory Board Meeting Minutes_30 April 09"</i></p> <p>(g) Challenged Elements N/A</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) <i>See Attached document entitled "50075.1_2009 Annual Statement Performance and Evaluation Report"</i></p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only) <i>See Attached document entitled "50075.2_2009 Five Year Action Plan"</i></p>
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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide 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 is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 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 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. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

Instructions form HUD-50075

Applicability. This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

1.0 PHA Information

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

2.0 Inventory

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

3.0 Submission Type

Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

4.0 PHA Consortia

Check box if submitting a Joint PHA Plan and complete the table.

5.0 Five-Year Plan

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

5.1 Mission. A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

5.2 Goals and Objectives. Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

6.0 PHA Plan Update. In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.
3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.
4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.
5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.
6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected.
7. **Community Service and Self-Sufficiency.** A description of: **(1)** Any programs relating to services and amenities provided or offered to assisted families; **(2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).**
8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.
11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.
13. **Violence Against Women Act (VAWA).** A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers

- (a) **Hope VI or Mixed Finance Modernization or Development.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>
- (b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: (1) A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm
Note: This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed.
- (c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: 1) A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or

that the public housing agency plans to voluntarily convert; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

8.0 Capital Improvements. This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report. PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a) To submit the initial budget for a new grant or CFFP;
- (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

1. At the end of the program year; until the program is completed or all funds are expended;
2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
3. Upon completion or termination of the activities funded in a specific capital fund program year.

8.2 Capital Fund Program Five-Year Action Plan

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

8.3 Capital Fund Financing Program (CFFP). Separate, written HUD approval is required if the PHA proposes to pledge any

portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

9.0 Housing Needs. Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

9.1 Strategy for Addressing Housing Needs. Provide a 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. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

10.0 Additional Information. Describe the following, as well as any additional information requested by HUD:

- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**
- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)**

- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. **(Note: Standard and Troubled PHAs complete annually).**

11.0 Required Submission for HUD Field Office Review. In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)*
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)*
- (d) Form SF-LLL, *Disclosure of Lobbying Activities (PHAs receiving CFP grants only)*
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)*
- (f) Resident Advisory Board (RAB) comments.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.2.

Civil Rights Certification

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Civil Rights Certification

Annual Certification and Board Resolution

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

The Housing Authority of the City of Charleston

SC001

PHA Name

PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)	
Name of Authorized Official <p style="text-align: center;">Mr. Henry M. Williams</p>	Title <p style="text-align: right;">Chairman</p>
Signature 	Date <p style="text-align: right;">6/30/09</p>

6.0 (b) 11. FISCAL YEAR AUDIT:

HOUSING AUTHORITY OF THE CITY OF CHARLESTON
Charleston, South Carolina

REPORT ON AUDIT OF BASIC FINANCIAL STATEMENTS,
SUPPLEMENTAL INFORMATION AND SINGLE AUDIT

FOR THE YEAR ENDED SEPTEMBER 30, 2008

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MALCOLM JOHNSON COMPANY
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INDEPENDENT AUDITOR'S REPORT

Board of Commissioners
Triana, Authority of the City
of Charleston
Charleston, South Carolina

Columbia Office
Public Funding Division
1425 Assembly Street
Columbia, South Carolina 29201-2400

We have audited the basic financial statements of the Financial Authority of the City of Charleston (the Authority) as of and for the year ended September 30, 2008, as listed in the table of contents. These basic financial statements are the responsibility of the Authority's management. Our responsibility is to express an opinion on these basic financial statements based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. These standards require that we plan and perform the audit to obtain reasonable assurance about whether the basic financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the basic financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall book balance sheet and presentation. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the basic financial statements referred to above present fairly, in all material respects, the financial position of the Authority as of September 30, 2008, and the changes in financial position and cash flows for the year then ended, in conformity with accounting principles generally accepted in the United States of America.

In accordance with *Government Auditing Standards*, we have also issued our report dated March 17, 2009, as our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide or warrant an opinion on the internal control over financial reporting or on compliance. That report is an integral part of our audit performed in accordance with *Government Auditing Standards*, and should be considered in assessing the results of our audit.

The Management's Discussion and Analysis as detailed in this Report, is not a required part of the basic financial statements but is supplementary information required by accounting principles generally accepted in the United States of America. We have applied certain limited procedures, which consisted principally of inquiries made of management regarding the methods of measurement and presentation of the required supplementary information. However, we did not audit this information and express no opinion on it.

Our audit was conducted for the purpose of forming an opinion on the basic financial statements of the Authority. The supplementary information as listed in the table of contents are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, is fairly stated, in all material respects, in relation to the basic financial statements taken as a whole.


Malcolm Johnson Company
Certified Public Accountants

DeBary, Florida
March 17, 2009

HOUSING AUTHORITY OF THE CITY OF CHARLESTON
Charleston, South Carolina

MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2008

The Housing Authority of the City of Charleston (the Authority) management discussion and analysis is designed to (a) assist the reader in focusing on significant financial issues, (b) provide an overview of the Authority's financial activity, (c) identify changes in the Authority's financial position (its ability to collect its next and subsequent year's budget), and (d) identify individual fund issues or concerns.

Since the Management's Discussion and Analysis (MD&A) is designed to focus on the financial year selected, resulting changes and materiality known facts, events, and items are limited to what the Authority's financial statements.

Financial Highlights

- The Authority's net assets increased by \$695,041 or 1.5% during 2008. The increase in net assets is due primarily to increases in Funding from the Housing of Urban Development. Net assets were \$43,903,856 and \$44,598,897 for 2007 and 2008, respectively.
- The total revenues increased by \$673,901 or 2.64% during 2008, and were \$22,926,216 and \$23,597,117 for 2007 and 2008, respectively. The increase in revenues is due primarily to the increase in tenant revenues of \$666,494.
- The total expenses for all Authority programs increased by \$256,892 or 1.17%.
- The total sources of revenues over expenses decreased by \$233,655 or 0.5164%. This includes a net change in prior year adjustments in the amount of \$10,510 for Moderate Rehabilitation (MR) funding and a special item loss of \$269,503.
- The Department of Housing and Urban Development (HUD) rates each Authority under the Public Housing Assessment System (PHAS). The Authority earned the high performance designation for the fiscal year ended September 30, 2006 and 2007 with ratings of 91 and 94, respectively. The mean for the financial position of the PHAS was 28 points out of 30 available for the fiscal year ends September 30, 2006 and 30 points out of 30 available for the fiscal year ended September 30, 2007. At present financial analysis, the rating was not yet released for the fiscal year ended September 30, 2008.
- The Department of Housing and Urban Development (HUD) scores each Authority under the Section Eight Management Assessment Program (SEMAP). The Authority earned the high performance designation for the fiscal year ended September 30, 2007 and P.J. performance designation for the fiscal year ended September 30, 2008.
- The Authority completed Phase 2 of the project to install central heating and air conditioning systems at each public housing unit during the fiscal year. The project is financed over a five year term in the amount of \$5,665,346 from Federal MIA.
- The Authority acquired St. Charles Apartments and rehabilitated it into 19 units of low to moderate-income housing. St. Charles Apartments was subsequently renamed Simmons Courtview. The Authority also completed the construction of 23 units at Easton Home and 28 units at Daniel Island. Interim financing was provided by Bank of America. The City of Charleston issued general obligation bonds on March 15, 2007 as the permanent financing, which will be repaid by the Authority through rents on these units.

HOUSING AUTHORITY OF THE CITY OF CHARLESTON
Charleston, South Carolina

MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2008

USING THIS ANNUAL REPORT

Authority-Wide Financial Statements

The Authority-wide financial statements are designed to be enterprise-like in that all business-type activities are presented in one column while all other activities are presented in a second column which adds to a total for the entire Authority.

These statements include a **Statement of Net Assets**, which is similar to a Balance Sheet. The Statement of Net Assets reports all financial and capital resources for the Authority. The statement is presented in the format where assets, minus liabilities, equals "Net Assets", usually known as equity. Assets and liabilities are presented in order of liquidity, and are classified as "Current" (convertible into cash within one year), and "Noncurrent".

The focus of the Statement of Net Assets (or "Unrestricted Net Assets") is designed to represent the net available liquid (non-capital) assets, net of liabilities, for the entire Authority. Net Assets (formerly equity) are reported in three broad categories:

- Net Assets, Invested in Capital Assets, Net of Related Debt:** This component of Net Assets consists of all Capital Assets, reduced by the outstanding balances of any bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.
- Restricted Net Assets:** This component of Net Assets consists of restricted assets, when constraints are placed on the asset by grantors (such as debt covenants), granters, contributors, laws, regulations, or agreements.
- Unrestricted Net Assets:** Consists of Net Assets that do not meet the definition of "Net Assets Invested in Capital Assets, Net of Related Debt", or "Restricted Net Assets".

The Authority-wide financial statements also include a **Statement of Revenues, Expenses and Changes in Net Assets** (similar to an Income Statement). This statement includes: Operating Revenues, such as rental income, Operating Expenses, such as administrative, utilities, maintenance, and depreciation, and Non-Operating Revenues and Expenses, such as grant revenue, investment income, and interest expense.

The focus of the Statement of Revenues, Expenses and Changes in Net Assets is the "Change in Net Assets", which is similar to Net Income or Loss.

Finally, a **Statement of Cash Flows** is included, which discloses net cash provided by, or used for, operating activities, non-capital financing activities, and Capital asset related financing activities.

Fund Financial Statements

Traditional users of governmental financial statements will find the Fund Financial Statements presents information more than that. The focus is now on Major Funds, rather than fund types. The Authority consists of exclusively Enterprise Funds. Enterprise Funds utilize the full accrual basis of accounting. The Enterprise method of accounting is similar to accounting utilized by the private sector.

Many of the funds maintained by the Authority are required by the Department of Housing and Urban Development (HUD). Others are segregated to enhance accountability in accordance with

HOUSING AUTHORITY OF THE CITY OF CHARLESTON
Charleston, South Carolina

MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2008

The Authority's Funds

Major Funds

Business Type Funds – The Authority utilizes this program to provide safe, decent affordable housing to residents of the city of Charleston and the surrounding areas. Under other business activities, the Authority has funds for Ashley Oaks which consists of 156 units of non-subsidized housing targeted to citizens with less than 100% of area median income; Magnolia Downs consists of 120 units of non-subsidized housing with 57 units of set aside for low and very low income citizens and the rest of the units of 20 market rent, Transitional and Special Needs housing which consists of 12 units of subsidized housing targeted to homeless and special needs citizens in transition and 20 units managed for a partnership in which the Authority, through its component unit WEH, Inc, is a partner. The Authority utilizes the Housing Finance Agency program to provide loans to various nonprofit agencies need money for various projects and development needs as well as tax credit properties funding to develop and modernize low to moderate income housing. The Authority has a fiduciary program under the Local Housing Agency that provides funding assistance for maintenance needs of the Authority as well as funding for various prior year retirement benefits and programs. The activity is fully funded by the Local Housing Agency and is not apart of the current retirement benefit package of the Authority.

Conventional Public Housing – Under the Conventional Public Housing Program, the Authority owns units that it owns to low-income households. The Conventional Public Housing Program is operated under an Annual Contributions Contract (ACC) with HUD, and HUD provides Operation Subsidy and Capital Outlay funding to enable the Authority to provide the housing at a rent that is based upon 30% of household income. The Conventional Public Housing Program also includes the Capital Fund Program, which is the primary funding source for physical and management improvements to the Authority's properties. During the current year the Authority was required to separate the public housing and capital fund programs into Asset Management Projects (AMP's), which the Authority did. The Authority set-up three AMP's and reported all public housing and capital fund program activity under the AMP section of the FDS.

Capital Fund Program is a grant program funded by the Department of Housing and Urban Development that is to be used primarily for modernization of public housing units and management improvements.

Housing Choice Voucher Program - Under the Housing Choice Voucher Program, the Authority administers contracts with independent landlords that own the property. The Authority subsidizes the family's rent through a Housing Assistance Payment made to the landlord. The program is administered under an Annual Contributions Contract (ACC) with HUD. HUD provides Annual Contributions Funding to enable the Authority to structure a lease that sets the participants' rent at 30% of household income.

Other Non-major Funds – In addition to the major funds above, the Authority also maintains the following non-major funds:

- Section-8 Moderate Rehabilitation
- State Legal Fund
- Component Unit
- Resident Opportunities and Supportive Services
- Disaster Housing Assistance Program
- Disaster Voucher Program
- Veterans Administration Assistance Program
- Central Office Cost Center

HOUSING AUTHORITY OF THE CITY OF CHARLESTON
Charleston, South Carolina

MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2008

The Authority's Funds (Continued)

These programs provide a variety of services and opportunities for the residents of the City of Charleston such as Housing Assistance payments through locked and slow funding, long-term loans for Foster Homes, In-lieu Partnership which provides rental assistance for low-income, income residents, and supportive services for Low-income Public Housing residents.

Non-major funds are defined as funds that have assets, liabilities, revenues or expenses of at least 3% or more of the Authority's total assets, liabilities, revenues or expenses.

Comparable Data and Explanations

Table 1 reflects the statement of Net Assets in its condensed form for the current and prior fiscal years. The table shows a decrease in current assets during 2008 in the amount of \$(703,617) or (-1.43)% due to increases in current investments. The decrease was due to reduction in HUD receivables and investments which were utilized for cash needs. The net decrease in cash and investments was \$964,385.

Noncurrent assets decreased by \$(518,421) or (-28.72)% due to elimination of \$760,500 in intercompany notes receivable and deferred revenue related to funding for the Foster Homes In-lieu Partnership development as well as payments received for notes receivable accounts as well as increase in current year notes receivable balances.

Current liabilities decreased by \$(763,767) net due to increases in accounts payable due to timing differences. Accrued expenses, accrued wages, annual accrued non-personal services, state and interest payables, decreased by \$(102,767) with offsetting increases in current year notes and mortgage payables tenant security deposits and earned revenues.

Noncurrent liabilities decreased by \$(1,329,579) due to payments on notes and mortgages as well as the elimination of \$760,500 in intercompany notes receivable and deferred revenue related to funding for the Foster Homes In-lieu Partnership development.

Capital Assets Net of Related Debt increased by \$781,375 or 3.34% due to debt proceeds and capital improvements exceeding depreciation increases and principal debt payments.

Restricted Net Assets decreased by \$(1,055,543) or (-29.96)% due to reductions in restricted modernization funds within the Public Housing program, \$(2,451,683). Housing Choice Voucher restricted HAF equity increased by 583,989 while Business Activities had a net decrease in restricted net assets in the amount of \$244,394 due to changes in reporting local housing program liabilities.

Unrestricted Net Assets increased by 1,872,510 or 15.12% due to operating income and changes in restricted net assets and capital assets net of related debt.

HOUSING AUTHORITY OF THE CITY OF CHARLESTON
 Charleston, South Carolina

MANAGEMENT'S DISCUSSION AND ANALYSIS
 SEPTEMBER 30, 2008

Housing Authority of the City of Charleston
Combined Statement of Net Assets

TABLE 1

<u>Account Descriptions</u>	<u>2008</u>	<u>2007</u>	<u>Total Change</u>	<u>% Change</u>
Current Assets	25,874,775	21,615,345	4,259,430	19.71%
Investment Assets	7,077,096	7,339,206	(262,110)	-3.57%
Capital Assets	30,293,065	61,652,691	(31,359,626)	-50.87%
Total Assets	63,244,936	90,607,242	(27,362,306)	-30.09%
Current Liabilities	3,098,836	3,802,615	(703,779)	-18.51%
Noncurrent Liabilities	23,241,171	26,379,736	(3,138,565)	-11.86%
Total Liabilities	26,340,007	30,182,351	(3,842,344)	-12.73%
Invested in Capital Assets				
Net of Related Debt	24,156,387	23,414,711	741,676	3.17%
Residual Net Assets	1,235,122	6,520,977	(5,285,855)	-81.06%
Unrestricted Net Assets	15,827,678	13,655,168	2,172,510	15.91%
Total Net Assets	44,598,597	43,903,856	694,741	1.58%
Total Liabilities & Net Assets	66,238,914	68,137,225	(1,898,311)	-2.78%

Table II below presents the Statement of Revenues, Expenses and Net Assets in condensed form. Significant increases (decreases) in rental and other income, Grant Revenues from the capital fund are reported as earned when the funds are expended. Under the capital fund program, municipalities have two years to obligate the funds and four years to actually expend the funds. The Authority typically receives approximately \$3 million in capital funds per year and the Authority is in compliance with all regulatory time limits. Interest rates decreased during the year resulting in decreased interest income of \$(195,386) or (13.84%).

The significant changes in income and expenses from the prior year occurred with in the Interest Income, other income, administration, tenant services, utilities, maintenance and protective services. We consider any change in excess of 10% as a significant change.

Tenant revenue increased by \$666,494 or 8.5 % due to increased tenant income and increased units on line.

Interest income decreased from \$510,132 to \$314,746 or (1,85,386) or (16.511%) due to decreased investments and investment rate returns.

Other Income increased from \$221,224 to \$590,457 or \$369,233 or 16.70% due to Business Activity other income.

HOUSING AUTHORITY OF THE CITY OF CHARLESTON
 Charleston, South Carolina

MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2003

Grant funding increased by \$161,560 or 1.14% during fiscal year 2003. The following table gives us a program by program analysis of the changes in grant funding. Grant funding is dictated by governmental agencies especially the Federal government and as such the Authority has minimal effect on the amount of funding received from year to year aside from managing the timing of expenditures and proper management of the funds received.

HUD Housing Components

<u>Year</u>	<u>Public Housing</u>	<u>CDF</u>	<u>Vouchers</u>	<u>Mid-Behav</u>	<u>ROSS</u>
2001	4,676,470.00	2,639,870.00	7,214,485.07	149,199.70	11,084.00
2002	4,111,000.00	2,857,870.00	7,167,295.00	161,818.70	17,811.07
Net Change	-565,470.00	217,999.00	-467,190.00	112,619.00	6,727.07
% Change	-12.09%	8.26%	-6.48%	75.51%	61.63%

	<u>State</u>	<u>DOLAP</u>	<u>US-SH</u>	<u>Local</u>
2001	68,933.00	69,777.00	150,353.00	14,555,651.00
2002	45,835.00	-	-	14,399,000.00
Net Change	-23,098.00	-69,777.00	-150,353.00	-165,651.00
% Change	-33.51%	-100.00%	-100.00%	-1.14%

Administrative expenses increased by \$474,300 or 10.63% due mostly to increased salary and wages, management fees, employee benefits and other administrative expenses. Salaries and wages increased due to normal inflationary increases as well as staffing changes and needs which also increased employee benefits. Administrative expenses increased due to increased training, legal and office supply and expense needs. HUD changed the method of reporting compensated absences expense which is now shown in the general expense category.

Tenant services decreased from \$290,721 to \$154,610 or (\$136,111) or (-46.85%). These changes were due to decreased HUD funding for programs.

Utility expenses decreased from \$1,723,588 to \$1,518,535 or (\$205,053) or (-11.90%). The Authority has entered an Energy Performance Contract to improve the energy efficiency of most of the Public Housing units which led to the overall utility expense decrease during fiscal year 2003.

Maintenance expense increased from \$3,408,444 to \$3,767,134 or \$358,690 or 10.53%. The Authority moved to asset management during the year which led to complete closure of the maintenance department and project maintenance needs. The Authority utilizes in-house maintenance staff to provide services to the Public Housing Asset Management Projects and some of the Business Activity sites. This overall review led to a net decrease in maintenance salaries and benefits but an increase in contract costs. The overall increase in maintenance costs was related to increased maintenance needs for unit turn-over.

HOUSING AUTHORITY OF THE CITY OF CHARLESTON
Charleston, South Carolina

MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2008

Protective services decreased from \$39,966 to \$63,978 or \$24,012 or 60%. This was due to decreased HUD funding and Authority needs in this area.

Federal benefits decreased from \$87,501 to \$96,436 or \$8,935 or 10%. The main reason for the decrease was the net decrease in insurance expenses, \$(195,419) and decreases in Federal income in the amount of \$(25,906). HUD changed the classification of compensated expenses from the administration category to the general expense category. The Authority had a net increase in PLEFF and long debt other in the amounts of \$37,685 and \$2,577, respectively.

Housing Assistance Payments decreased from \$6,263,624 to \$6,104,000 or \$160,455 or 2.56%. This was due to decreased HUD funding authorized during the fiscal year. The Authority was diligent in keeping up with the needs of lower income residents of the City of Charleston while working within the funding parameters of the Housing Choice Voucher program.

Interest expense decreased from \$1,138,811 to \$1,208,660 or an increase of \$69,829 or 6.66%. This was due to the Energy Performance Contract debt coming on line in July and a full year of principal and interest payments.

There were no non routine maintenance costs during the fiscal year. This was less than expected expense and as such this is to be expected from year to year.

Depreciation expense decreased by \$35,516 due to the Bond Issue projects being completed during the year and one project having its first full year of depreciation.

HOUSING AUTHORITY OF THE CITY OF CHARLESTON
Charleston, South Carolina

MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2008

Housing Authority of the City of Charleston
Condensed Statement of Revenues, Expenses and Change in Net Assets
TABLE II

Amount Described	2006	2007	Total Change	% Change
Total Revenue	8,116,103	7,475,637	(640,466)	-8.1%
Grant Funding	4,755,665	4,797,790	42,125	1.4%
Interest Income	74,816	550,132	(705,286)	-943.4%
Other Income	300,812	327,715	(26,901)	-9.0%
Total Revenue	22,897,187	22,923,216	26,029	0.1%
Administration	(1,982,551)	4,504,851	(6,487,402)	-328.2%
Tenant Services	(154,670)	(340,751)	(186,081)	-120.3%
Utilities	(1,308,225)	(1,722,588)	(414,363)	-31.7%
Maintenance	(3,007,547)	(3,408,248)	(390,701)	-13.0%
Professional services	(61,378)	(99,956)	(38,578)	-62.9%
General expense	(8,643)	(74,921)	(66,278)	-767.6%
Housing Assistance Payments	(6,103,169)	(6,261,874)	(158,705)	-2.6%
Interest expense	(1,776,665)	(1,095,831)	(680,834)	-38.3%
Amortization expense	(7,787)	(7,737)	50	-0.6%
Depreciation	(4,168,905)	(4,171,144)	(2,239)	-0.1%
Total Expenses	22,851,978	22,295,076	556,902	2.4%
Special one	(62,595)	-	(62,595)	100.0%
Three year adjustments	(1,416)	(69,250)	(70,666)	-49.9%
Change in Net Assets	695,011	973,676	(278,665)	-40.1%
Beginning Net Assets	43,931,856	43,931,180	676	0.0%
Ending Net Assets	44,626,867	43,954,856	672,011	1.5%

Table II below presents the sources of revenue and consists of percentage of the total revenues for the Authority for the current year. The table shows that Rental housing accounts for 62% of the Authority's revenues.

HOUSING AUTHORITY OF THE CITY OF CHARLESTON
 Charleston, South Carolina

MANAGEMENT'S DISCUSSION AND ANALYSIS
 SEPTEMBER 30, 2008

TABLE III

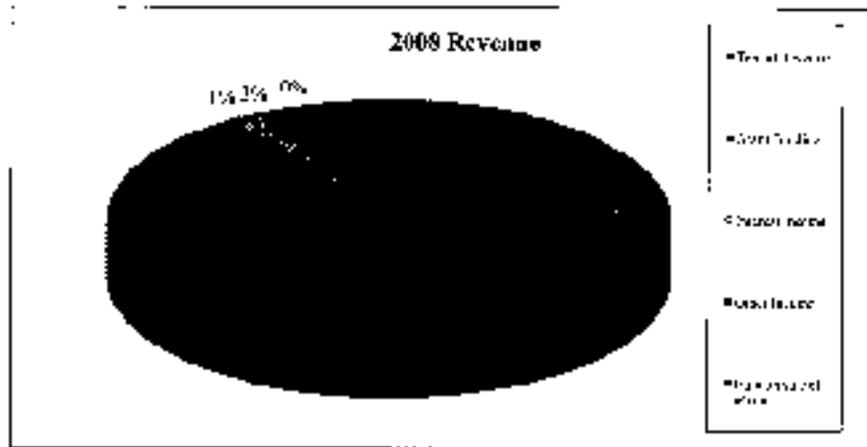
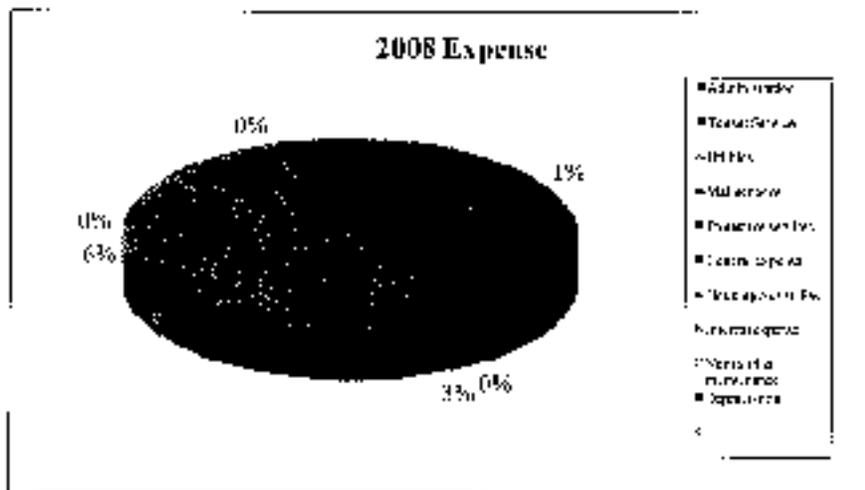


Table IV below graphically presents a comparison of expenses for each major category for the current and prior years.

TABLE IV



HOUSING AUTHORITY OF THE CITY OF CHARLESTON
 Charleston, South Carolina

MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2008

Table V reflects the changes in capital assets in the fiscal year ended September 30, 2008. The increase in the capital asset balance is due to the City Bond Issue Project that includes construction in progress for Daniel Island and Union Home as well as the renovation of Sumner Commons. The total additions related to the above projects were \$40,642,438 in land and construction costs.

Housing Authority of the City of Charleston
Combined Statement of Capital Assets
TABLE V

<u>Account Description</u>	<u>2008</u>	<u>2007</u>	<u>Total Change</u>	<u>% Change</u>
Land	5,405,618	5,305,618	-	0.00%
Buildings & improvements	1,088,317	137,086,377	3,806,960	3.55%
Equipment	1,975,617	2,123,459	(205,842)	-9.69%
	114,100,982	114,515,454	3,953,105	3.45%
Accumulated Depreciation	(54,817,517)	(50,882,842)	(3,904,674)	-7.69%
Total Capital Assets	63,283,065	63,632,631	(349,566)	-0.55%

There was \$1,721,712 in Capital Asset additions, and \$8,441,517 in additions from the completion of the Capital Asset Financing Program for the installation of central air conditioning and heat in public housing. The Authority wrote off Public Housing equipment that was fully depreciated and made \$5,000 in the net amount of \$18,063. Current year depreciation was \$4,168,636 with an additional year's worth of depreciation in the amount of \$234,021.

The Public Housing program entered into an Energy Performance Contract (EPC) to improve the energy efficiency of a majority of their Public Housing sites. The Authority incurred \$117,959 in EPC capital improvements in the prior year and \$1,992,564 in the current year.

Total depreciation expense for the fiscal year was \$4,168,705. This was a decrease of \$121,066.

Table VI reflects the changes in long-term debt during the year. The reduction in operating debt is due to the scheduled payments. The changes were due to normal debt amortization requirements, \$1,129,946 in capital debt and \$789,613 operating debt. See Note 7 in the financial statements for amortization schedules.

HOUSING AUTHORITY OF THE CITY OF CHARLESTON
 Charleston, South Carolina

MANAGEMENT'S DISCUSSION AND ANALYSIS
 SEPTEMBER 30, 2008

TABLE VI

Capital Debt	2008	2007	Changes	Variance
Public Housing	11,751,752	12,302,024	(550,272)	-4.48%
Business Activities	27,345,728	27,913,896	(568,168)	-2.04%
Totals	39,097,480	40,215,920	(1,118,440)	-2.78%

Operating Debt	2008	2007	Changes	Variance
Public Housing	179,055	438,755	(259,700)	-61.21%
COCC	215,411	-	215,411	100.00%
Business Activities	109,600	125,429	(15,829)	-11.91%
Vouchers	80,768	91,680	(10,912)	-11.91%
Totals	575,834	654,858	(79,024)	-12.05%

Economic Factors and Events Affecting Operations

- The Authority changed the name of Project 2000 to Magnolia Downs during the year and made the decision to preserve no structures and reorganize all City scattered sites into federal property. Asset Management and Consulting Services (AMCS) was contracted to handle all day-to-day management functions. Consequently, the Authority's work force was decreased proportionately to absorb the contract for private management. In addition to decreasing the difference between ordinal and public housing management and managing self-sustaining property, this change is a first step toward Asset Management.
- The Authority completed work on the installation of central heating and air conditioning systems in each public housing unit this fiscal year. Phase 2, the final stage of installation, was completed by March 31, 2008. Financing for this project is through a loan with term 6.5% which will be paid with future equal rental payments.
- At the end of Fiscal Year 2008, the Authority has purchased on January 31, 2007 16 units located at Applebee Way that are called Executive Apartments, which have been approved by the Department of Housing and Urban Development for an annual contribution contract under the conventional public housing program. These units were completed using capital funds and achieved 95% occupancy in June, 2008.

HOUSING AUTHORITY OF THE CITY OF CHARLESTON
Charleston, South Carolina

MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2008

Economic Factors and Events Affecting Operations (Continued)

- The Authority completed the receipt of 10 units of moderately priced housing which is known as Simms Commons in conjunction with a \$10 million general obligation bond issue, approved by the citizens of Charleston VTA referendum in early 2007. Twenty six units of Foster Homes were constructed on September 30, 2007, have since been completed and occupancy has begun. Twenty eight units in Daniel Island were completed during Fiscal Year 2008. The issuance of general obligation bonds provide the permanent financing for the new properties. The Authority will pay for the cost of real through rents collected on these units.
- While public utility bill payment of our operating revenue had directly to D.C. and the other uncertainty in funding levels, sound planning can be done in the interim. However, the city is anticipated to receive increased funding for public housing units under the new HUD contract with HUD which will enhance our ability to meet the long-term needs of the citizens.
- The tourism industry continues to provide the Charleston area with lower than state and national average unemployment. Several large industrial and technical employers are considering moving to the Charleston area. South Carolina as a whole is considered within the top 5 states for doing business globally which should continue to assist with the multiple projects.

Conclusions

Overall, the Authority had a very good year financially. Its management is committed to staying abreast of all opportunities and appropriations as well as maintaining ongoing analysis of all budgets and programs to ensure that the Authority continues to operate at the highest standards established by the Real Estate Assessment Charter and the Department of Housing and Community Development.

This financial report is designed to provide our residents, the citizens of Charleston, South Carolina, the federal and state regulatory agencies, and any other persons with a general overview of the Authority's finances. If you have any questions regarding these financial statements or supplementary information, you may contact Donald J. Conner, President, and Charles Warren, Director, or Seawood Jensen, Director of Finance at (843) 729-3870 or by writing: Housing Authority of the City of Charleston, 983 Meeting Charleston, S.C. 29403.

HOUSING AUTHORITY OF THE CITY OF CHARLESTON
Charleston, South Carolina

STATEMENT OF NET ASSETS
SEPTEMBER 30, 2008

ASSETS

Current assets

Cash and cash equivalents, unrestricted	\$ 7,275,452
Cash and cash equivalents, restricted	5,406,238
Investments, unrestricted	7,707,522
Accrued interest receivable on investments of \$292,191	26,409
Accounts receivable, net of allowance of \$3,140	476,871
Due from other governments	59,264
Inventory, net of allowance of \$7,500	149,629
Notes and mortgages receivable	33,651
Prepaid items	110,504
Total current assets	20,857,473

Noncurrent assets

Other assets	
Notes and mortgages receivable	1,000,224
Other	470,732
Total other assets	1,470,956
Capital assets	
Net being depreciated	9,915,578
Depreciable, net	51,327,497
Total capital assets, net	61,243,075
Total noncurrent assets	62,714,031

Total assets

\$83,571,504

LIABILITIES

Current liabilities

Vendor and contractors payable	1,989,914
Accrued wages/benefits payable	1,023,819
Accounts compensated absences	53,822
Accrued interest payable	149,443
Due to other governments	174,003
Deferred revenues	72,280
Notes and bonds payable	1,515,369
Contract terminations	135,389
Total current liabilities	3,598,265

Current liabilities payable from restricted assets

Resident security deposits	510,271
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Noncurrent liabilities

Notes and bonds payable	13,638,336
Accounts compensated absences	315,284
Other	687,543
Total noncurrent liabilities	14,641,163

Total liabilities

41,649,065

NET ASSETS

Invested in capital assets	21,136,147
Restricted	4,577,132
Unrestricted	17,827,228
Total net assets	\$ 44,539,507

The accompanying notes are an integral part of these financial statements.

HOUSING AUTHORITY OF THE CITY OF CHARLESTON
Charleston, South Carolina

STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET ASSETS
FOR THE YEAR ENDED SEPTEMBER 30, 2006

Operating revenues	
State grants	\$ 7,368,777
Other governmental grants	198,750
Other revenues	<u>2,753,704</u>
Total operating revenues	<u>8,254,908</u>
Operating expenses	
Administration	4,983,350
General services	154,500
Utilities	2,528,395
Building maintenance & operation	3,744,303
Public works	40,378
Insurance	540,495
General expenses	265,555
Housing assistance payments	6,105,186
Depreciation	<u>7,268,705</u>
Total operating expenses	<u>21,543,846</u>
Operating loss	<u>(13,288,938)</u>
Nonoperating revenues (expenses)	
State grants	13,625,185
Interest revenue, investments	370,755
Interest revenue, restricted	25,711
Interest and amortization	(1,235,447)
Gain on disposition of assets	2,511
Other income	549,301
Other expense	(22,683)
Gain/loss on disposition of capital assets	<u>(1,255)</u>
Total nonoperating revenues	<u>13,025,254</u>
Loss before contributions and special items	(26,559)
Capital contributions	780,728
Special items	(60,508)
Increase in net assets	<u>664,611</u>
Net assets, beginning of year, restated	<u>43,944,266</u>
Net assets, end of year	<u>\$ 44,608,877</u>

The accompanying notes are an integral part of these basic financial statements.

HOUSING AUTHORITY OF THE CITY OF CHARLESTON
Charleston, South Carolina

STATEMENT OF CASH FLOWS
SEPTEMBER 30, 2008

Cash Flows From Operating Activities	
Receipts from dwelling rentals	\$ 7,658,955
Other receipts	1,680,282
Payrolls to employees and suppliers	(2,165,015)
Payments to landlords	<u>(6,105,169)</u>
Net cash used by operating activities	<u>(9,528,947)</u>
Cash Flows From Noncapital Financing Activities	
Operating grants	<u>14,571,510</u>
Cash Flows from Capital and Related Financing Activities	
Capital contributions	781,728
Purchases of capital assets	(3,820,150)
Proceeds from disposals of capital assets	1,156
Principal paid on capital debt	(607,686)
Interest paid on capital debt	<u>(1,315,477)</u>
Net cash used by capital and related financing activities	<u>(4,970,438)</u>
Cash Flows From Investing Activities	
Purchase/sale of investments	537,127
Increase in notes receivable	(514,347)
Interest and dividends	<u>318,815</u>
Net cash provided by investing activities	<u>241,595</u>
Net increase in cash and cash equivalents	345,743
Balance - beginning of the year	<u>12,365,427</u>
Balance - end of the year	<u>\$ 12,681,170</u>
Reconciliation of Cash Flows to Statement of Net Assets	
Cash and cash equivalents, reconciliation	\$ 7,273,469
Cash and cash equivalents, year end	<u>5,408,708</u>
	<u>\$ 12,681,170</u>

There are no non-cash transactions.

HOUSING AUTHORITY OF THE CITY OF CHARLESTON
Charleston, South Carolina

STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED SEPTEMBER 30, 2008
(Continued)

**Reconciliation of Net Operating Loss to
Net Cash Used By Operating Activities**

Operating loss	\$ (13,288,944)
Adjustments to reconcile net operating loss to net cash used by operating activities:	
Depreciation & amortization	4,168,702
Increase in accounts receivable	(326,949)
Increase in inventory	(3,829)
Increase in prepaid expenses	(26,513)
Decrease in other assets	(22,167)
Decrease in security deposits	17,05
Decrease in accounts payable	(812,337)
Decrease in accrued wages	(20,478)
Decrease in compensated absences	36,127
Decrease in accrued liabilities	(13,158)
Decrease in deferred credits	72,280
Prior year restatement	10,110
Fund recovery, other revenue, other expense and transfers to other entities reported as nonoperating	<u>566,616</u>
Net cash used by operating activities	<u>\$ (9,528,947)</u>

The accompanying notes are an integral part of these basic financial statements.

HOUSING AUTHORITY OF THE CITY OF CHARLESTON
Charleston, South Carolina

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2008

Note A - Summary Of Organizations, Significant Accounting Policies And Reporting Entity:

1. Introduction:

The financial statements of the Housing Authority of the City of Charleston (the Authority) have been prepared in conformity with generally accepted accounting principles (GAAP). The Authority's reporting entity applied all relevant Government Accounting Standards Board (GASB) pronouncements. Proprietary funds and similar component units apply Financial Accounting Standards Board (FASB) pronouncements and Accounting Principles Board (APB) opinions issued on or before June 30, 1989, unless those pronouncements conflict with or contradict GASB pronouncements in which case, GASB prevails. The most significant of the Authority's accounting policies are described below:

2. Organization:

The Authority is a public body and a body corporate and politic organized under the laws of the State of South Carolina by the City of Charleston for the purpose of providing adequate housing for qualified low income individuals. To accomplish this purpose, the City appoints a Governing Board but the Board designates its own management. Additionally, the Authority has entered into annual contribution contracts with the U.S. Department of Housing and Urban Development (HUD) to be the administrator of the housing and housing related programs described herein. The Authority is not subject to Federal or State income taxes, and is not required to file Federal or State income tax returns.

The seven-member Board of Commissioners of the Authority is appointed to five-year terms by the Mayor of Charleston, but the Authority designates its own management. The Board members are as follows:

Mr. Terry M. Williams, Chairman	May 14, 1990 to January 1, 2010
Mr. Edward Knechtberg, Vice-Chair	October 5, 2001 to January 1, 2009
Mr. Todd Brown	March 1, 2001 to January 01, 2011
Ms. Cynthia Graham Ford	May 2, 1985 to January 1, 2010
Mrs. Frances Beale	January 1, 1998 to January 1, 2008
Ms. Chantoney Bunn	March 1, 2001 to January 1, 2010
Mr. Donald L. Johnson, Secretary	Open Vacant Position

The City of Charleston provides a financial support to the Authority and is not responsible for the debts assumed by the employees of the Authority. The Authority has the power to approve its own budget and financing in its own accounting system. Although the City of Charleston appoints the governing Board of the Authority, the Authority is established by Governmental Accounting Standards Board financial reporting Authority in the financial reports of the City of Charleston and it has full, separate financial reporting systems for the Authority.

HOUSING AUTHORITY OF THE CITY OF CHARLESTON
Charleston, South Carolina

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2008
(Continued)

Note A Summary Of Organization, Significant Accounting Policies And Reporting Entity: (Continued)

A. Reporting Entity:

In determining how to define the reporting entity, management has considered all potential component units. The decision to include a component unit in the reporting entity was made by applying the criteria set forth in Section 2100 and 2500 of the Government Accounting Standards Board ("GASB") Codification and GASB Statement No. 14, *Financial Reporting Entity as amended by GASB Statement No. 39, Determining Whether Certain Organizations are Component Units*. These criteria include: inclusion of oversight responsibility, including financial accountability, appointment of a governing authority, inclusion of all financial assets held by a primary organization, financial accountability as a result of financial interdependency, potential for debt inclusion, and significant inclusion in the reporting entity. Although a primary organization is not financially accountable:

Financial Accountability - The Authority is responsible for its debts, does not impose a financial burden on the City of Charleston and is entitled to all resources. No separate agency receives a financial benefit nor imposes a financial burden on the Authority.

Appointment of a Voting Majority - The Authority is governed by a Board of Commissioners appointed by the City of Charleston and has governing responsibility over all activities related to all housing activities within the City of Charleston. The Board of Commissioners has sole decision-making authority and the power to designate management. The members do not serve at the discretion of the City, but they can be removed only for cause. The Authority's Board elects its own chairperson.

Imposition of Will - The City has no influence over the management, budget, or policies of the Authority. The Authority's Board of Commissioners has the responsibility to significantly influence the Authority's operations. This includes, but is not limited to, adoption of the budget, personnel management, sole title to, and residual interest in all assets, including facilities and properties, signing contracts, issuing bonds, and deciding which programs are to be provided.

On the basis of the application of these criteria, the Authority was legally separate and is financially independent of other governments, and there are no other entities that are to be reported as component units of the Authority, except for MFFI, Inc., which is not included under other funds. Since the Authority is to be included in the City of Charleston Council's consolidated financial statements, the Authority reports independently. The Authority operates in the following programs:

Low Rent Public Housing - Funding for the Authority is primarily from the United States Department of Housing and Urban Development (HUD) and from payments received from tenants of the Authority owned housing. Under the Low Rent Housing Program, low income tenants pay a portion of the rental cost of public housing, based upon the income rate, not on the amount HUD finds the difference between the actual costs to operate the Low Rent Housing Program and the amount paid by tenants through operating subsidies. These subsidies and the revenue payments are made to the HUD of the Authority under the terms and conditions of a contract. Contributions contract with HUD.

HOUSING AUTHORITY OF THE CITY OF CHARLESTON
Charleston, South Carolina

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2008
(Continued)

Note A Summary Of Organization, Significant Accounting Policies And Reporting Entity: (Continued)

3. Reporting Entity: (Continued)

Capital Fund Program - The objective of these programs is to improve the physical condition of low-income Public Housing units and upgrade the management of the program. The Authority can contribute proceeds for the improvement of public housing units. The total proceeds were \$8,665,746.

The Housing Choice Voucher and Modern Rehabilitation Programs - The Section 8 Program provides rental supplements to the owners of existing public housing who rent to qualifying individuals. The Authority processes all applicants for the Section 8 Housing Assistance Payments Program, places approved applicants in housing and pays the owner of the public housing a monthly rental supplement. Under the conditions of an annual contributions contract, HUD reimburses the Authority for the rental supplements and the administrative cost of managing the Program.

The following programs represent the non-governmental portion of the Authority's operations, which are funded by the federal government. These financial statements are consolidated within the business-related portion of the financial statements.

Other Funds - Included in the consolidated financial statements is the component unit known as W.F.P., incorporated. W.F.P. is a self-governing, self-financed component unit due to the governing board's financial independence. It is included within the Business Activities Fund known as the Housing Business Agency. The Authority has started "Project 2000" which is a \$100 million to \$25 million affordable housing project for a low-income housing in the Charleston area. Through this project the Authority has purchased 356 apartment units to make a community development project available to development as of September 30, 2008. The other funds within Business Activities include the Ashley Oaks Apartments, Transitional Housing and the Elder Housing program.

4. Basis of Presentation, Basis of Accounting and Measurement Focus:

Basis of Accounting - The Authority uses the accrual basis of accounting in the proprietary funds. In this method, revenues are recorded when earned, and expenses are recorded when liabilities are incurred, regardless of when the related cash flows take place.

Basis of Presentation - The financial statements of the Authority are presented from a fund perspective. Fund accounting is designed to demonstrate legal compliance and to aid financial management by separating transactions related to various Authority functions. The fund is a separate accounting entity with a self-balancing set of accounts. The accounting and financial reporting method applied by a fund is determined by the fund's measurement focus. The accounting objectives and determination of net income, financial position, assets, liabilities and liabilities associated with the Proprietary Funds activities are closely related to the determination of Net Assets. The Authority uses the following fund:

HOUSING AUTHORITY OF THE CITY OF CHARLESTON
Charleston, South Carolina

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2008
(Continued)

Note A - Summary Of Organization, Significant Accounting Policies And Reporting Entity (Cont'd)

4. Basis of Presentation, Basis of Accounting and Measurement Focus:

Consolidated Proprietary funds:

Enterprise fund - This type of fund is prepared using an economic cost, cost measurement, focus. Additionally, it is used to account for operations that are financed and operated in a manner similar to private businesses where a fee is charged to external users for services provided.

5. Revenues and Expenses:

Revenues and expenses are recognized in essentially the same manner as used in governmental accounting. Revenues relating to the Authority's operating activities including rental related income, interest income and other sources of revenues are recognized in the accounting period in which they are earned. Other major sources of revenues include the spending authority from HUD and other HUD funding for equity and operating purposes.

6. Encumbrances:

Encumbrances represent commitments related to contractual contracts for goods or services. The Authority does not utilize encumbrance accounting.

7. Budgets:

The Authority adopts budgets on the basis of accounting consistent with the basis of accounting for the fund to which the budget applies. The Authority prepares annual operating budgets, which are formally adopted by its governing Board of Commissioners. The budgets for programs funded by HUD form the basis of the Federal Financial Assistance received through HUD.

8. Inventories:

Inventories are recorded at average cost. The consumption method is used to account for inventories. Excess inventory is reported without reserve unless an average expense when used.

9. Capital Assets and Depreciation:

Capital assets are reported at historical cost. Depreciable capital assets are reported at their fair value on the date donated. This includes site acquisition and improvement, structures and equipment. All infrastructure assets were capitalized at the conclusion of development, then dedicated to the City of Charleston for maintenance and repairs. Depreciation of exhaustible capital assets is charged as an expense against operations and accumulated depreciation is reported on the Statement of Net Assets.

HOUSING AUTHORITY OF THE CITY OF CHARLESTON
Charleston, South Carolina

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2008
(Continued)

Note A - Summary of Organization, Significant Accounting Policies and Reporting Entity; (Continued)

9. Capital Assets and Depreciation; (Continued)

The estimated useful lives for each major class of depreciable capital assets are as follows:

Buildings & improvements	10-15 years
Furniture, fixtures & equipment	7 years
Vehicles	5 years

10. Intangible Assets:

Collection letters on accounts receivable are expensed on the specific write-off method.

11. Insurance:

The primary technique used to risk financing is the purchase of insurance policies primarily from the South Carolina State Insurance Reserve Fund. The insurance has a \$1,000 deductible for buildings and contents and \$200 for vehicles. As of the date of the field work, the Authority has required coverage in force.

12. Cash and Investments:

- A. The Authority cash and cash equivalents are considered to be cash on hand, demand deposits, and short-term investments with an original maturity of three months or less when purchased to be cash equivalents.
- B. Investments are stated at fair value, except for U.S. Treasury Bills, which are reported at amortized cost. The Authority records all money market investments using a remaining maturity of three months or less as cash equivalents. Investments with a maturity of more than three months are classified as investments and are normally held to maturity. An adjustment is made to the investment portfolio to reflect gains or losses made in non-planetary (S-GAAP) and the "Held To Maturity" investment method. All interest earnings recorded when earned and recognized.

13. Compensated Absences:

Compensated absences are absences for which employees will be paid, i.e. sick leave, vacation, and other approved leaves. In accordance with *GAAP Statement No. 16, Accounting for Compensated Absences*, the Authority accrues the liability for these absences that the employee has earned the right to the benefits. A maximum of 400 hours of unused vacation time may be accrued forward annually by each employee, but paid out upon termination is limited to 240 hours. Accrued amounts are based on the current salary rates. Vacation and sick pay is recorded as an expense and related liability in the year earned by employees.

HOUSING AUTHORITY OF THE CITY OF CHARLESTON
Charleston, South Carolina

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2008
(Continued)

Note A - Summary Of Organization, Significant Accounting Policies And Reporting Entity: (Continued)

14. Operating Revenue:

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing or delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the Authority are charges to customers for rent. Operating expenses include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses meeting this definition are reported as non-operating revenues and expenses.

Subsidies received from HUD or other grantor agencies, for operating purposes, are recorded as operating revenue in the operating statement while capital grant funds are added to the net assets below the nonoperating revenue and expense.

15. New Accounting Pronouncements:

In fiscal year 2008, the Authority implemented *GAAP Statement 31 & 41, Other Post Employment Benefits*, which had no effect on the PBA other than the requirement to review and implement the notice. The Authority offers no other post employment benefits for its employees and as such has no reporting requirement of a loan noting the documentation and results of that implementation process.

Note B - Cash, Cash Equivalents & Investments:

All the deposits of the Authority are either insured or collateralized by using the Deductible Method whereby all deposits that exceed the Federal Depositary Insurance Coverage level are collateralized with securities held by the Authority's agents in zero-unit's trusts. The Authority has no policy regarding custodial credit risk for deposits.

At September 30, 2008, the Authority's deposits had a carrying amount of \$2,073,420 and a bank balance of \$17,877,117. Of the bank balances held in various financial institutions, \$400,000 was covered by federal depository insurance and the remainder was covered by collateral held under the deductible method. At September 30, 2008, the Authority's petty cash/fundings funds totaled \$2,000.

HOLDING AUTHORITY OF THE CITY OF CHARLESTON
Charleston, South Carolina

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2008
(Continued)

Note B – Cash and Cash Equivalents & Investments; (Continued)

Investments

Investment Type	Cost	Rate	Maturity	Rating
Cash Investments	24,199	2.00%	N/A	AAA
TREAS - 1108X00A5	109,000	3.00%	12/31/09	AAA
FHLE Bond 1128X00A1	750,000	3.25%	12/31/08	AAA
TREAS Bond 1128X00A1	25,000	3.00%	12/31/08	AAA
FHLE Bond 1128X00A2	895,000	3.00%	4/7/2009	AAA
FHLE Bond 1128X00A3	300,000	3.00%	6/26/10	AAA
TREAS - 1133X00T6	150,000	3.50%	1/31/2009	AAA
FHLE - 1133X00T9	665,000	4.50%	3/28/2008	AAA
Treasury Note - 1128X00Y	70,000	3.00%	1/31/2009	AAA
Treasury Note - 1128X00Y1	425,000	3.75%	2/9/2009	AAA
Treasury Note - 1136P00A8	550,000	3.75%	5/22/09	AAA
Treasury Note - 1136P00A9	650,000	4.00%	8/30/2009	AAA
Treasury Note - 1136P00A9	1,000,000	3.00%	11/15/11	AAA
Total	6,821,157			

Interest rate risk – As a means of limiting its exposure to future losses arising from rising interest rates, the Authority typically limits its investment activity to maturities of 3 months or less. The Authority has no specific policy regarding interest rate risk.

Credit risk – The Authority has no policy regarding credit risk. The Authority investments were limited to government securities that were 100% collateralized.

Custodial credit risk – For an investment, the custodial risk is the risk that in the event of the failure of the counterparty, the Authority will not be able to recover the value of its investment or collateral securities that are in the possession of an outside party. All investments are held by federal and state securities depositories and are collateralized by the government securities. The Authority has no policy on custodial credit risk.

Concentration of credit risk – The Authority places no limit on the amount that the authority may invest in any one issuer. The Authority uses a *Source Guide* for investment purposes and includes federal bonds and notes along with State secured treasury funds. See the investment notes for a description of the individual investments and types of investments. The Authority has no policy regarding concentration of credit risk.

HOUSING AUTHORITY OF THE CITY OF CHARLESTON
Charleston, South Carolina

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2008
(Continued)

Note B - Cash And Cash Equivalents & Investments (Continued)

The above balances were contained in the following types of accounts at various financial institutions:

Checking accounts	\$ 7,725,253
Government securities	7,027,562
Money market	324,155
Reserve funds	6,629,000
Party co-borrowing funds	2,790
Totals	<u>\$ 19,084,732</u>

Cash & Investments - Unrestricted & Restricted:

Bank of America - Checking accounts	\$ 7,402,777
Bank of America - Federal Home Loan	1,643,000
Bank of America - Reserve Funds	1,969,051
Morgan Keegan - Federal Home Loan	3,943,549
Bank - Federal Home Loan	1,128,823
Wachovia - Checking accounts	323,038
Wachovia - Savings accounts	324,155
Office of State Treasurer	1,588,113
JP Morgan Reserve Funds	1,951,056
Party Cash	2,750
Totals	<u>\$ 19,084,732</u>

Restricted Cash & Investment Funds:

Capital Fund Bond/OPC Proceeds	\$ 3,608,740
HCV Restricted HAP Funds	1,389,993
VASH Restricted HAP Funds	159,767
Public Housing Reserve Funds	342,653
Self Insurance Fund	197,755
Pension Funds	33,967
Security Deposit Funds	519,571
Family Self-Sufficiency Deposits	94,573
Totals	<u>\$ 5,408,016</u>

HOUSING AUTHORITY OF THE CITY OF CHARLESTON
Charleston, South Carolina

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2008
(Continued)

Note B- Cash And Cash Equivalents & Investments (Continued)

Collateralization: As of September 30, 2008 all of the Authority cash and investments were properly secured in accordance with Federal regulations. The Authority considers all funds, federal and non-federal, as funds that should be properly secured by collateral by banking institutions.

Note C- Current Receivables

Accounts receivable does not include interfund accounts totaling \$5,707,015, intercompany notes receivable totaling \$44,277 or \$25,239 or intercompany notes receivable. This has been eliminated from the financial statements.

Note D- Notes Receivable

Notes receivable totaled \$1,553,887 of which \$1,000,774 is non-current and \$553,113 is current as of September 30, 2008. This represents proceeds derived from the following:

Various notes receivable from Lincoln Home Limited Partnership exist in the amount of \$545,551. These loans bear interest at rates of 1% to 7% per annum. These loans are secured by the ownership interests in these homes. The entire balance is non-current as of September 30, 2008.

During 2003, the Authority made a loan to the Humanities Foundation to develop Lincoln Home Apartments, to provide housing opportunities for low income residents. The monthly payment on the loan is \$2,727.67 at an interest rate of 4% per annum. As of September 30, 2008, a note receivable of \$155,481 exists. The loan is fully repaid on 300 rental units which commenced in January 2007. The current portion of it is \$11,000.

Notes receivable from Lincoln Home Apartments Limited Partnership in the amount of \$100,000 has an interest rate of 3.67% with no payments due until 2010 units are occupied. The other, interest only payments will be paid monthly for 119 months of which time is principal repayment has one. This loan is secured by the Lincoln Home Apartments. The partnership received \$1,500,000 advances during the fiscal year and began making principal and interest payments on July 3, 2006. The current portion due is \$20,482 and the current portion due is \$6,794.

Notes receivable was issued on July 18, 2003 from Charleston Development Academy, Inc. in the amount of \$757,000. There was an additional \$2,000 in principal advances in fiscal year 2004 and \$5,000 advance in 2007. As of September 30, 2008 the balance of the loan was \$173,000. The note bears interest at 4.0% per annum. Commencing on September 1, 2004, the note was to be repaid in the amount of 20% of the total amount advanced. On each anniversary the same principal amount and accrued interest was to be due until September 1, 2008 when the entire balance would have been paid. The Academy did not meet the obligation of the loan during fiscal year 2005 and part of fiscal year 2007. The Authority ceased making advances of the loan and the entity began making interest only payments on July 1, 2006. Principal payments began in March 2007. The entity has been current on their payments since March 1, 2007. The current portion of it is \$86,798.

HOUSING AUTHORITY OF THE CITY OF CHARLESTON
Charleston, South Carolina

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2008
(Continued)

Note D - Notes Receivable: (Continued)

Non-interest bearing notes were issued internally by the WEH, Inc. for grant revenue of \$960,000 that will be forgiven after the compliance period. This is considered to be a pass-through obligation but because of the contingency of the grant compliance the interfund amount has not been eliminated. There is no part of due in Fiscal year 2008. *This amount has been allocated from the upper level financially.*

The Authority issued a construction loan to the EHPIS Foundation. During the year, the Authority recognized the loan and accrued obligation principal in the amount of \$3,612, \$3,195 in loan advances and \$2,117 in unpaid accrued interest, bringing the total loan balance to \$53,971 as of September 30, 2008. The current portion due is \$53,971.

On January 17, 2008, the Authority issued a construction loan to the Episcopal Diocese of South Carolina Community Housing Development Organization for the development of housing for low-income individuals. The loan carries an interest rate of 5.5% and will begin to accrue interest on the date of the advance. The Authority advanced \$4,391 during the fiscal year.

On December 11, 2007, an internal purpose note was issued from the Local Housing Agency to the Housing Finance Agency. For purpose of presentation this note has been shown as both a Note Receivable and a Note Payable in business activities. The note was issued in the amount \$943,354 at 4.75% interest with monthly payments of \$8,903.99 beginning December, 2007. The balance of the note at September 30, 2008 was \$142,214. *This amount has been allocated from the upper level financially.*

Note E - Prepaid Items:

Prepaid items at September 30, 2008, consisted of the following:

Prepaid insurance expenses	\$ 82,785
Prepaid postage	2,036
Prepaid charges	25,681
	<u>\$ 110,502</u>

HOUSING AUTHORITY OF THE CITY OF CHARLESTON
 Charleston, South Carolina

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2008

(Continued)

Note F - Capital Assets:

A summary of changes in capital assets were as follows:

	<u>Beginning Balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>Ending Balance</u>
Enterprise Activities				
Capital assets not being depreciated:				
Land	\$ 5,305,618	\$ -	\$ -	\$ 5,305,618
Construction in progress	2,128,891	1,018,065	19,665,220	4,575,740
Total capital assets not being depreciated	26,589,909	3,036,069	19,665,220	9,962,358
Buildings and improvements	85,852,496	27,488,090	1,344,111	126,236,477
Furniture and equipment	2,123,479	38,990	252,502	1,913,567
Total capital asset being depreciated	87,975,975	28,467,080	242,803	118,148,232
Less accumulated depreciation for:				
Buildings and improvements	(49,126,299)	(7,046,987)	6,344	(56,170,370)
Furniture and equipment	(1,156,654)	(121,227)	229,683	(1,048,617)
Total accumulated depreciation	(50,282,953)	\$ 7,168,214	\$ 231,013	(54,817,517)
Total capital assets being depreciated	37,693,122			63,330,715
Enterprise activity capital assets, net	\$ 63,652,431			\$ 63,652,431

Note G - Other Noncurrent Assets:

Other noncurrent assets include an investment in the Home Home Limited Partnership of \$355,353 as of September 30, 2008. This balance has remained unchanged during the year. Additionally, the Authority received Bond proceeds on September 29, 2007 from the HUD Capital Fund program to improve the public housing units of the Authority. The Authority had \$115,741 in related financing fees which will be amortized over the 20 year life of the bonds. The annual year amortization expense for the fiscal year was \$6,767, net amortization is \$20,552 and the net financing costs were \$115,379 as of September 30, 2008.

Note H - Accounts Payable:

Accounts payable do not include interfund amounts totaling \$6,463,511. This has been eliminated from the financial statements.

Note I - Accrued Liabilities & Unearned Revenue:

Accrued Liabilities & Unearned Revenue do not include intercompany notes payable (total) of \$444,275 and \$75,239 of intercompany notes receivable. This has been eliminated from the financial statements.

HOUSING AUTHORITY OF THE CITY OF CHARLESTON
Charleston, South Carolina

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2008
(Continued)

Note 2 - Noncurrent Liabilities:

Noncurrent liabilities of September 30, 2008 consisted of the following:

	Balance <u>October 1, 2007</u>	<u>Increase</u>	<u>Decrease</u>	Balance <u>September 30, 2008</u>	<u>Current Portion of Balance</u>
Long-term debt payable	\$ 29,656,692	\$ 345,137	\$ 345,137	\$ 29,656,692	\$ 1,468,791
Operational lease payable	650,353	-	74,010	576,343	82,668
Unemployment benefits	210,929	38,137	-	249,066	53,527
FSB expense	41,691	39,859	-	81,550	-
Other non-current liabilities	1,266,538	-	1,266,538	-	-
			<u>Total:</u>	<u>30,484,588</u>	<u>1,544,986</u>
Total long-term liabilities	\$ 31,725,583	\$ 383,996	\$ 1,005,755	\$ 31,103,824	\$ 1,468,791
Long-term portion					\$ 38,541,171

Long-Term Debt Payable:

Bonds Payable - Public Housing:

Notes payable to Public Housing APC as of September 30, 2008 had a balance of \$3,879,755. The notes were issued on April 17, 2007, in the amount of \$3,930,000. The current interest rate on the loan is 4.25%. The rate is fixed over the life of the loan, 177 months with the first payment due on February 27, 2008, and the first 10 months interest capitalized with a principal balance of the loan. This loan is scheduled to mature on February 1, 2020. Monthly payments are \$45,992.55. The loan is secured by the PHA public housing properties. Estimated maturity of long-term debt for each of the five succeeding years and in the aggregate were as follows at September 30, 2008:

Public Housing APC Loan

	<u>Principal</u>	<u>Interest</u>	<u>Totals</u>
2009	\$ 2,990	\$ 113,027	\$ 116,017
2010	282,800	147,031	429,831
2011	295,551	134,877	430,428
2012	308,624	122,599	431,223
2013	321,815	108,999	430,814
2014-2018	1,228,394	328,069	1,556,463
2019-2020	1,591,548	14,807	1,606,355
	<u>\$ 3,829,730</u>	<u>\$ 1,005,402</u>	<u>\$ 4,835,132</u>

HOUSING AUTHORITY OF THE CITY OF CHARLESTON
Charleston, South Carolina

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2008
(Continued)

Note J - Noncurrent Liabilities (Continued)

Long-Term Debt Payable (Continued):

Ashley Oaks

Notes payable to Bank of America at September 30, 2008 had a balance of \$1,279,842 with a long-term portion of \$1,100,000 and a short-term portion of \$179,842. The interest rate on this loan is 5.69%. The loan is secured by Ashley Oaks Apartments.

Maturities of long-term debt for each of the five succeeding years and in the aggregate were as follows at September 30, 2008:

Ashley Oaks

	Principal	Interest	Totals
2009	119,248	29,468	148,716
2010	115,098	43,068	158,166
2011	124,170	55,220	179,390
2012	131,292	67,778	199,070
2013	150,440	39,221	189,661
2014-2018	600,002	63,854	663,856
	\$ 1,279,842	\$ 308,691	\$ 1,619,208

Notes Payable-Business Activities:

Project 2006

Notes payable to Bank of America at September 30, 2008 had a balance of \$1,747,140. This loan was secured by the project for Project 2006. The current interest rate is a variable rate equal to 1% LIBOR Fixed rate plus 48 basis points per annum. The rate will change on a monthly basis based on the Bank's announced LIBOR rate as published by Reuters. All payments on the loan quarterly less one month ending December 1, 2007 and continuing on same day each year ending March, June, September and December thereafter with all principal and interest due on December 15, 2015. Maturities of long-term debt for each of the five succeeding years and in the aggregate were as follows at September 30, 2008:

Project 2006

	Principal	Interest	Totals
2009	241,000	69,348	310,348
2010	220,000	75,008	295,008
2011	1,476,000	1,127,772	2,603,772
	\$ 1,737,000	\$ 1,972,128	\$ 3,709,128

HOUSING AUTHORITY OF THE CITY OF CHARLESTON
Charleston, South Carolina

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2008
(Continued)

Note J - Noncurrent Liabilities (Continued)

Notes Payable - Business Activities (Continued):

Housing Finance Agency

Notes payable to Bank of America at September 30, 2008 is \$9,788,367. The Authority paid off the prior year loan obligations pursuant to an agreement with the City of Charleston government to pay the interest and principal payments on the City's bond issue. In the month of March 2009, The City of Charleston government issued Municipal Bonds in the amount of \$10,000,000 on behalf of the Authority. The Authority has an agreement with the City of Charleston to repay the \$10M loan over a period of 25 years at quarterly installment ending on 12/31/2032. Under the terms of the agreement the Authority will pay interest only at 3% from March 15, 2009 through March 1, 2012. The final proceeds received as of September 30, 2008 was \$5,788,567. The loan is currently used to fund a construction loan for the purposes of financing the costs of the following (i) - namely the "2007 Project") (i) the acquisition and rehabilitation of 10 low income apartments in the downtown Charleston, South Carolina area. The construction of 78 new, low-income, single-unit multifamily units on Daniel Island, in Charleston and Berkeley Counties and the construction of 25 new, low to moderate income multifamily units on the Charleston, South Carolina peninsula (Fusion Homes). Starting March 1, 2010, the payments are to include principal and interest at a fixed schedule with a pre-determined interest rate between four and five percent per annum.

Housing Finance Agency

		<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2009	\$	-	\$ 236,744	\$ 236,744
2010		267,000	425,437	692,437
2011		281,000.00	412,434.00	693,434
2012		321,000.00	404,812.00	725,812
2013-2017		1,475,000.00	1,783,500.00	3,258,500
2018-2022		2,175,000.00	1,079,050.00	3,254,050
2023-2028		1,200,000.00	587,181.00	1,787,181
2029-2032		1,238,367.00	356,053.00	1,594,420
	\$	9,788,367	6,161,182	15,949,549

HOUSING AUTHORITY OF THE CITY OF CHARLESTON
Charleston, South Carolina

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2008
(Continued)

Note J - Noncurrent Liabilities (Continued)

Notes Payable - Capital Fund:

Notes payable to the Capital Fund as of September 30, 2008 had a balance of \$7,871,513. The notes were issued on September 29, 2003, in the amount of \$8,745,345.00 through the Capital Fund bond program. The gain on interest received on the loan is 4.55%. The rate is fixed over the 20 year life of the loan. The loan is subject to a maturity on September 30, 2023. Monthly payments are \$65,682.43. The loan is secured by the future proceeds from HUD Capital Fund and all payments will be made by a fiscal agent. The payments will be made by HUD through the fiscal agent with the Authority receiving a liability related to the servicing of the debt. Estimated maturity of long-term debt for each of the five succeeding years and in the aggregate was as follows as September 30, 2008:

Public Housing - Capital Fund CMRIS Loan

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2009	3,474	22,387	65,801
2010	328,740	277,760	666,401
2011	346,774	277,787	665,401
2012	339,757	285,424	665,201
2013	366,093	287,573	665,301
2014-2018	2,187,500	1,166,527	3,320,007
2019-2023	3,778,155	614,631	3,320,007
2024-2025	<u>1,770,777</u>	<u>67,827</u>	<u>370,604</u>
	<u>\$ 7,871,513</u>	<u>\$ 3,447,129</u>	<u>\$ 11,318,642</u>

Operating Financing - Consists of financing obtained through the State Funds Retirement system to maintain low employee-to-be costed in the State plan. The Housing Authority was asked to purchase into the Retirement System every five year period. The total amount of the Funds needed to buy into the system was \$902,695. This loan is a 30 year term interest rate of 6% and was issued on June 30, 2004 and matures in ten years. The balance of the Note Payable as September 30, 2008 is \$276,842. This loan has been allocated to the following programs:

	<u>Balance at October 1, 2007</u>	<u>Advances</u>	<u>Payments</u>	<u>Balance at Sept. 30, 2008</u>
Public Housing	\$ 439,765	\$ 615,700	\$ 22,999	\$ 1,032,466
CHC	-	645,700	(25,272)	685,128
Business Center	134,425	-	(14,825)	109,600
Section 8	7,689	-	(16,225)	(8,536)
	<u>\$ 654,859</u>	<u>\$ 1,260,700</u>	<u>\$ (44,026)</u>	<u>\$ 1,871,533</u>

HOUSING AUTHORITY OF THE CITY OF CHARLESTON
 Charleston, South Carolina

NOTES TO FINANCIAL STATEMENTS
 SEPTEMBER 30, 2018
 (Continued)

Note J - Noncurrent Liabilities: (Continued)

Notes Payable - Capital Fund (Continued):

Maturities of long-term debt for each of the five succeeding years and in the aggregate were as follows as of September 30, 2018:

As of the year ending September 30:

	Principal	Interest	Totals
2019	8,658	51,51	117,306
20 0	87,637	20,640	117,307
20 1	46,915	21,998	117,307
20 2	78,424	17,714	117,307
20 3	108,334	12,524	117,307
20 4	1,0533	6,240	117,307
	<u>\$ 270,542</u>	<u>\$ 129,627</u>	<u>\$ 750,849</u>

Other non-current liabilities:

The other non-current liabilities were made up of the following items:

Federal Liability - 401 Insurance	\$ 107,500
Federal liability - pension funds	33,983
ICA - Delinquent grant revenue from HUD	361,664
FSS	<u>164,563</u>
	\$ 667,648

Note K - Prior Period Adjustments:

The following prior period adjustments were made to restate opening balances:

Section 8 Voucher Subsidy	
Adjustment to HUD basis	\$ 114,410
Total prior period adjustments	<u>\$ 114,410</u>

HOUSING AUTHORITY OF THE CITY OF CHARLESTON
 Charleston, South Carolina

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2018
 (Continued)

Note L - Equity Transfers:

Low Rent Program

Transfer of Public Housing program equity
 to the individual AMP & COCC ledgers \$ (26,305,914)

Capital Fund Program

Transfer of Capital Fund program equity
 to the individual AMP & COCC ledgers \$ (4,997,265)

AMPs

Transfer of Public Housing & Capital Fund program equity
 to the individual AMP ledgers \$ 27,571,511

Conrad Office Case Center

Transfer of Public Housing & Capital Fund program equity
 to the COCC ledger \$ 730,696

Note M - Employee Retirement Plans:

The Authority currently contributes to the South Carolina Retirement System, which is a defined benefit pension plan. During the current year, the Authority opted to buy into the system for the employees. As a result of this, the Retirement System is being a total of \$912,398 plus we had a residual balance of \$1,000. This loan will be repaid within a ten year period.

The South Carolina Retirement System (SCRS) and the Police Officers Retirement System (PORS) are administered by a multi-employer insurance benefit and survivor benefits administered by the South Carolina Retirement System's Director, The State Budget and Control Board.

Both the South Carolina Retirement System and Police Officers Retirement System offer retirement and disability benefits, group life insurance, benefits of survivors benefits. Cost of living adjustments are granted on an annual basis, subject to approval by the State Budget and Control Board. The Plans' provisions are established under Title 9 of the SC Code of Laws.

A Comprehensive Annual Financial Report (CAFR) containing financial statements and required supplementary information for the South Carolina Retirement System and Police Officers Retirement System is publicly available on our website at www.retirement.sc.gov, or a copy may be obtained by submitting request to the South Carolina Retirement Systems, P.O. Box 1566, Columbia, SC 29211-1566.

Both employees and employers are required to contribute to the Plans under the authority of Title 9 of the SC Code of Laws.

HOUSING AUTHORITY OF THE CITY OF CHARLESTON
Charleston, South Carolina

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2008
(Continued)

Note M - Employee Retirement Plans (Continued)

A defined benefit pension plan provides benefits to retired employees based on the amount of benefits the employee is to receive. Plan calculations are based on a 30-year basis of actuarial calculations and administered by the South Carolina Public Employees' Fund, independently audited as an agent for the A.P.F. Employees' Fund. Employees that participate in the pension plan beginning one year from the date of hire. Contributions made by an employee equal 7% (five years service), and an employer is entitled to a deferral until age 60. Retirement conditions are as follows: normal retirement age is 65; early retirement benefits are 28 years of credited service; early retirement may be taken at age 60 with a 3% reduction in benefits for each year under 65. The formula to determine benefits is 1.45% of average final employment of the Authority is entitled to his or her contributions and the Authority's contributions to the extent vested and the earnings on these amounts.

During the year ended September 30, 2008, the Authority's required and actual contributions amounted to \$487,168 which was 15.6% of its September 30 covered payroll of \$3,122,485. The employee share of the contributions was \$294,203 which was 9.4% and the employee share was \$192,962 which was 6.3%. Total payroll in the year was \$3,457,725.

Note N - Economic Dependency:

Both the Authority Owned Housing Program and the Section 8 Program are dependent on annual contributions and grants from HUD. Both programs operate at a loss prior to receiving the contributions and grants.

Note O - Risk Management:

The Authority is exposed to all common perils associated with the ownership and use of real estate properties. A risk management program has been established to minimize loss due, primarily to natural risk through various levels of insurances. Property, casualty, employee dishonesty and public official's liability insurances used to cover the respective perils.

Commercial coverages include various perils such as business auto, computer and/or other miscellaneous policies.

Note P - Contingencies:

The entity is subject to possible examinations made by federal regulators which could be in compliance with federal, state, local laws and regulations governing public housing for the entity in the current and prior years. These examinations may result in required refunds by the entity to federal program beneficiaries.

HOUSING AUTHORITY OF THE CITY OF CHARLESTON
Charleston, South Carolina

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2008
(Continued)

Note F - Contingencies (Continued)

The Authority received a letter from the IRS in April 2008 about a potential tax penalty and Solvency issue concerning the IRS's claim that the Agency did not receive the W-2's for certain year ending December 31, 2004. The Authority replied to the IRS letter on January 21, 2008 and supplied copies of all W-2's and tax returns and evidence that the Agency received the W-2's in question in March 2005. The total tax penalty is \$157,065.63 which the Authority believes will be cleared and no penalties will be due to the IRS due to the proper filing of W-2's in March 2005 and subsequent implementation on January 24, 2006.

Additionally, the Authority received a legal invoice for services rendered by a legal firm to invoice it in a matter on the Authority and is under review by the Authority's Finance Committee. As of the Audit Date no decision has been made. The invoice is for \$18,010.

Note G - Related Party Transactions:

The Inter-House Limited Partnership was formed in 1993 for the purpose of acquiring and rehabilitating 58 units of low-income housing, primarily for elderly citizens, named Inter-House. This limited partnership has as its general partner, WEH, Inc., a subsidiary of the Authority, and National Equity Fund, L.P., as its limited partner. The majority of the board of WEH, Inc. is comprised of directors and officers of the Authority. WEH, Inc. has a 10% participation in the profits/losses of the partnership but is responsible for the day to day operations of the partnership. The partnership chose the Authority as its management agent of the project/units. The partnership pays the Authority a 7.5% management fee which is recorded as income in office Authority staff and administrative costs in its transitional leasing fund. In fiscal year 2008, the Authority received \$2,221 in management fees from the Inter-House Limited Partnership and owed the partnership \$42,271.07. In addition to this there are amounts receivable from Inter-House Limited Partnership totaling \$17,400.00 accounts receivable and \$845,551 in notes receivable as of September 30, 2008. There is also a note receivable from the fund of \$750,565 which will be used to offset the amounts receivable.

The City of Charleston government issued Municipal Bonds in the amount of \$10,000,000 on behalf of the Authority. The Authority has an agreement with the City of Charleston to repay the \$10 Million in interest paid over 25 years. The authority is allowing a ending on 12/31/2032. Under the terms of the agreement the Authority will pay in cost only at 5% from March 15, 2005 through March 1, 2010. The total proceeds received as of September 30, 2008, was \$9,788,266. The loan is currently in the form of a non-recourse loan for the purposes of financing the costs of the following (collectively, the "2007 Projects"): (i) the acquisition and rehabilitation of 10 low-income apartments in the downtown Charleston, South Carolina area; (ii) the construction of 28 new, low to moderate income multifamily units on Daniel Island, in Charleston and Berkeley Counties, and (iii) the construction of 26 new, low to moderate income multifamily units on the Charleston, South Carolina peninsula (Inter-House).

HOUSING AUTHORITY OF THE CITY OF CHARLESTON
Charleston, South Carolina

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2008
(Continued)

Note H - Impairment Of Capital Assets:

"Statement No. 47, "Accounting and Financial Reporting for Impairment of Capital Assets and for Insurance Recoveries" requires certain disclosures. There were no seasonal impairments experienced by the Authority that required material adjustments to the Statement of Net Assets.

Note I - Supplemental Information:

The supplemental information has been included in order to show the financial statements of the Housing Authority on the GAAP basis of accounting but in the format of the HUD Handbook 2460.1, *State Guide*. This is due to the fact that some supplemental information is reviewed by the field office and provides greater detail concerning the operations of the Authority.

HOUSING AUTHORITY OF THE CITY OF CHARLESTON
Charleston, South Carolina

**NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED SEPTEMBER 30, 2008**

Note A - Basis Of Presentation

The accompanying schedule of expenditures of federal awards includes the federal grant activity of the Housing Authority of the City of Charleston (the Authority) and is presented on the financial statement of accounting. The information in this schedule is presented in accordance with the requirements of OMB Circular A-133, *Antideficiency Act, Local Governments, and Non-Profit Organizations*.

Note B - Subrecipients

The Authority provided no federal awards to subrecipients during the fiscal year ending September 30, 2008.

Note C - Disclosures Of Other Forms Of Assistance

- The Authority received tenant-based rental assistance from South Carolina State Housing Finance & Development Authority in the amount of \$58,973. The total award amount of \$125,000 also includes through of Housing Choice Voucher rental payment assistance.
- The Authority had no loans, loan guarantees, or federally restricted investments funds required to be disclosed for the fiscal year ended September 30, 2008.

Equity	\$ 136,079,597
Liability	\$ 1,000,000
Commercial Area	\$ 1,100,000
Water Consumption	\$ Utility
Inland Marine	\$ 72,196
Debtors and Other Liability	\$ 1,000,000
Employee Title	\$ 109,976

Secured claims have no, exceed the coverage amount insurance coverage limits over the past three years.

SUPPLEMENTAL INFORMATION

01/01/2000-01/01/2001 - STATE OF CALIFORNIA
 CONFIDENTIAL

COMPARISON OF STATE AND COUNTY REVENUES AND EXPENDITURES
 FOR THE PERIOD 01/01/2000 TO 01/01/2001

Account	2000		2001		Change	%	2001	2000	2001	2000	2001	2001	2000	2001
	Actual	Budget	Actual	Budget										
State Revenue	1,000,000	1,000,000	1,000,000	1,000,000	0	0	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
County Revenue	1,000,000	1,000,000	1,000,000	1,000,000	0	0	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
State Expenditure	1,000,000	1,000,000	1,000,000	1,000,000	0	0	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
County Expenditure	1,000,000	1,000,000	1,000,000	1,000,000	0	0	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
Total	2,000,000	2,000,000	2,000,000	2,000,000	0	0	2,000,000							

01/01/2000-01/01/2001 - STATE OF CALIFORNIA
 CONFIDENTIAL

COMPARISON OF STATE AND COUNTY REVENUES AND EXPENDITURES
 FOR THE PERIOD 01/01/2000 TO 01/01/2001

State Revenue
 County Revenue
 State Expenditure
 County Expenditure
Total

HOUSING AUTHORITY OF THE CITY OF CHARLESTON
Charleston, South Carolina

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
SEPTEMBER 30, 2008

Federal Grantor:

CFDA Number	Program Title	Pass Through Entry	Federal Expenditures
U.S. Department of Housing and Urban Development			
14.850a	Low Rent Public Housing	NA	\$ 4,096,479
14.856	Lower Income Housing, Assistance Section 8 Moderate ReLeh	NA	148,559
14.870	Resident Opportunity and Supportive Services	NA	13,094
14.871	Housing Choice Vouchers	NA	7,142,886
14.872	Public Housing Capital Fund Program	NA	2,003,850
14.109P	Disaster Voucher Program	NA	69,777
14.751H	HUD-Veterans Affairs Supportive Housing (HUD VASH)	NA	170,361
Total Federal Awards Expenditures			<u>\$ 14,486,688</u>

Notes to the Schedule of Expenditures of Federal Awards

A. Basis of Accounting

This schedule is prepared on the accrual basis of accounting.

B. The information in this schedule is presented in accordance with the requirements of OMB Circular A-121, "Accounting of States, Local Governments and Non-Profit Organizations".

C. Reconciliation of Total Federal Awards Expenditures to Financial Data Schedule

FBS line 706	HUD PHL Grants	\$ 13,673,182
FBS line 706.1	Capital Grants	74,728
FBS line 708	Other government grants	118,778
	Less: nonfederal portion	<u>(68,900)</u>
		<u>\$ 14,486,688</u>

SINGLE AUDIT SECTION

MALCOLM JOHNSON COMPANY
CERTIFIED PUBLIC ACCOUNTANTS
P.O. Box 230846
210 N. Highway 1719
DeBary, Florida 32714-0846

Phone: (407) 666-4464 Fax: (407) 668-2422

**REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE
AND OTHER MATTERS BASED ON AN AUDIT OF BASIC FINANCIAL STATEMENTS
PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

Board of Commissioners
Housing Authority of the City
of Charleston
Charleston, South Carolina

Comptroller
Public Housing Division
1335 Assembly Street
Columbia, South Carolina 29201-2480

We have audited the basic financial statements of the Housing Authority of the City of Charleston (the Authority) as of and for the year ended September 30, 2008, and have issued our report dated March 17, 2009, which contains a disclaimer of opinion on Management's Discussion and Analysis. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the criteria applicable to financial statements promulgated in *Statements on Auditing Standards*, issued by the Comptroller General of the United States.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered the Authority's internal control over financial reporting as a basis for designing our auditing procedures for the purpose of expressing our opinion on the basic financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control over financial reporting.

A **material weakness** exists when the design or operation of control does not allow management or employees, in the normal course of conducting their assigned functions, to prevent or detect misstatements on a timely basis. A significant deficiency is a control deficiency or combination of control deficiencies that adversely affects the Authority's ability to initiate, authorize, record, process or report financial data reliably in accordance with generally accepted accounting principles such that there is more than a remote likelihood that a misstatement of the Authority's financial statements will occur that is not prevented or detected by the Authority's internal control.

A **control deficiency** is a significant deficiency, or combination of significant deficiencies, that results in more than a remote likelihood that a material misstatement of the Authority's financial statements will not be prevented or detected by the Authority's internal control.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this report and was not designed to identify all deficiencies in internal control that might be significant deficiencies or material weaknesses. We did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses, as defined above.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Authority's basic financial statements are free of material misstatement, we performed tests of compliance with certain provisions of laws, regulations, contracts, and grant agreements, not compliance with which could have a direct and material effect on the determination of basic financial statement amounts. However, providing assurance on compliance with these provisions was not our objective and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of non-compliance or other matters that are required to be reported under *Statements on Auditing Standards*.

We noted certain matters that we reported to management of the Authority in our report dated March 17, 2009.

This report is intended solely for the information and use of the Authority's management, the Authority's Board of Commissioners, others within the organization, and the Department of HUD and is not intended to be and should not be used by anyone other than these specified parties.


Malcolm Johnson
Malcolm Johnson Company
Certified Public Accountant

DeBary, Florida
March 17, 2009

MALCOLM JOHNSON COMPANY
CERTIFIED PUBLIC ACCOUNTANTS
P.O. Box 576848
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**REPORT ON COMPLIANCE WITH REQUIREMENTS APPLICABLE TO ITS MAJOR PROGRAMS AND ON
INTERNAL CONTROL OVER COMPLIANCE IN ACCORDANCE WITH DMB CIRCULAR A-135**

Board of Commissioners
Housing Authority of the City
of Charleston
Charleston, South Carolina

Compliance Office
Public Housing Division
1535 Assembly Street
Charleston, South Carolina 29204-2480

Compliance:

We have audited the compliance of the Housing Authority of the City of Charleston ("the Authority") with the types of compliance requirements described in the U.S. Department of Management and Budget (OMB) Circular A-135 Compliance Requirements that are applicable to its major federal programs for the year ended September 30, 2008. The Authority's major federal programs are: Title I. In the summary of findings section of the accompanying Schedule of Findings and Questioned Costs. Compliance with the requirements of laws, regulations, contracts and grant applicable to the major federal programs is the responsibility of the Authority's management. Our responsibility is to express an opinion on the Authority's compliance based on our audit.

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and OMB Circular A-135, *Audit of States, Local Governments and Non-Profit Organizations*. Those standards and OMB Circular A-135 require that we plan and perform the audit to obtain reasonable assurance about whether compliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program is asserted. An audit includes examining, on a test basis, evidence about the Authority's compliance with these requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our audit provides a reasonable basis for our opinion. Our audit does not constitute a legal determination of the Authority's compliance with these requirements.

In our opinion, the Authority complied, in all material respects, with the requirements referred to above that are applicable to its major federal programs for the year ended September 30, 2008.

Internal Control Over Compliance

The management of the Authority is responsible for establishing and maintaining effective internal control over compliance with the requirements of laws, regulations, contracts, and grants applicable to federal programs. In planning and performing our audit, we considered the Authority's internal control over compliance with the requirements that could have a direct and material effect on a major federal program in order to design the auditing procedures for the purpose of expressing our opinion on compliance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control over compliance.

A *control deficiency* is an ability for internal control over compliance even if compliance exists when the design or operation of the control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect and correct on a timely basis a type of compliance requirement of a federal program on a timely basis. A *significant deficiency* is a control deficiency or combination of control deficiencies that adversely affects the entity's ability to administer a federal program such that there is more than a remote likelihood that noncompliance with a specific compliance requirement of a federal program that is material in the context will not be prevented or detected by the entity's internal control.

A material weakness is a significant deficiency, or combination of significant deficiencies, that results in more than a remote likelihood that material noncompliance with a specific compliance requirement of a federal statute will not be prevented or detected by the entity's internal controls.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and we did not necessarily identify all deficiencies in internal control that might be significant deficiencies or material weaknesses. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above.

This report is intended solely for the information and use of management, the Board of Commissioners, others within the entity, the U.S. Department of HUD and federal awarding agencies and pass-through entities and is not intended to be and should not be used by anyone other than these specified parties.


Malcolm Johnson, Company
Certified Public Accountant

DeBary, Florida
March 17, 2009

HOUSING AUTHORITY OF THE CITY OF CHARLESTON
 Charleston, South Carolina

SCHEDULE OF FINDINGS AND QUESTIONED COSTS
SEPTEMBER 30, 2008

SECTION I - SUMMARY OF AUDITOR'S RESULTS

Basic Financial Statements

Type of audit type of issues:	Unqualified
Internal control over financial reporting:	
- Material weakness(es) identified?	No
- Significant deficiency(ies) identified that are not considered to be material weaknesses?	None reported
Noncompliance material to basic financial statements noted?	No

Federal Awards

Internal control over major programs:	
- Material weakness(es) identified?	No
- Significant deficiency(ies) identified that are not considered to be material weaknesses?	None reported
Type of auditor's report issued for compliance with major programs:	Unqualified
Any audit findings disclosed that require to be reported in accordance with section 501(c)(4) of OMB Circular A-133?	No

Identification of major programs:

CFDA Number	Name of Federal Program
4201	Housing Choice Voucher
4205	Section 8 Moderate Rehabilitation

Did the dual use of funds distinguish between type A and type B programs?	\$500,000
Audited all type A low-risk audits?	No

HOUSING AUTHORITY OF THE CITY OF CHARLESTON
Charleston, South Carolina

SCHEDULE OF FINDINGS AND QUESTIONED COSTS
SEPTEMBER 30, 2008
(Continued)

SECTION II - FINANCIAL STATEMENT FINDINGS

There were no Financial Statement Findings.

SECTION III - FEDERAL AWARD FINDINGS AND QUESTIONED COSTS

There were no Federal Award Findings.

SECTION IV - SUMMARY OF HISTORY OF PRIOR AIDUI FINDINGS

2006-1	Condition:	Controls Over Cash and Investment Reconciliations
	Current Status:	This finding is closed.
2006-2	Condition:	Family Self-sufficiency Program and Accounting Deficiencies
	Current Status:	This finding is closed.

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

PHA Name: **The Housing Authority of the City of Charleston** Grant Type and Number: **SC16P00150106** Federal FY of Grant: **2006**

Capital Fund Program Grant No. Reserve for Disasters/Emergencies Revised Annual Statement (revision no. 2)

Replacement Housing Factor Grant No. Final Performance and Evaluation Report

Original Annual Statement

Performance and Evaluation Report for Period Ending: 05/31/09

Line No.	Summary by Development Account	Total Estimated Cost			Total Actual Cost		
		Original	Revised	Obligated	Expended		
1	Total Non-CFP Funds						
2	1406 Operations	\$88,139.20	\$88,139.20	\$88,139.20	\$88,139.20		
3	1408 Management Improvements	\$99,000.00	\$96,889.88	\$96,889.88	\$96,889.88		
4	1410 Administration	\$215,522.00	\$55,448.72	\$55,448.72	\$55,448.72		
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00		
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00		
7	1430 Fees and Costs	\$25,411.00	\$128,662.84	\$122,217.83	\$122,217.83		
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00		
9	1450 Site Improvement	\$161,300.00	\$137,267.91	\$212,876.12	\$119,024.59		
10	1460 Dwelling Structures	\$549,743.80	\$496,608.58	\$443,098.06	\$443,098.06		
11	1465.1 Dwelling Equipment-Nonexpendable	\$85,000.00	\$105,273.33	\$108,043.70	\$108,043.70		
12	1470 Nondwelling Structures	\$76,000.00	\$201,249.89	\$205,518.89	\$205,518.89		
13	1475 Nondwelling Equipment	\$43,000.00	\$151,088.25	\$149,830.19	\$149,830.19		
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00		
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00		
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00		
17	1495.1 Relocation Cost	\$0.00	\$53,000.00	\$31,566.01	\$31,566.01		
18	1501 Collateralization or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00		
19	9002 Collateralization or Debt Service	\$666,304.00	\$665,801.40	\$665,801.40	\$665,801.40		
20							
21	Amount of Annual Grant: (sum of lines 2-20)	\$2,009,420.00	\$2,179,430.00	\$2,179,430.00	\$2,085,578.47		
22	Amount of line 21 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00		
23	Amount of line 21 Related to Section 504 Compliance	\$0.00	\$0.00	\$0.00	\$0.00		
24	Amount of line 21 Related to Security -- Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00		
25	Amount of line 21 Related to Security -- Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00		
26	Amount of line 21 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00		

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

PHA Name:		Grant Type and Number		Federal FY of Grant:				
The Housing Authority of the City of Charleston		Capital Fund Program Grant No. SC16P00150106 Replacement Housing Factor Grant No.:		2006				
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide Fees and Costs	Fees & Costs	1430	Total 1430	\$25,411.00	\$128,662.84	\$122,217.83	\$122,217.83	
HA-Wide "	Sidewalks	1450		\$25,411.00	\$128,662.84	\$122,217.83	\$122,217.83	
"	Site Improvements	1450		\$2,000.00	\$11,545.88	\$11,545.88	\$11,545.88	
"	Roof Repairs	1460		\$600.00	\$978.53	\$978.53	\$978.53	
"	Nonroutine PM repairs	1460		\$45,000.00	\$72,234.41	\$72,234.41	\$72,234.41	
"	(Reglaze bathroom fixtures)	1460		\$30,000.00	\$85,910.00	\$85,910.00	\$85,910.00	
"	Interior Cycle Painting	1460		\$50,000.00	\$50,500.00	\$17,335.00	\$17,335.00	
"	Window Rep./Interior Renovations	1460		\$8,500.00	\$3,551.37	\$0.00	\$0.00	
"	Appliances	1465		\$85,000.00	\$105,273.33	\$108,043.70	\$108,043.70	
HA - Wide	Nondwelling Equipment	1475		\$4,500.00	\$96,412.00	\$96,412.00	\$96,412.00	
"	PC Replacement	"		\$4,500.00	\$0.00	\$0.00	\$0.00	
"	Laser Printers	"		\$5,000.00	\$0.00	\$0.00	\$0.00	
"	Network Server Upgrades	"		\$2,500.00	\$9,302.25	\$9,302.25	\$9,302.25	
"	Furniture	"		\$0.00	\$3,240.00	\$3,240.00	\$3,240.00	
"	Maintenance Equipment	"		\$5,000.00	\$0.00	\$0.00	\$0.00	
"	MIS Equipment/tools etc	"		\$20,000.00	\$40,634.00	\$40,634.00	\$40,634.00	
"	Vehicle - Maintenance	"		\$1,500.00	\$1,500.00	\$241.94	\$241.94	
"	Furniture (Mod)	"	Total 1475	\$43,000.00	\$151,088.25	\$149,830.19	\$149,830.19	
HA - Wide	Nondwelling Structures	1470		\$40,000.00	\$0.00	\$0.00	\$0.00	
"	Debt Service Funding	1501		\$666,304.00	\$665,801.40	\$665,801.40	\$665,801.40	
"	Relocation	1495		\$0.00	\$53,000.00	\$31,566.01	\$31,566.01	

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

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

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

PHA Name:		Grant Type and Number		Federal FY of Grant:		Status of Work	
The Housing Authority of the City of Charleston		Capital Fund Program Grant No. SC16P00150106 Replacement Housing Factor Grant No:		2006			
Development Number/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost	Total Actual Cost		
				Original	Revised	Obligated	Expended
SC 16-04 Wraggsborough Homes	Site: Landscaping Security Upgrades/Mailboxes	1450	Total Site:	\$5,000.00 \$6,700.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00
	Mechanical and Electrical: Security HVAC	1460	Total M&E:	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00
	Building Exterior: Exterior Painting & Renovations	1460	Total B.E.:	\$45,000.00	\$0.00	\$0.00	\$0.00
	Dwelling Units: None	1460	Total D.U.s:	\$45,000.00	\$0.00	\$0.00	\$0.00
	Dwelling Equipment: None	1465.1	Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00
	Interior Common Areas: None	1470	Total I.C.A.s:	\$0.00	\$0.00	\$0.00	\$0.00
	Site-Wide Facilities: Community Center Improvements	1470	Total SWFs:	\$2,500.00 \$2,500.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00
	Nondwelling Equipment: None	1475	Total N.D.E.:	\$0.00	\$0.00	\$0.00	\$0.00
Total, Wraggsborough			Project Total:	\$59,200.00	\$0.00	\$0.00	\$0.00

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

PHA Name:		Grant Type and Number		Federal FY of Grant:		Status of Work	
The Housing Authority of the City of Charleston		Capital Fund Program Grant No. SC16P00150106 Replacement Housing Factor Grant No:		2006			
Development Number/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Obligated	Expended
SC 16-05 Gadsden Green Homes	Site: Landscaping Fencing Security Lighting	1450	Total Site:	\$1,500.00 \$7,500.00 \$2,500.00 \$11,500.00	\$0.00 \$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00 \$0.00
	Mechanical and Electrical: HVAC	1460	Total M&E:	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00
	Building Exterior: Exterior repairs/paint	1460	Total B.E.:	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00
	Dwelling Units: None	1460	Total DUs:	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00
	Dwelling Equipment: None	1465.1	Total D.E.:	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00
	Interior Common Areas: None	1470	Total ICAs:	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00
	Site-Wide Facilities: Community Center Improvements Playground	1470	Total SWFs:	\$8,500.00 \$0.00 \$8,500.00	\$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00
	Nondwelling Equipment: None	1475	Total NDE:	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00
	Total, Gadsden Green		Project Total:	\$20,000.00	\$0.00	\$0.00	\$0.00

Annual Statement /Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name:		Grant Type and Number		Federal FY of Grant:		Status of Work	
The Housing Authority of the City of Charleston		Capital Fund Program Grant No. SC16P00150106 Replacement Housing Factor Grant No:		2006			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Obligated	Expended
SC 16-06 Robert Mills Manor Extension	Site: Landscaping Fencing Sidewalks	1450	Total Site:	\$1,500.00 \$6,800.00 \$0.00 \$8,300.00	\$0.00 \$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00 \$0.00
	Mechanical and Electrical: HVAC	1460	Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00
	Building Exterior: Painting	1460	Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00
	Dwelling Units: None	1460	Total DUs:	\$0.00	\$0.00	\$0.00	\$0.00
	Dwelling Equipment: None	1465.1	Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00
	Interior Common Areas: None	1470	Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00
	Site-Wide Facilities: Community Center Improvement	1475	Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00
	Nondwelling Equipment:		Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00
Total, Robert Mills			Project Total:	\$8,300.00	\$0.00	\$0.00	\$0.00

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

PHA Name:		Grant Type and Number		Federal FY of Grant:		Status of Work	
The Housing Authority of the City of Charleston		Capital Fund Program Grant No. SC16P00150106 Replacement Housing Factor Grant No.:		2006			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Obligated	Expended
SC 16-08 Cooper River	Site: Landscaping Repaving Parking Lot/Curbing Fencing	1450	Total Site:	\$1,500.00	\$0.00	\$0.00	\$0.00
				\$28,700.00	\$0.00	\$0.00	\$0.00
				\$9,500.00	\$0.00	\$0.00	\$0.00
	Mechanical and Electrical: HVAC	1460	Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00
				\$0.00	\$0.00	\$0.00	\$0.00
				\$0.00	\$0.00	\$0.00	\$0.00
	Building Exterior: Roof Renovations Exterior Painting	1460	Total B.E.:	\$39,500.00	\$0.00	\$0.00	\$0.00
				\$48,000.00	\$0.00	\$0.00	\$0.00
				\$87,500.00	\$0.00	\$0.00	\$0.00
	Dwelling Units: None	1460	Total DUs:	\$0.00	\$0.00	\$0.00	\$0.00
\$0.00				\$0.00	\$0.00	\$0.00	
\$0.00				\$0.00	\$0.00	\$0.00	
Dwelling Equipment: None	1465.1	Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
			\$0.00	\$0.00	\$0.00	\$0.00	
			\$0.00	\$0.00	\$0.00	\$0.00	
Interior Common Areas: None	1470	Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00	
			\$0.00	\$0.00	\$0.00	\$0.00	
			\$0.00	\$0.00	\$0.00	\$0.00	
Site-Wide Facilities: None	1470	Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00	
			\$0.00	\$0.00	\$0.00	\$0.00	
			\$0.00	\$0.00	\$0.00	\$0.00	
Nondwelling Equipment: None	1475	Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00	
			\$0.00	\$0.00	\$0.00	\$0.00	
			\$0.00	\$0.00	\$0.00	\$0.00	
Total, Cooper River		Project Total:	\$127,200.00	\$0.00	\$0.00	\$0.00	

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

PHA Name:		Grant Type and Number		Federal FY of Grant:			
The Housing Authority of the City of Charleston		Capital Fund Program Grant No. SC16P00150106 Replacement Housing Factor Grant No.		2006			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Status of Work	
				Original	Revised		
				Obligated	Expended		
SC 16-09 Edmund Jenkins Homes	Site: Landscaping	1450	Total Site:	\$5,500.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	
	Mechanical and Electrical: HVAC	1460	Total M&E:	\$0.00	\$0.00	\$0.00	
	Building Exterior: Exterior Painting & Renovations	1460	Total B.E.:	\$50,000.00 \$50,000.00	\$0.00 \$0.00	\$0.00 \$0.00	
	Dwelling Units: None	1460	Total DUs:	\$0.00	\$0.00	\$0.00	
	Dwelling Equipment: None	1465.1	Total D.E.:	\$0.00	\$0.00	\$0.00	
	Interior Common Areas: None	1470	Total ICAs:	\$0.00	\$0.00	\$0.00	
	Site-Wide Facilities: None	1470	Total SWFs:	\$0.00	\$0.00	\$0.00	
	Nondwelling Equipment: None	1475	Total NDE:	\$0.00	\$0.00	\$0.00	
	Total, Edmund Jenkins		Project Total:		\$55,500.00	\$0.00	\$0.00

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

PHA Name:		Grant Type and Number		Federal FY of Grant:		Status of Work	
The Housing Authority of the City of Charleston		Capital Fund Program Grant No. SC16P00150106 Replacement Housing Factor Grant No.		2006			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Obligated	Expended
SC 16-10 Meeting Street Manor	Site: Landscaping	1450	Total Site:	\$1,500.00	\$0.00	\$0.00	\$0.00
	Mechanical and Electrical: HVAC	1460	Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00
	Building Exterior: Exterior Painting	1460	Total B.E.:	\$51,546.00	\$0.00	\$8,811.00	\$8,811.00
	Dwelling Units: None	1460	Total DUs:	\$0.00	\$0.00	\$0.00	\$0.00
	Dwelling Equipment: None	1465.1	Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00
	Interior Common Areas: None	1470	Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00
	Site-Wide Facilities: Marion Strobel	1470	Total SWFs:	\$8,500.00 \$0.00	\$0.00	\$5,910.00	\$5,910.00
	Nondwelling Equipment: None	1475	Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00
	Total, Meeting Street		Project Total:	\$61,546.00	\$0.00	\$14,721.00	\$14,721.00

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

PHA Name:		Grant Type and Number		Federal FY of Grant:		Status of Work	
The Housing Authority of the City of Charleston		Capital Fund Program Grant No. SC16P00150106 Replacement Housing Factor Grant No:		2006			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Obligated	Expended
SC 16-12 Kiawah Homes	Site: Landscaping Playground Equipment Parking Lot Renovations	1450		\$1,500.00 \$5,000.00 \$27,000.00	\$64,024.49 \$5,000.00 \$51,224.01	\$64,024.49 \$0.00 \$37,980.69	\$64,024.49 \$0.00 \$37,980.69
	Mechanical and Electrical: None	1460	Total Site:	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00
	Building Exterior: Painting & Repairs	1460	Total M&E:	\$89,597.80	\$0.00	\$79,643.11	\$79,643.11
	Dwelling Units: Roof Renovations	1460	Total B.E.:	\$89,597.80	\$0.00	\$79,643.11	\$79,643.11
	Dwelling Equipment: None	1465.1	Total DUs:	\$10,000.00 \$10,000.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00
	Interior Common Areas: None	1470	Total D.E.:	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00
	Site-Wide Facilities: Community Center Improvements	1470	Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00
	Nondwelling Equipment: None	1475	Total SWFs:	\$15,000.00 \$15,000.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00
Total, Kiawah			Total NDE:	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00
			Project Total:	\$148,097.80	\$120,248.50	\$181,648.29	\$181,648.29

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

PHA Name:		Grant Type and Number		Federal FY of Grant:		Status of Work	
The Housing Authority of the City of Charleston		Capital Fund Program Grant No. SC16P00150106 Replacement Housing Factor Grant No:		2006			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Obligated	Expended
SC 16-13 Extensions Gadsden Green Meeting Street Manor Wragsborough Homes	Site: Landscaping Security Upgrades/Lighting Seal Parking Lot & reseal	1450		\$6,000.00 \$2,500.00 \$0.00	\$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00
	Mechanical and Electrical: None	1460	Total Site:	\$8,500.00	\$0.00	\$0.00	\$0.00
	Building Exterior: Painting	1460	Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00
	Dwelling Units: Flooring	1460	Total B.E.:	\$31,400.00 \$31,400.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00
	Dwelling Equipment: None	1465.1	Total DUs:	\$0.00	\$0.00	\$0.00	\$0.00
	Interior Common Areas: None	1470	Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00
	Site-Wide Facilities: Community Center Playground	1470	Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00
	Nondwelling Equipment: None	1475	Total SWFs:	\$0.00	\$168,474.89 \$0.00	\$180,699.89 \$0.00	\$180,699.89 \$0.00
	Total, Extensions		Project Total:	\$39,900.00	\$168,474.89	\$180,699.89	\$180,699.89

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

PHA Name:		Grant Type and Number		Federal FY of Grant:		Status of Work	
The Housing Authority of the City of Charleston		Capital Fund Program Grant No. SC16P00150106 Replacement Housing Factor Grant No.		2006			
Development Number/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Obligated	Expended
SC 16-15 Scattered Sites	Site: Landscaping	1450	Total Site:	\$4,500.00	\$0.00	\$0.00	\$0.00
	Mechanical and Electrical: None	1460	Total M&E:	\$4,500.00	\$0.00	\$0.00	\$0.00
	Building Exterior: Painting	1460	Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00
	Dwelling Units: None	1460	Total D.U.S:	\$15,000.00	\$0.00	\$0.00	\$0.00
	Dwelling Equipment: None	1465.1	Total D.E.:	\$15,000.00	\$0.00	\$0.00	\$0.00
	Interior Common Areas: None	1470	Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00
	Site-Wide Facilities: None	1470	Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00
	Nondwelling Equipment: None	1475	Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00
	Total, Scattered		Project Total:	\$19,500.00	\$0.00	\$0.00	\$0.00

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

PHA Name:		Grant Type and Number		Federal FY of Grant:		Status of Work	
The Housing Authority of the City of Charleston		Capital Fund Program Grant No. SC16P00150106 Replacement Housing Factor Grant No.		2006			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Obligated	Expended
SC 16-16 Scattered Sites	Site: Landscaping	1450	Total Site:	\$4,500.00	\$0.00	\$93,851.53	\$0.00
	Mechanical and Electrical: None	1460	Total M&E:	\$0.00	\$0.00	\$93,851.53	\$0.00
	Building Exterior: Painting	1460	Total B.E.:	\$20,000.00	\$0.00	\$0.00	\$0.00
	Dwelling Units: Master Key System	1460	Total DUS:	\$20,000.00	\$0.00	\$0.00	\$0.00
	Dwelling Equipment: None	1465.1	Total D.U.S.:	\$0.00	\$0.00	\$0.00	\$0.00
	Interior Common Areas: None	1470	Total I.C.A.s:	\$0.00	\$0.00	\$0.00	\$0.00
	Site-Wide Facilities: None	1470	Total SW.F.s:	\$0.00	\$0.00	\$0.00	\$0.00
	Nondwelling Equipment: None	1475	Total N.D.E.:	\$0.00	\$0.00	\$0.00	\$0.00
Total, Scattered		Project Total:	\$24,500.00	\$0.00	\$93,851.53	\$0.00	

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

PHA Name:		Grant Type and Number		Federal FY of Grant:		Status of Work	
The Housing Authority of the City of Charleston		Capital Fund Program Grant No. SC16P00150106		2006			
Development Number Name/HA-Wide Activities		Replacement Housing Factor Grant No:		Total Actual Cost			
General Description of Major Work Categories		Development Account Number	Quantity	Total Estimated Cost		Expended	
				Original	Revised		Obligated
SC 16-23 Scattered Sites	Site: Landscaping Security Upgrades/Mailboxes	1450	Total Site:	\$2,700.00 \$5,000.00 \$7,700.00	\$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00
	Mechanical and Electrical: None	1460	Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00
	Building Exterior: None	1460	Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00
	Dwelling Units: None	1460	Total D.U.:	\$0.00	\$0.00	\$0.00	\$0.00
	Dwelling Equipment: None	1465.1	Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00
	Interior Common Areas: None	1470	Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00
	Site-Wide Facilities: None	1470	Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00
	Nondwelling Equipment: None	1475	Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00
	Total, Scattered		Project Total:	\$7,700.00	\$0.00	\$0.00	\$0.00

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

PHA Name:		Grant Type and Number		Federal FY of Grant:				
The Housing Authority of the City of Charleston		Capital Fund Program Grant No. SC16P00150106 Replacement Housing Factor Grant No:		2006				
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Status of Work		
				Original	Revised			
				Obligated	Expended			
SC 16-25 Applebee Way	Site: None	1450	Total Site:	\$0.00	\$4,495.00	\$4,495.00	\$4,495.00	
	Mechanical and Electrical: None	1460	Total M&E:	\$0.00	\$4,495.00	\$4,495.00	\$4,495.00	
	Building Interior/Exterior: None	1460	Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Units: None	1460	Total DUs:	\$0.00	\$203,798.00	\$98,549.74	\$98,549.74	
	Dwelling Equipment: None	1465.1	Total D.E.:	\$0.00	\$203,798.00	\$98,549.74	\$98,549.74	
	Interior Common Areas: None	1470	Total I.C.A.s:	\$0.00	\$0.00	\$0.00	\$0.00	
	Site-Wide Facilities: None	1470	Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Nondwelling Equipment: None	1475	Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00	
	Total, Applebee			Project Total:	\$0.00	\$288,907.80	\$183,659.54	\$183,659.54

Annual Statement /Performance and Evaluation Report

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

PHA Name:

The Housing Authority of the City of Charleston

Grant Type and Number

Capital Fund Program Grant No.
Replacement Housing Factor Grant No:

SC16P00150107

Part I: Summary

Federal FY of Grant:

2007

Original Annual Statement
 Performance and Evaluation Report for Period Ending: 05/31/2009

Reserve for Disasters/Emergencies

Revised Annual Statement (revision no: 2)
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	\$226,608.00	\$226,608.00	\$226,608.00	\$226,608.00
3	1408 Management Improvements	\$79,000.00	\$79,000.00	\$0.00	\$0.00
4	1410 Administration	\$208,941.08	\$208,941.08	\$216,840.00	\$216,840.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$25,000.00	\$25,000.00	\$154,643.77	\$154,643.77
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$214,376.78	\$214,376.78	\$66,949.07	\$66,949.07
10	1460 Dwelling Structures	\$608,766.14	\$556,268.74	\$458,546.14	\$319,103.15
11	1465.1 Dwelling Equipment-Nonexpendable	\$78,400.00	\$78,400.00	\$165,472.91	\$165,472.91
12	1470 Nondwelling Structures	\$5,200.00	\$5,200.00	\$173,238.18	\$173,238.18
13	1475 Nondwelling Equipment	\$55,843.00	\$55,843.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495.1 Relocation Cost	\$0.00	\$0.00	\$0.00	\$0.00
18	1499 Development Activities	\$0.00	\$53,000.00	\$40,339.53	\$40,339.53
19	9002 Collateralization or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00
20	1502 Contingency	\$666,304.00	\$665,801.40	\$665,801.40	\$665,801.40
21	Amount of Annual Grant: (sum of lines 2-20)	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 21 Related to LBP Activities	\$2,168,439.00	\$2,168,439.00	\$2,168,439.00	\$2,028,996.01
23	Amount of line 21 Related to Section 504 Compliance	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 21 Related to Security -- Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 21 Related to Security -- Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
26	Amount of line 21 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

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

PHA Name: _____

The Housing Authority of the City of Charleston

Grant Type and Number
 Capital Fund Program Grant No. **SC16P00150107**
 Replacement Housing Factor Grant No: _____

Federal FY of Grant:
2007

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide Mgmt. Improvmts	Vehicle Replacement	1408		\$26,000.00	\$26,000.00	\$0.00	\$0.00	
	Resident Programs	"		\$5,000.00	\$5,000.00	\$0.00	\$0.00	
	MIS Manager Salary	"		\$0.00	\$0.00	\$0.00	\$0.00	
	Professional Development	"		\$11,000.00	\$11,000.00	\$0.00	\$0.00	
	Housing Administration	"		\$20,000.00	\$20,000.00	\$0.00	\$0.00	
	Maintenance	"		\$12,000.00	\$12,000.00	\$0.00	\$0.00	
	Housing Service Admin Asst	"		\$0.00	\$0.00	\$0.00	\$0.00	
	Network Administrator	"		\$0.00	\$0.00	\$0.00	\$0.00	
	Urban Forestry Specialist	"		\$0.00	\$0.00	\$0.00	\$0.00	
	Occupancy Specialist	"		\$0.00	\$0.00	\$0.00	\$0.00	
	Management Aide	"		\$0.00	\$0.00	\$0.00	\$0.00	
	Telephone & TDD Costs	"		\$0.00	\$0.00	\$0.00	\$0.00	
	Software Upgrades	"		\$0.00	\$0.00	\$0.00	\$0.00	
	Software Licenses	"		\$5,000.00	\$5,000.00	\$0.00	\$0.00	
			Total 1408	\$79,000.00	\$79,000.00	\$0.00	\$0.00	
HA-Wide Admin	Mod Coordinator	1410		\$56,183.11	\$0.00	\$0.00	\$0.00	
	Project Manager	"		\$45,121.10	\$0.00	\$0.00	\$0.00	
	Assistant Mod Coordinator	"		\$38,106.60	\$0.00	\$0.00	\$0.00	
	Capital Fund Specialist	"		\$30,130.27	\$0.00	\$0.00	\$0.00	
	CPG Training	"		\$3,000.00	\$3,000.00	\$0.00	\$0.00	
	Management Fees	"		\$0.00	\$169,541.08	\$216,840.00	\$216,840.00	
	Office Expenses	"		\$500.00	\$500.00	\$0.00	\$0.00	
	Advertising Costs	"		\$7,000.00	\$7,000.00	\$0.00	\$0.00	
	Professional Assistance	"		\$28,900.00	\$28,900.00	\$0.00	\$0.00	
				Total 1410	\$208,941.08	\$208,941.08	\$216,840.00	\$216,840.00

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

PHA Name:		Grant Type and Number		Federal FY of Grant:				
The Housing Authority of the City of Charleston		Capital Fund Program Grant No. SC16P00150107 Replacement Housing Factor Grant No:		2007				
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide Fees and Costs	Fees & Costs	1430		\$25,000.00	\$25,000.00	\$154,643.77	\$154,643.77	
			Total 1430	\$25,000.00	\$25,000.00	\$154,643.77	\$154,643.77	
	Sidewalks, Site Improvements	1450		\$54,500.00	\$54,500.00	\$0.00	\$0.00	
	Erosion Control	1450		\$71,500.00	\$71,500.00	\$0.00	\$0.00	
	Roof/Exterior Repairs	1460		\$161,723.72	\$162,226.32	\$0.00	\$0.00	
	Nonroutine PM repairs (HVAC, Rewire units, etc.)	1460		\$109,415.00	\$56,415.00	\$0.00	\$0.00	
	Interior Cycle Painting	1460		\$89,705.00	\$89,705.00	\$35,870.99	\$35,870.99	
	Window Rep./Interior Renovations	1460		\$65,248.00	\$65,248.00	\$0.00	\$0.00	
	Appliances	1465		\$78,400.00	\$78,400.00	\$165,472.91	\$165,472.91	
HA - Wide	Nondwelling Equipment	1475		\$5,000.00	\$5,000.00	\$0.00	\$0.00	
	PC Replacement	"		\$1,500.00	\$1,500.00	\$0.00	\$0.00	
	Laser Printers	"		\$6,000.00	\$6,000.00	\$0.00	\$0.00	
	Network Server Upgrades	"		\$2,500.00	\$2,500.00	\$0.00	\$0.00	
	Furniture	"		\$8,500.00	\$8,500.00	\$0.00	\$0.00	
	Maintenance Equipment	"		\$3,200.00	\$3,200.00	\$0.00	\$0.00	
	MIS Equipment/tools etc	"		\$27,643.00	\$27,643.00	\$0.00	\$0.00	
	Vehicle - Maintenance	"		\$1,500.00	\$1,500.00	\$0.00	\$0.00	
	Furniture (Mod)	"		\$55,843.00	\$55,843.00	\$0.00	\$0.00	
	Total 1475							
HA - Wide	Nondwelling Structures	1470		\$0.00	\$0.00	\$148,938.18	\$148,938.18	
"	Debt Service Funding	9002		\$666,304.00	\$665,801.40	\$665,801.40	\$665,801.40	
"	Relocation	1495		\$0.00	\$53,000.00	\$40,339.53	\$40,339.53	

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

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

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

PHA Name:		Grant Type and Number		Federal FY of Grant:					
The Housing Authority of the City of Charleston		Capital Fund Program Grant No. SC16PP00150107 Replacement Housing Factor Grant No:		2007					
Development Number Name/H/A-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Obligated	Expended		
SC 16-04 Wragsborough Homes	Site: Landscaping Security Upgrades/Mailboxes Mechanical and Electrical: Security HVAC Building Exterior: Exterior Painting & Renovations Dwelling Units: None Dwelling Equipment: None Interior Common Areas: None Site-Wide Facilities: Community Center Improvements Nondwelling Equipment: None	1450	Total Site:	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00		
		1460	Total M&E:	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00		
		1460	Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00		
		1460	Total DUS:	\$0.00	\$0.00	\$0.00	\$0.00		
		1465.1	Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00		
		1470	Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00		
		1470	Total SWFs:	\$1,500.00	\$1,500.00	\$0.00	\$0.00		
		1475	Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00		
			Project Total:	\$1,500.00	\$1,500.00	\$0.00	\$0.00		
			Total, Wragsborough						

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

PHA Name:

Grant Type and Number

The Housing Authority of the City of Charleston

Capital Fund Program Grant No. SC16FP00150107
 Replacement Housing Factor Grant No:

Federal FY of Grant:

2007

Development Number/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
SC 16-05 Gadsden Green Homes	Site: Landscaping Fencing Security Lighting	1450	Total Site:	\$0.00	\$0.00	\$3,583.15	\$3,583.15	
				\$0.00	\$0.00	\$0.00	\$0.00	
				\$0.00	\$0.00	\$0.00	\$0.00	
	Mechanical and Electrical: HVAC	1460	Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00	
				\$0.00	\$0.00	\$0.00	\$0.00	
				\$0.00	\$0.00	\$0.00	\$0.00	
	Building Exterior: Exterior repairs/paint	1460	Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
				\$0.00	\$0.00	\$0.00	\$0.00	
				\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Units: None	1460	Total DUs:	\$0.00	\$0.00	\$0.00	\$0.00	
				\$0.00	\$0.00	\$0.00	\$0.00	
				\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Equipment: None	1465.1	Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
				\$0.00	\$0.00	\$0.00	\$0.00	
				\$0.00	\$0.00	\$0.00	\$0.00	
Interior Common Areas: None	1470	Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00		
			\$0.00	\$0.00	\$0.00	\$0.00		
			\$0.00	\$0.00	\$0.00	\$0.00		
Site-Wide Facilities: Community Center Improvements Playground	1470	Total SWFs:	\$1,000.00	\$1,000.00	\$24,300.00	\$24,300.00		
			\$0.00	\$0.00	\$0.00	\$0.00		
			\$0.00	\$0.00	\$0.00	\$0.00		
Nondwelling Equipment: None	1475	Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00		
			\$0.00	\$0.00	\$0.00	\$0.00		
			\$0.00	\$0.00	\$0.00	\$0.00		
Total, Gadsden Green		Project Total:	\$1,000.00	\$1,000.00	\$27,883.15	\$27,883.15		

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

PHA Name:

The Housing Authority of the City of Charleston

Grant Type and Number

Capital Fund Program Grant No. SC16P00150107
 Replacement Housing Factor Grant No:

Federal FY of Grant:

2007

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
SC 16-08 Cooper River	Site: Landscaping Repaving Parking Lot/Curbing Fencing Mechanical and Electrical: HVAC Building Exterior: Roof Renovations Exterior Painting Dwelling Units: None Dwelling Equipment: None Interior Common Areas: None Site-Wide Facilities: None Nondwelling Equipment: None	1450	Total Site:	\$0.00	\$0.00	\$0.00	\$0.00	
				\$0.00	\$0.00	\$0.00	\$0.00	
				\$0.00	\$0.00	\$0.00	\$0.00	
				\$0.00	\$0.00	\$0.00	\$0.00	
				\$0.00	\$0.00	\$0.00	\$0.00	
			Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00	
				\$0.00	\$0.00	\$0.00	\$0.00	
			Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
				\$0.00	\$0.00	\$0.00	\$0.00	
			Total DUs:	\$0.00	\$0.00	\$0.00	\$0.00	
				\$0.00	\$0.00	\$0.00	\$0.00	
			Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
				\$0.00	\$0.00	\$0.00	\$0.00	
			Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00	
				\$0.00	\$0.00	\$0.00	\$0.00	
	Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00			
		\$0.00	\$0.00	\$0.00	\$0.00			
	Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00			
		\$0.00	\$0.00	\$0.00	\$0.00			
	Total, Cooper River	Project Total:		\$0.00	\$0.00	\$0.00	\$0.00	

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

PHA Name:		Grant Type and Number		Federal FY of Grant:					
The Housing Authority of the City of Charleston		Capital Fund Program Grant No. SC16P00150107 Replacement Housing Factor Grant No:		2007					
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Obligated	Expended		
SC 16-09 Edmund Jenkins Homes	Site: Landscaping	1450	Total Site:	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00		
	Mechanical and Electrical: HVAC	1460	Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00		
	Building Exterior: Exterior Painting & Renovations	1460	Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00		
	Dwelling Units: None	1460	Total DUs:	\$0.00	\$0.00	\$0.00	\$0.00		
	Dwelling Equipment: None	1465.1	Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00		
	Interior Common Areas: None	1470	Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00		
	Site-Wide Facilities: None	1470	Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00		
	Nondwelling Equipment: None	1475	Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00		
	Total, Edmund Jenkins			Project Total:	\$0.00	\$0.00	\$0.00	\$0.00	

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

PHA Name:		Grant Type and Number		Federal FY of Grant:		Status of Work		
The Housing Authority of the City of Charleston		Capital Fund Program Grant No: SC16P00150107 Replacement Housing Factor Grant No:		2007				
Development Number/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		
				Original	Revised	Obligated	Expended	
SC 16-10 Meeting Street Manor	Site: Landscaping	1450	Total Site:	\$0.00	\$0.00	\$0.00	\$0.00	
	Mechanical and Electrical: HVAC	1460	Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00	
	Building Exterior: Exterior Painting	1460	Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Units: None	1460	Total DUs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Equipment: None	1465.1	Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Interior Common Areas: None	1470	Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Site-Wide Facilities: Marion Strobel	1470	Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Nondwelling Equipment: None	1475	Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00	
	Total, Meeting Street			Project Total:	\$0.00	\$0.00	\$0.00	\$0.00

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

PHA Name:		Grant Type and Number		Federal FY of Grant:		Status of Work	
The Housing Authority of the City of Charleston		Capital Fund Program Grant No. SC16P00150107 Replacement Housing Factor Grant No:		2007			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost			Total Actual Cost
				Original	Revised	Obligated	Expended
SC 16-12 Kiawah Homes	Site: Landscaping Playground Equipment Parking Lot Renovations	1450	Total Site:	\$0.00	\$0.00	\$0.00	\$0.00
				\$0.00	\$0.00	\$0.00	\$0.00
				\$20,000.00	\$20,000.00	\$0.00	\$0.00
				\$20,000.00	\$20,000.00	\$0.00	\$0.00
				\$0.00	\$0.00	\$0.00	\$0.00
				\$0.00	\$0.00	\$0.00	\$0.00
				\$0.00	\$0.00	\$0.00	\$0.00
				\$0.00	\$0.00	\$0.00	\$0.00
				\$0.00	\$0.00	\$0.00	\$0.00
				\$0.00	\$0.00	\$0.00	\$0.00
Mechanical and Electrical: None	1460	Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00	
			\$0.00	\$0.00	\$0.00	\$0.00	
			\$0.00	\$0.00	\$0.00	\$0.00	
Building Exterior: Painting & Repairs	1460	Total B.E.:	\$151,000.00	\$151,000.00	\$414,910.99	\$275,468.00	
			\$151,000.00	\$151,000.00	\$414,910.99	\$275,468.00	
			\$0.00	\$0.00	\$0.00	\$0.00	
Dwelling Units: Roof Renovations	1460	Total DUs:	\$0.00	\$0.00	\$0.00	\$0.00	
			\$0.00	\$0.00	\$0.00	\$0.00	
			\$0.00	\$0.00	\$0.00	\$0.00	
Dwelling Equipment: None	1465.1	Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
			\$0.00	\$0.00	\$0.00	\$0.00	
			\$0.00	\$0.00	\$0.00	\$0.00	
Interior Common Areas: None	1470	Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00	
			\$0.00	\$0.00	\$0.00	\$0.00	
			\$0.00	\$0.00	\$0.00	\$0.00	
Site-Wide Facilities: Community Center Improvements	1470	Total SWFs:	\$1,500.00	\$1,500.00	\$0.00	\$0.00	
			\$1,500.00	\$1,500.00	\$0.00	\$0.00	
			\$0.00	\$0.00	\$0.00	\$0.00	
Nondwelling Equipment: None	1475	Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00	
			\$0.00	\$0.00	\$0.00	\$0.00	
			\$0.00	\$0.00	\$0.00	\$0.00	
Total, Kiawah			Project Total:	\$172,500.00	\$172,500.00	\$414,910.99	\$275,468.00

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

PHA Name:

The Housing Authority of the City of Charleston

Grant Type and Number
Capital Fund Program Grant No: SC16P00150107
Replacement Housing Factor Grant No:

Federal FY of Grant:
2007

Development Number/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
SC 16-13 Extensions Gadsden Green Meeting Street Manor Wragsborough Homes	Site: Landscaping Renovations of Gas Lines Seal Parking Lot & Reseal	1450	Total Site:	\$0.00	\$0.00	\$0.00	\$0.00	
				\$56,852.00	\$56,852.00	\$0.00	\$0.00	
				\$11,524.78	\$11,524.78	\$0.00	\$0.00	
				\$68,376.78	\$68,376.78	\$0.00	\$0.00	
	Mechanical and Electrical: None	1460	Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00	
	Building Exterior: Painting	1460	Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Units: Flooring	1460	Total D.U.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Equipment: None	1465.1	Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Interior Common Areas: None	1470	Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Site-Wide Facilities: Community Center Playground	1470	Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Nondwelling Equipment: None	1475	Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00	
	Total, Extensions		Project Total:	\$72,076.78	\$72,076.78	\$0.00	\$0.00	

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

PHA Name:		Grant Type and Number		Federal FY of Grant:					
The Housing Authority of the City of Charleston		Capital Fund Program Grant No. SC16P00150107 Replacement Housing Factor Grant No:		2007					
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Obligated	Expended		
SC 16-15 Scattered Sites	Site: Landscaping	1450	Total Site:	\$0.00	\$0.00	\$0.00	\$0.00		
	Mechanical and Electrical: None	1460	Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00		
	Building Exterior: Painting	1460	Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00		
	Dwelling Units: None	1460	Total DUs:	\$0.00	\$0.00	\$0.00	\$0.00		
	Dwelling Equipment: None	1465.1	Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00		
	Interior Common Areas: None	1470	Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00		
	Site-Wide Facilities: None	1470	Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00		
	Nondwelling Equipment: None	1475	Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00		
	Total, Scattered			Project Total:	\$0.00	\$0.00	\$0.00	\$0.00	

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

PHA Name: The Housing Authority of the City of Charleston		Grant Type and Number Capital Fund Program Grant No. SC16P00150107 Replacement Housing Factor Grant No:		Federal FY of Grant: 2007		Status of Work		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		
				Original	Revised	Obligated	Expended	
SC 16-16 Scattered Sites	Site: Landscaping	1450	Total Site:	\$0.00	\$0.00	\$0.00	\$0.00	
	Mechanical and Electrical: None	1460	Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00	
	Building Exterior: Painting	1460	Total B.E.:	\$15,148.00	\$15,148.00	\$0.00	\$0.00	
	Dwelling Units: Master Key System	1460	Total DUs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Equipment: None	1465.1	Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Interior Common Areas: None	1470	Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Site-Wide Facilities: None	1470	Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Nondwelling Equipment: None	1475	Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00	
	Total, Scattered			Project Total:	\$15,148.00	\$15,148.00	\$0.00	\$0.00

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

PHA Name: The Housing Authority of the City of Charleston		Grant Type and Number Capital Fund Program Grant No. SC16P00150107 Replacement Housing Factor Grant No:		Federal FY of Grant: 2007		Status of Work	
Development Number/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Obligated	Expended
SC 16-23 Scattered Sites	Site: Landscaping Security Upgrades/Mailboxes	1450	Total Site:	\$0.00 \$0.00	\$0.00 \$0.00	\$11,700.00 \$0.00	\$11,700.00 \$0.00
	Mechanical and Electrical: None	1460	Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00
	Building Exterior: None	1460	Total B.E.:	\$4,026.42	\$4,026.42	\$0.00	\$0.00
	Dwelling Units: None	1460	Total DUS:	\$0.00	\$0.00	\$0.00	\$0.00
	Dwelling Equipment: None	1465.1	Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00
	Interior Common Areas: None	1470	Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00
	Site-Wide Facilities: None	1470	Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00
	Nondwelling Equipment: None	1475	Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00
	Total, Scattered		Project Total:	\$4,026.42	\$4,026.42	\$11,700.00	\$11,700.00

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

PHA Name:		Grant Type and Number		Federal FY of Grant:					
The Housing Authority of the City of Charleston		Capital Fund Program Grant No. SC16PP00150107 Replacement Housing Factor Grant No:		2007					
Development Number Name/H/A-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Obligated	Expended		
SC 16-25 Applebee Way	Site: None	1450	Total Site:	\$0.00	\$0.00	\$51,665.92	\$51,665.92		
	Mechanical and Electrical: None	1460	Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00		
	Building Exterior: None	1460	Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00		
	Dwelling Units: None	1460	Total DUs:	\$0.00	\$0.00	\$7,764.16	\$7,764.16		
	Dwelling Equipment: None	1465.1	Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00		
	Interior Common Areas: None	1470	Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00		
	Site-Wide Facilities: None	1470	Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00		
	Nondwelling Equipment: None	1475	Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00		
	Total, Applebee			Project Total:	\$0.00	\$0.00	\$59,430.08	\$59,430.08	

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

PHA Name:

The Housing Authority of the City of Charleston

Grant Type and Number
 Capital Fund Program Grant No.
 Replacement Housing Factor Grant No:

SC16P00150108

Federal FY of Grant:

2008

Original Annual Statement
 Performance and Evaluation Report for Period Ending: 5/31/09

Reserve for Disasters/Emergencies

Revised Annual Statement (revision no:)
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	\$325,760.21	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$64,539.12	\$0.00	\$0.00	\$0.00
4	1410 Administration	\$259,382.70	\$0.00	\$242,682.70	\$161,784.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$30,000.00	\$0.00	\$355,262.80	\$355,262.80
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$420,150.80	\$0.00	\$41,892.00	\$41,892.00
10	1460 Dwelling Structures	\$505,472.77	\$0.00	\$460,582.00	\$26,300.00
11	1465.1 Dwelling Equipment-Nonexpendable	\$49,800.00	\$0.00	\$25,340.40	\$25,340.40
12	1470 Nondwelling Structures	\$25,000.00	\$0.00	\$6,675.00	\$6,675.00
13	1475 Nondwelling Equipment	\$80,920.00	\$0.00	\$178,446.00	\$131,739.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495.1 Relocation Cost	\$0.00	\$0.00	\$0.00	\$0.00
18	1499 Development Activities	\$0.00	\$0.00	\$0.00	\$0.00
19	1501 Collateralization or Debt Service	\$665,801.40	\$0.00	\$665,801.40	\$110,966.90
20	1502 Contingency	\$0.00	\$0.00	\$0.00	\$0.00
21	Amount of Annual Grant: (sum of lines 2-20)	\$2,426,827.00	\$0.00	\$1,976,682.30	\$859,960.10
22	Amount of line 21 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 21 Related to Section 504 Compliance	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 21 Related to Security -- Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 21 Related to Security -- Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
26	Amount of line 21 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

Annual Statement /Performance and Evaluation Report
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Part II: Supporting Pages

PHA Name:

The Housing Authority of the City of Charleston

Grant Type and Number
 Capital Fund Program Grant No. SC16P00150108
 Replacement Housing Factor Grant No:

Federal FY of Grant:
 2008

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide Mgmt. Improvmts	Vehicle Replacement	1408		\$40,000.00	\$0.00	\$0.00	\$0.00	
	Resident Programs	"		\$3,000.00	\$0.00	\$0.00	\$0.00	
	MIS Manager Salary	"		\$0.00	\$0.00	\$0.00	\$0.00	
	Professional Development	"		\$15,000.00	\$0.00	\$0.00	\$0.00	
	Administration	"		\$0.00	\$0.00	\$0.00	\$0.00	
	Housing	"		\$0.00	\$0.00	\$0.00	\$0.00	
	Maintenance	"		\$0.00	\$0.00	\$0.00	\$0.00	
	Housing Service Admin Asst	"		\$0.00	\$0.00	\$0.00	\$0.00	
	Network Administrator	"		\$0.00	\$0.00	\$0.00	\$0.00	
	Urban Forestry Specialist	"		\$0.00	\$0.00	\$0.00	\$0.00	
	Occupancy Specialist	"		\$0.00	\$0.00	\$0.00	\$0.00	
	Management Aide	"		\$0.00	\$0.00	\$0.00	\$0.00	
	Telephone & TDD Costs	"		\$3,500.00	\$0.00	\$0.00	\$0.00	
	Software Upgrades	"		\$0.00	\$0.00	\$0.00	\$0.00	
Software Licenses	"		\$3,039.12	\$0.00	\$0.00	\$0.00		
			Total 1408	\$64,539.12	\$0.00	\$0.00	\$0.00	
HA-Wide Admin	CFP Management Fee to COCC	1410		\$242,682.70	\$0.00	\$242,682.70	\$161,784.00	
	Project Manager	"		\$0.00	\$0.00	\$0.00	\$0.00	
	Assistant Mod Coordinator	"		\$0.00	\$0.00	\$0.00	\$0.00	
	Capital Fund Specialist	"		\$0.00	\$0.00	\$0.00	\$0.00	
	CPG Training	"		\$0.00	\$0.00	\$0.00	\$0.00	
	Management Fees	"		\$0.00	\$0.00	\$0.00	\$0.00	
	Office Expenses	"		\$7,200.00	\$0.00	\$0.00	\$0.00	
	Advertising Costs	"		\$6,500.00	\$0.00	\$0.00	\$0.00	
	Professional Assistance	"		\$3,000.00	\$0.00	\$0.00	\$0.00	
				Total 1410	\$259,382.70	\$0.00	\$242,682.70	\$161,784.00

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 Part II: Supporting Pages**

PHA Name:
 The Housing Authority of the City of Charleston

Grant Type and Number
 Capital Fund Program Grant No: **SC16P00150108**
 Replacement Housing Factor Grant No:

Federal FY of Grant:
2008

Development Number/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide Fees and Costs	Fees & Costs	1430	Total 1430	\$30,000.00	\$0.00	\$355,262.80	\$355,262.80	
"	Sidewalks, Site Improvements	1450		\$30,000.00	\$0.00	\$355,262.80	\$355,262.80	
"	Erosion Control	1450		\$37,000.00	\$0.00	\$25,794.00	\$25,794.00	
"	Roof/Exterior Repairs	1460		\$0.00	\$0.00	\$0.00	\$0.00	
"	Nonroutine PM repairs (HVAC, Rewire units, etc.)	1460		\$134,833.30	\$0.00	\$0.00	\$0.00	
"	Interior Cycle Painting	1460		\$0.00	\$0.00	\$0.00	\$0.00	
"	Window Rep./Interior Renovations	1460		\$0.00	\$0.00	\$0.00	\$0.00	
"	Appliances	1465		\$49,800.00	\$0.00	\$25,340.40	\$25,340.40	
HA - Wide	Nondwelling Equipment	1475		\$5,600.00	\$0.00	\$0.00	\$0.00	
"	PC Replacement	"		\$6,000.00	\$0.00	\$0.00	\$0.00	
"	Laser Printers	"		\$0.00	\$0.00	\$0.00	\$0.00	
"	Network Server Upgrades	"		\$0.00	\$0.00	\$0.00	\$0.00	
"	Furniture	"		\$15,320.00	\$0.00	\$0.00	\$0.00	
"	Maintenance Equipment	"		\$15,000.00	\$0.00	\$0.00	\$0.00	
"	MIS Equipment/tools etc	"		\$6,000.00	\$0.00	\$0.00	\$0.00	
"	Vehicle - Maintenance	"		\$33,000.00	\$0.00	\$178,446.00	\$131,739.00	
"	Furniture (Mod)	"		\$0.00	\$0.00	\$0.00	\$0.00	
			Total 1475	\$80,920.00	\$0.00	\$178,446.00	\$131,739.00	
HA - Wide	Nondwelling Structures	1470		\$0.00	\$0.00	\$0.00	\$0.00	
"	Debt Service Funding	1501		\$665,801.40	\$0.00	\$665,801.40	\$110,966.90	
"	Relocation	1495		\$0.00	\$0.00	\$0.00	\$0.00	

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PHA Name:

The Housing Authority of the City of Charleston

Grant Type and Number
Capital Fund Program Grant No. **SC16P00150108**
Replacement Housing Factor Grant No.:

Federal FY of Grant:
2008

Development Number/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
SC 16-01 Robert Mills Manor	Site: Landscaping Security Lighting Exterior Renovations	1450	Total Site:	\$27,800.00	\$0.00	\$0.00	\$0.00	
				\$1,500.00	\$0.00	\$0.00	\$0.00	
				\$1,300.00	\$0.00	\$0.00	\$0.00	
	Mechanical and Electrical: HVAC	1460	Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00	
				\$0.00	\$0.00	\$0.00	\$0.00	
				\$0.00	\$0.00	\$0.00	\$0.00	
	Building Exterior: Interior Painting	1460	Total B.E.:	\$1,612.91	\$0.00	\$0.00	\$0.00	
				\$1,612.91	\$0.00	\$0.00	\$0.00	
				\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Units: Security Lighting	1460	Total DUs:	\$0.00	\$0.00	\$0.00	\$0.00	
\$0.00				\$0.00	\$0.00	\$0.00		
\$0.00				\$0.00	\$0.00	\$0.00		
Dwelling Equipment: None	1465.1	Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00		
			\$0.00	\$0.00	\$0.00	\$0.00		
			\$0.00	\$0.00	\$0.00	\$0.00		
Interior Common Areas: None	1470	Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00		
			\$0.00	\$0.00	\$0.00	\$0.00		
			\$0.00	\$0.00	\$0.00	\$0.00		
Site-Wide Facilities: Community Center Renovations	1470	Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00		
			\$0.00	\$0.00	\$0.00	\$0.00		
			\$0.00	\$0.00	\$0.00	\$0.00		
Nondwelling Equipment: None	1475	Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00		
			\$0.00	\$0.00	\$0.00	\$0.00		
			\$0.00	\$0.00	\$0.00	\$0.00		
Total, Robert Mills		Project Total:	\$29,412.91	\$0.00	\$0.00	\$0.00		

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Part II: Supporting Pages

PHA Name: _____ Grant Type and Number: _____ Federal FY of Grant: **2008**

The Housing Authority of the City of Charleston Capital Fund Program Grant No: **SC16P00150108**
 Replacement Housing Factor Grant No: _____

Development Number Name/IA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work		
				Original	Revised	Obligated	Expended			
SC 16-04 Wragsborough Homes	Site: Landscaping Security Upgrades/Mailboxes Mechanical and Electrical: Security HVAC Building Exterior: Exterior Painting & Renovations Dwelling Units: Interior Cycle Painting Dwelling Equipment: None Interior Common Areas: None Site-Wide Facilities: Community Center Improvements Nondwelling Equipment: None	1450	Total Site:	\$1,500.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00			
		1460	Total M&E:	\$5,000.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00			
		1460	Total B.E.:	\$110,000.00	\$0.00	\$0.00	\$0.00			
		1460	Total D.U.:	\$1,612.91	\$0.00	\$0.00	\$0.00			
		1470	Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00			
		1470	Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00			
		1470	Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00			
		1475	Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00			
			Total, Wragsborough		Project Total:	\$118,112.91	\$0.00	\$0.00	\$0.00	

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Part II: Supporting Pages**

PHA Name:

The Housing Authority of the City of Charleston

Grant Type and Number
Capital Fund Program Grant No. **SC16P00150108**
Replacement Housing Factor Grant No:

Federal FY of Grant:
2008

Development Number/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
SC 16-05 Gadsden Green Homes	Site: Landscaping Fencing Security Lighting	1450	Total Site:	\$3,000.00	\$0.00	\$2,200.00	\$2,200.00	
				\$0.00	\$0.00	\$0.00	\$0.00	
				\$0.00	\$0.00	\$0.00	\$0.00	
	Mechanical and Electrical: Interior Lighting	1460	Total M&E:	\$1,720.00	\$0.00	\$0.00	\$0.00	
				\$1,720.00	\$0.00	\$0.00	\$0.00	
				\$0.00	\$0.00	\$0.00	\$0.00	
	Building Exterior: Exterior repairs/paint	1460	Total B. E.:	\$0.00	\$0.00	\$0.00	\$0.00	
				\$0.00	\$0.00	\$0.00	\$0.00	
				\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Units: Interior Cycle Painting	1460	Total DUs:	\$1,612.91	\$0.00	\$0.00	\$0.00	
\$1,612.91				\$0.00	\$0.00	\$0.00		
\$0.00				\$0.00	\$0.00	\$0.00		
Dwelling Equipment: None	1465.1	Total D. E.:	\$0.00	\$0.00	\$0.00	\$0.00		
			\$0.00	\$0.00	\$0.00	\$0.00		
			\$0.00	\$0.00	\$0.00	\$0.00		
Interior Common Areas: 183 President Street Renovations	1470	Total ICAs:	\$45,595.53	\$0.00	\$0.00	\$0.00		
			\$45,595.53	\$0.00	\$0.00	\$0.00		
			\$0.00	\$0.00	\$0.00	\$0.00		
Site-Wide Facilities: Community Center Improvements Playground	1470	Total SWFs:	\$10,000.00	\$0.00	\$6,675.00	\$6,675.00		
			\$0.00	\$0.00	\$0.00	\$0.00		
			\$0.00	\$0.00	\$0.00	\$0.00		
Nondwelling Equipment: None	1475	Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00		
			\$0.00	\$0.00	\$0.00	\$0.00		
			\$0.00	\$0.00	\$0.00	\$0.00		
Total, Gadsden Green		Project Total:	\$61,928.44	\$0.00	\$8,875.00	\$8,875.00		

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

The Housing Authority of the City of Charleston

Grant Type and Number
 Capital Fund Program Grant No. **SC16PP00150108**
 Replacement Housing Factor Grant No:

Federal FY of Grant:
2008

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
SC 16-06 Robert Mills Manor Extension Site: Landscaping Fencing Sidewalks Mechanical and Electrical: HVAC Building Exterior: Painting Dwelling Units: Interior Painting Dwelling Equipment: None Interior Common Areas: None Site-Wide Facilities: Community Center Improvement Nondwelling Equipment: Total, Robert Mills		1450						
				\$1,500.00	\$0.00	\$0.00	\$0.00	\$0.00
				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
				Total Site:	\$1,500.00	\$0.00	\$0.00	\$0.00
			1460		\$0.00	\$0.00	\$0.00	\$0.00
				Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00
			1460		\$0.00	\$0.00	\$0.00	\$0.00
				Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00
			1460		\$0.00	\$0.00	\$0.00	\$0.00
			Total Dus:	\$1,612.91	\$0.00	\$0.00	\$0.00	
		1465.1		\$0.00	\$0.00	\$0.00	\$0.00	
			Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
		1470		\$0.00	\$0.00	\$0.00	\$0.00	
			Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00	
			Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00	
			Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00	
			Project Total:	\$3,112.91	\$0.00	\$0.00	\$0.00	

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PHA Name:

The Housing Authority of the City of Charleston

Grant Type and Number
 Capital Fund Program Grant No. **SC16PP00150108**
 Replacement Housing Factor Grant No:

Federal FY of Grant:
2008

Development Number/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
SC 16-08 Cooper River	Site: Landscaping Erosion Control Measures Fencing Mechanical and Electrical: HVAC Building Exterior: Roof Renovations Exterior Painting Dwelling Units: Interior Cycle Painting Dwelling Equipment: None Interior Common Areas: None Site-Wide Facilities: None Nondwelling Equipment: None	1450		\$1,500.00 \$60,000.00 \$0.00	\$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00	
			Total Site:	\$61,500.00	\$0.00	\$0.00	\$0.00	
			Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00	
			Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
			Total D.U.:	\$1,612.91	\$0.00	\$0.00	\$0.00	
			Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
			Total I.C.A.s:	\$0.00	\$0.00	\$0.00	\$0.00	
			Total S.W.F.s:	\$0.00	\$0.00	\$0.00	\$0.00	
			Total N.D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
		Total, Cooper River			Project Total:	\$63,112.91	\$0.00	\$0.00

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PHA Name:		Grant Type and Number		Federal FY of Grant:		Status of Work		
The Housing Authority of the City of Charleston		Capital Fund Program Grant No. SC16PP00150108 Replacement Housing Factor Grant No:		2008				
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		
				Original	Revised	Obligated	Expended	
SC 16-09 Edmund Jenkins Homes	Site: Landscaping Mechanical and Electrical: HVAC Building Exterior: Security Upgrades Storm and Entry Doors Dwelling Units: Interior Cycle Painting Dwelling Equipment: None Interior Common Areas: None Site-Wide Facilities: None Nondwelling Equipment: None	1450	Total Site:	\$1,500.00 \$0.00	\$0.00 \$0.00	\$9,298.00 \$0.00	\$9,298.00 \$0.00	
		1460	Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00	
		1460	Total B.E.:	\$14,000.00	\$0.00	\$0.00	\$0.00	
		1460	Total D.U.S.:	\$1,612.91	\$0.00	\$0.00	\$0.00	
		1465.1	Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
		1470	Total I.C.A.s:	\$0.00	\$0.00	\$0.00	\$0.00	
		1470	Total S.W.F.s:	\$0.00	\$0.00	\$0.00	\$0.00	
		1475	Total N.D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
			Project Total:		\$17,112.91	\$0.00	\$9,298.00	\$9,298.00
		Total, Edmund Jenkins						

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PHA Name: _____

The Housing Authority of the City of Charleston

Grant Type and Number
 Capital Fund Program Grant No. **SC16P00150108**
 Replacement Housing Factor Grant No: _____

Federal FY of Grant:
2008

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work		
				Original	Revised	Obligated	Expended			
SC 16-10 Meeting Street Manor	Site: Landscaping Renovation of Water Lines Mechanical and Electrical: HVAC Building Exterior: Security Upgrades - Entry Doors Roof Renovations Dwelling Units: Interior Cycle Painting Dwelling Equipment: None Interior Common Areas: None Site-Wide Facilities: Marion Strobel Nondwelling Equipment: None	1450	Total Site:	\$1,500.00 \$40,000.00	\$0.00	\$0.00	\$0.00			
		1460	Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00			
		1460	Total B.E.:	\$25,000.00 \$50,000.00	\$0.00	\$0.00	\$0.00			
		1460	Total D.U.s:	\$75,000.00	\$0.00	\$0.00	\$0.00			
		1460	Total D.E.:	\$1,612.91	\$0.00	\$0.00	\$0.00			
		1470	Total I.C.A.s:	\$0.00	\$0.00	\$0.00	\$0.00			
		1470	Total S.W.F.s:	\$0.00	\$0.00	\$0.00	\$0.00			
		1475	Total N.D.E.:	\$0.00	\$0.00	\$0.00	\$0.00			
		Total, Meeting Street			Project Total:	\$118,112.91	\$0.00	\$0.00	\$0.00	

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2008

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Obligated	Expended		
SC 16-12 Kiawah Homes	Site: Landscaping Playground Equipment Security Upgrades, lighting Mechanical and Electrical: None Building Exterior: Painting & Repairs Dwelling Units: Interior Cycle Painting Dwelling Equipment: None Interior Common Areas: None Site-Wide Facilities: Community Center Improvements Nondwelling Equipment: None	1450	Total Site:	\$150,000.00 \$0.00 \$5,000.00 ----- \$155,000.00	\$0.00 \$0.00 \$0.00 ----- \$0.00	\$4,600.00 \$0.00 \$0.00 ----- \$4,600.00			
		1460	Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00		
		1460	Total B.E.:	\$75,000.00	\$0.00	\$434,282.00	\$0.00		
		1460	Total DUs:	\$1,612.91	\$0.00	\$0.00	\$0.00		
		1465.1	Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00		
		1470	Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00		
		1470	Total SWFs:	\$15,000.00 ----- \$15,000.00	\$0.00 ----- \$0.00	\$0.00 ----- \$0.00	\$0.00 ----- \$0.00		
		1475	Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00		
			Project Total:		\$246,612.91	\$0.00	\$438,882.00	\$4,600.00	
		Total, Kiawah							

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Federal FY of Grant:
 2008

Development Number Name/H/A-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
SC 16-13 Extensions Gadsden Green Meeting Street Manor Wraggsborough Homes	Site: Landscaping Sewer Line Seal Parking Lot & reseal	1450	Total Site: \$47,000.00	\$4,500.00	\$0.00	\$0.00	\$0.00	
				\$40,000.00	\$0.00	\$0.00	\$0.00	
				\$2,500.00	\$0.00	\$0.00	\$0.00	
Mechanical and Electrical: None	None	1460	Total M&E: \$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
				\$0.00	\$0.00	\$0.00	\$0.00	
				\$0.00	\$0.00	\$0.00	\$0.00	
Building Exterior: Security Upgrades Roof Renovations	None	1460	Total B.E.:	\$5,000.00	\$0.00	\$0.00	\$0.00	
				\$25,000.00	\$0.00	\$0.00	\$0.00	
				\$30,000.00	\$0.00	\$0.00	\$0.00	
Dwelling Units: Interior Cycle Painting	None	1460	Total DUS:	\$4,838.73	\$0.00	\$0.00	\$0.00	
				\$0.00	\$0.00	\$0.00	\$0.00	
				\$0.00	\$0.00	\$0.00	\$0.00	
Dwelling Equipment: None	None	1465.1	Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
				\$0.00	\$0.00	\$0.00	\$0.00	
				\$0.00	\$0.00	\$0.00	\$0.00	
Interior Common Areas: None	None	1470	Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00	
				\$0.00	\$0.00	\$0.00	\$0.00	
				\$0.00	\$0.00	\$0.00	\$0.00	
Site-Wide Facilities: Community Center Playground	None	1470	Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00	
				\$0.00	\$0.00	\$0.00	\$0.00	
				\$0.00	\$0.00	\$0.00	\$0.00	
Nonrdwelling Equipment: None	None	1475	Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00	
				\$0.00	\$0.00	\$0.00	\$0.00	
				\$0.00	\$0.00	\$0.00	\$0.00	
Total, Extensions			Project Total:	\$81,838.73	\$0.00	\$0.00	\$0.00	

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

PHA Name:		Grant Type and Number		Federal FY of Grant:				
The Housing Authority of the City of Charleston		Capital Fund Program Grant No. SC16P00150108 Replacement Housing Factor Grant No:		2008				
Development Number/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
SC 16-16 Scattered Sites	Site: Landscaping	1450	Total Site:	\$4,000.00	\$0.00	\$0.00	\$0.00	
				\$4,000.00	\$0.00	\$0.00	\$0.00	
	Mechanical and Electrical: Interior Lighting	1460	Total M&E:	\$1,000.00	\$0.00	\$0.00	\$0.00	
				\$1,000.00	\$0.00	\$0.00	\$0.00	
	Building Exterior: Painting	1460	Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
				\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Units: Interior Cycle Painting Flooring	1460	Total DUs:	\$1,612.91	\$0.00	\$0.00	\$0.00	
				\$1,612.91	\$0.00	\$0.00	\$0.00	
	Dwelling Equipment: None	1465.1	Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
				\$0.00	\$0.00	\$0.00	\$0.00	
Interior Common Areas: None	1470	Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00		
			\$0.00	\$0.00	\$0.00	\$0.00		
Site-Wide Facilities: None	1470	Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00		
			\$0.00	\$0.00	\$0.00	\$0.00		
Nondwelling Equipment: None	1475	Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00		
			\$0.00	\$0.00	\$0.00	\$0.00		
Total, Scattered			Project Total:	\$16,612.91	\$0.00	\$0.00	\$0.00	

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

PHA Name:

The Housing Authority of the City of Charleston

Grant Type and Number
 Capital Fund Program Grant No. SC16P00150108
 Replacement Housing Factor Grant No:

Federal FY of Grant:
 2008

Development Number/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Obligated	Expended		
SC 16-23 Scattered Sites	Site: Landscaping Security Upgrades/Mailboxes Erosion Control Mechanical and Electrical: None Building Exterior: None Dwelling Units: Interior Cycle Painting Dwelling Equipment: None Interior Common Areas: None Site-Wide Facilities: None Nondwelling Equipment: None	1450	Total Site:	\$5,000.00 \$5,000.00 \$17,500.00 \$27,500.00	\$0.00 \$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00 \$0.00		
		1460	Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00		
		1460	Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00		
		1460	Total DUs:	\$1,612.91	\$0.00	\$0.00	\$0.00		
		1465.1	Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00		
		1470	Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00		
		1470	Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00		
		1475	Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00		
			Project Total:		\$29,112.91	\$0.00	\$0.00	\$0.00	
		Total, Scattered							

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

PHA Name: The Housing Authority of the City of Charleston		Grant Type and Number Capital Fund Program Grant No. SC16P00150108 Replacement Housing Factor Grant No:		Federal FY of Grant: 2008					
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Obligated	Expended		
SC 16-25 Applebee Way	Site: Landscaping	1450	Total Site:	\$1,850.80	\$0.00	\$0.00	\$0.00		
	Mechanical and Electrical: None	1460	Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00		
	Building Exterior: None	1460	Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00		
	Dwelling Units: Interior Cycle Painting	1460	Total DUs:	\$1,612.91	\$0.00	\$0.00	\$0.00		
	Dwelling Equipment: None	1465.1	Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00		
	Interior Common Areas: None	1470	Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00		
	Site-Wide Facilities: None	1470	Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00		
	Nondwelling Equipment: None	1475	Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00		
	Total, Applebee			Project Total:	\$3,463.71	\$0.00	\$0.00	\$0.00	

Annual Statement /Performance and Evaluation Report

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

PHA Name: The Housing Authority of the City of Charleston	Grant Type and Number Capital Fund Program Grant No. Replacement Housing Factor Grant No.:	Federal FY of Grant: 2009	
<input type="checkbox"/> Original Annual Statement		Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/09		<input type="checkbox"/> Final Performance and Evaluation Report	
<input type="checkbox"/> Reserve for Disasters/Emergencies			
Summary by Development Account			
Line No.	Total Estimated Cost	Total Actual Cost	
Original	Revised	Obligated	
Expended			
1	Total Non-CFP Funds		
2	1406 Operations	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00
4	1410 Administration	\$15,359.00	\$0.00
5	1411 Audit	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$76,885.00
9	1450 Site Improvement	\$295,000.00	\$0.00
10	1460 Dwelling Structures	\$2,511,524.00	\$81,911.00
11	1465.1 Dwelling Equipment-Nonexpendable	\$0.00	\$2,135,782.01
12	1470 Nondwelling Structures	\$250,000.00	\$0.00
13	1475 Nondwelling Equipment	\$0.00	\$248,048.00
14	1485 Demolition	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00	\$0.00
17	1495.1 Relocation Cost	\$0.00	\$0.00
18	1499 Development Activities	\$0.00	\$0.00
19	1501 Collateralization or Debt Service	\$0.00	\$0.00
20	1602 Contingency	\$0.00	\$0.00
21	Amount of Annual Grant: (sum of lines 2-20)	\$3,071,883.00	\$303,682.98
22	Amount of line 21 Related to LBP Activities	\$0.00	\$2,542,626.01
23	Amount of line 21 Related to Section 504 Compliance	\$0.00	\$0.00
24	Amount of line 21 Related to Security -- Soft Costs	\$0.00	\$0.00
25	Amount of line 21 Related to Security -- Hard Costs	\$0.00	\$0.00
26	Amount of line 21 Related to Energy Conservation Measures	\$0.00	\$0.00
			\$380,567.98

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

PHA Name:		Grant Type and Number		Federal FY of Grant:		Status of Work	
The Housing Authority of the City of Charleston		Capital Fund Program Grant No SC16S00150109 Replacement Housing Factor Grant No:		2009			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Funds Obligated	Funds Expended
HA-Wide Mgmt. Improvmts	Vehicle Replacement	1408		\$0.00	\$0.00	\$0.00	\$0.00
	Resident Programs			\$0.00	\$0.00	\$0.00	\$0.00
	MIS Manager Salary			\$0.00	\$0.00	\$0.00	\$0.00
	Professional Development Administration			\$0.00	\$0.00	\$0.00	\$0.00
	Housing			\$0.00	\$0.00	\$0.00	\$0.00
	Maintenance			\$0.00	\$0.00	\$0.00	\$0.00
	Housing Service Admin Asst			\$0.00	\$0.00	\$0.00	\$0.00
	Network Administrator			\$0.00	\$0.00	\$0.00	\$0.00
	Urban Forestry Specialist			\$0.00	\$0.00	\$0.00	\$0.00
	Occupancy Specialist			\$0.00	\$0.00	\$0.00	\$0.00
	Management Aide			\$0.00	\$0.00	\$0.00	\$0.00
	Telephone & TDD Costs			\$0.00	\$0.00	\$0.00	\$0.00
	Software Upgrades			\$0.00	\$0.00	\$0.00	\$0.00
	Software Licenses			\$0.00	\$0.00	\$0.00	\$0.00
	Total 1408			\$15,359.00	\$0.00	\$0.00	\$0.00
HA-Wide Admin	CFP Management Fee to COCC	1410		\$0.00	\$0.00	\$0.00	\$0.00
	Project Manager			\$0.00	\$0.00	\$0.00	\$0.00
	Assistant Mod Coordinator			\$0.00	\$0.00	\$0.00	\$0.00
	Capital Fund Specialist			\$0.00	\$0.00	\$0.00	\$0.00
	CPG Training			\$0.00	\$0.00	\$0.00	\$0.00
	Management Fees			\$0.00	\$0.00	\$0.00	\$0.00
	Office Expenses			\$15,359.00	\$0.00	\$0.00	\$0.00
	Advertising Costs			\$0.00	\$0.00	\$0.00	\$0.00
	Professional Assistance			\$0.00	\$0.00	\$0.00	\$0.00
				Total 1410			\$15,359.00

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

PHA Name: The Housing Authority of the City of Charleston		Grant Type and Number Capital Fund Program Grant No SC16S00150109 Replacement Housing Factor Grant No:		Federal FY of Grant: 2009		Status of Work	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost			Total Actual Cost
				Original	Revised	Funds Obligated	Funds Expended
HA-Wide Fees and Costs	Fees & Costs	1430	Total 1430	\$0.00	\$0.00	\$76,885.00	\$76,885.00
HA-Wide "	Sidewalks, Site Improvements Erosion Control	1450 1450		\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00
"	Roof/Exterior Repairs	1460		\$0.00	\$0.00	\$0.00	\$0.00
"	Nonroutine PM repairs (HVAC, Rewire units, etc..)	1460		\$0.00	\$0.00	\$0.00	\$0.00
"	Interior Cycle Painting	1460		\$0.00	\$0.00	\$0.00	\$0.00
"	Window Rep./Interior Renovations	1460		\$0.00	\$0.00	\$0.00	\$0.00
"	Appliances	1465		\$0.00	\$0.00	\$0.00	\$0.00
HA - Wide	Nondwelling Equipment	1475		\$0.00	\$0.00	\$0.00	\$0.00
"	PC Replacement	"		\$0.00	\$0.00	\$0.00	\$0.00
"	Laser Printers	"		\$0.00	\$0.00	\$0.00	\$0.00
"	Network Server Upgrades	"		\$0.00	\$0.00	\$0.00	\$0.00
"	Furniture	"		\$0.00	\$0.00	\$0.00	\$0.00
"	Maintenance Equipment	"		\$0.00	\$0.00	\$0.00	\$0.00
"	MIS Equipment/tools etc	"		\$0.00	\$0.00	\$0.00	\$0.00
"	Vehicle - Maintenance	"		\$0.00	\$0.00	\$0.00	\$0.00
"	Furniture (Mod)	"		\$0.00	\$0.00	\$0.00	\$0.00
			Total 1475	\$0.00	\$0.00	\$0.00	\$0.00
HA - Wide	Nondwelling Structures	1470		\$0.00	\$0.00	\$0.00	\$0.00
"	Debt Service Funding	1501		\$0.00	\$0.00	\$0.00	\$0.00
"	Relocation	1495		\$0.00	\$0.00	\$0.00	\$0.00

ment /Performance and Evaluation Report

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

thority of the City of Charleston		Grant Type and Number		Federal FY of Grant:		Status of Work
		Capital Fund Program Grant No	Replacement Housing Factor Grant No.	2009		
General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
			Original	Revised	Obligated	Expended
Site: Landscaping Security Lighting Exterior Renovations	1450	Total Site:	\$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00
Mechanical and Electrical: HVAC	1460	Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00
Building Exterior: Roofing and Exterior Repairs	1460	Total B.E.:	\$737,370.00	\$0.00	\$0.00	\$0.00
Dwelling Units: Security Lighting	1460	Total DUs:	\$0.00	\$0.00	\$0.00	\$0.00
Dwelling Equipment: None	1465.1	Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00
Interior Common Areas: None	1470	Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00
Site-Wide Facilities: Community Center Renovations	1470	Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00
Nondwelling Equipment: None	1475	Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00
Robert Mills		Project Total:	\$737,370.00	\$0.00	\$0.00	\$0.00

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

PHA Name: The Housing Authority of the City of Charleston		Grant Type and Number Capital Fund Program Grant No SC16S00150109 Replacement Housing Factor Grant No:		Federal FY of Grant: 2009		Status of Work	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost			
				Original	Revised	Obligated	Expended
SC 16-04 Wraggsborough Homes	Site: Landscaping Security Upgrades/Mailboxes	1450	Total Site:	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00
	Mechanical and Electrical: Security HVAC	1460	Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00
	Building Exterior: Exterior Painting & Renovations	1460	Total B.E.:	\$342,575.00 \$342,575.00	\$0.00	\$246,279.68 \$246,279.68	\$115,938.96 \$115,938.96
	Dwelling Units: Interior Cycle Painting	1460	Total DUs:	\$0.00	\$0.00	\$0.00	\$0.00
	Dwelling Equipment: None	1465.1	Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00
	Interior Common Areas: None	1470	Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00
	Site-Wide Facilities: Community Center Improvements	1470	Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00
	Nondwelling Equipment: None	1475	Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00
	Total, Wraggsborough		Project Total:	\$342,575.00	\$0.00	\$246,279.68	\$115,938.96

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

PHA Name: The Housing Authority of the City of Charleston		Grant Type and Number Capital Fund Program Grant No SC16S00150109 Replacement Housing Factor Grant No:		Federal FY of Grant: 2009		Status of Work	
Development Number/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost			
				Original	Revised	Obligated	Expended
SC 16-05 Gadsden Green Homes	Site: Landscaping Fencing Security Lighting	1450	Total Site:	\$15,000.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00	\$33,860.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00
	Mechanical and Electrical: Interior Lighting	1460	Total M&E:	\$15,000.00	\$0.00	\$33,860.00	\$0.00
	Building Exterior: Exterior repairs/paint	1460	Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00
	Dwelling Units: Interior Cycle Painting	1460	Total DUs:	\$0.00	\$0.00	\$0.00	\$0.00
	Dwelling Equipment: None	1465.1	Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00
	Interior Common Areas: 183 President Street Renovations	1470	Total ICAs:	\$250,000.00	\$0.00	\$248,048.00	\$0.00
	Site-Wide Facilities: Community Center Improvements Playground	1470	Total SWFs:	\$250,000.00	\$0.00	\$248,048.00	\$0.00
	Nondwelling Equipment: None	1475	Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00
Total, Gadsden Green				\$265,000.00	\$0.00	\$281,908.00	\$0.00

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

PHA Name:		Grant Type and Number		Federal FY of Grant:		Status of Work	
The Housing Authority of the City of Charleston		Capital Fund Program Grant No SC16S00150109 Replacement Housing Factor Grant No:		2009			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Obligated	Expended
SC 16-06 Robert Mills Manor Extension	Site: Landscaping Fencing Sidewalks	1450		\$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00
	Mechanical and Electrical: HVAC	1460	Total Site:	\$0.00	\$0.00	\$0.00	\$0.00
	Building Exterior: Painting	1460	Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00
	Dwelling Units: Interior Painting	1460	Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00
	Dwelling Equipment: None	1465.1	Total DUs:	\$0.00	\$0.00	\$0.00	\$0.00
	Interior Common Areas: None	1470	Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00
	Site-Wide Facilities: Community Center Improvement		Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00
	Nondwelling Equipment:	1475	Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00
			Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00
Total, Robert Mills			Project Total:	\$0.00	\$0.00	\$0.00	\$0.00

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

PHA Name:		Grant Type and Number		Federal FY of Grant:		Status of Work	
The Housing Authority of the City of Charleston		Capital Fund Program Grant No SC16S00150109 Replacement Housing Factor Grant No:		2009			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Obligated	Expended
SC 16-08 Cooper River	Site: Landscaping Erosion Control Measures Fencing	1450	Total Site:	\$0.00	\$0.00	\$0.00	\$0.00
				\$0.00	\$0.00	\$0.00	\$0.00
				\$0.00	\$0.00	\$0.00	\$0.00
Mechanical and Electrical: HVAC		1460	Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00
				\$0.00	\$0.00	\$0.00	\$0.00
				\$0.00	\$0.00	\$0.00	\$0.00
Building Exterior: Roof Renovations Exterior Painting		1460	Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00
				\$0.00	\$0.00	\$0.00	\$0.00
				\$0.00	\$0.00	\$0.00	\$0.00
Dwelling Units: Interior Cycle Painting		1460	Total DUs:	\$0.00	\$0.00	\$0.00	\$0.00
				\$0.00	\$0.00	\$0.00	\$0.00
				\$0.00	\$0.00	\$0.00	\$0.00
Dwelling Equipment: None		1465.1	Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00
				\$0.00	\$0.00	\$0.00	\$0.00
				\$0.00	\$0.00	\$0.00	\$0.00
Interior Common Areas: None		1470	Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00
				\$0.00	\$0.00	\$0.00	\$0.00
				\$0.00	\$0.00	\$0.00	\$0.00
Site-Wide Facilities: None		1470	Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00
				\$0.00	\$0.00	\$0.00	\$0.00
				\$0.00	\$0.00	\$0.00	\$0.00
Nondwelling Equipment: None		1475	Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00
				\$0.00	\$0.00	\$0.00	\$0.00
				\$0.00	\$0.00	\$0.00	\$0.00
Total, Cooper River			Project Total:	\$0.00	\$0.00	\$0.00	\$0.00

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

PHA Name: The Housing Authority of the City of Charleston		Grant Type and Number Capital Fund Program Grant No SC16S00150109 Replacement Housing Factor Grant No:		Federal FY of Grant: 2009		Status of Work		
Development Number/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost				
				Original	Revised	Obligated	Expended	
SC 16-09 Edmund Jenkins Homes	Site: Landscaping	1450	Total Site:	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	
	Mechanical and Electrical: HVAC	1460	Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00	
	Building Exterior: Security Upgrades Storm and Entry Doors	1460	Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Units: Interior Cycle Painting	1460	Total DUs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Equipment: None	1465.1	Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Interior Common Areas: None	1470	Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Site-Wide Facilities: None	1470	Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Nondwelling Equipment: None	1475	Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00	
	Total, Edmund Jenkins			Project Total:	\$0.00	\$0.00	\$0.00	\$0.00

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

PHA Name:		Grant Type and Number		Federal FY of Grant:		Status of Work	
The Housing Authority of the City of Charleston		Capital Fund Program Grant No SC16S00150109 Replacement Housing Factor Grant No:		2009			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Obligated	Expended
SC 16-10 Meeting Street Manor	Site: Landscaping Renovation of Water Lines	1450	Total Site:	\$0.00 \$0.00	\$0.00	\$0.00	\$0.00
	Mechanical and Electrical: HVAC	1460	Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00
	Building Exterior: Security Upgrades - Entry Doors Roof Renovations	1460	Total B.E.:	\$0.00 \$293,880.00	\$0.00 \$0.00	\$0.00 \$915,149.57	\$0.00 \$77,423.00
	Dwelling Units: Interior Cycle Painting	1460	Total DUs:	\$0.00	\$0.00	\$0.00	\$0.00
	Dwelling Equipment: None	1465.1	Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00
	Interior Common Areas: None	1470	Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00
	Site-Wide Facilities: Marion Strobel	1470	Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00
	Non dwelling Equipment: None	1475	Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00
	Total, Meeting Street		Project Total:	\$293,880.00	\$0.00	\$915,149.57	\$77,423.00

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

PHA Name: The Housing Authority of the City of Charleston		Grant Type and Number Capital Fund Program Grant No SC16S00150109 Replacement Housing Factor Grant No:		Federal FY of Grant: 2009		Status of Work	
Development Number/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost			
				Original	Revised	Obligated	Expended
SC 16-12 Kiawah Homes	Site: Landscaping Playground Equipment Security Upgrades, lighting	1450	Total Site:	\$110,000.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00	\$48,051.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00
	Mechanical and Electrical: None	1460	Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00
	Building Exterior: Painting & Repairs	1460	Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00
	Dwelling Units: Interior Cycle Painting	1460	Total DUs:	\$0.00	\$0.00	\$0.00	\$0.00
	Dwelling Equipment: None	1465.1	Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00
	Interior Common Areas: None	1470	Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00
	Site-Wide Facilities: Community Center Improvements	1470	Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00
	Nondwelling Equipment: None	1475	Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00
	Total, Kiawah		Project Total:	\$110,000.00	\$0.00	\$48,051.00	\$0.00

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

PHA Name:		Grant Type and Number		Federal FY of Grant:		Status of Work	
The Housing Authority of the City of Charleston		Capital Fund Program Grant No SC16S00150109 Replacement Housing Factor Grant No:		2009			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Obligated	Expended
SC 16-13 Extensions Gadsden Green Meeting Street Manor Wraggsborough Homes	Site: Landscaping Sewer Line Seal Parking Lot & reseal	1450	Total Site:	\$0.00	\$0.00	\$0.00	\$0.00
				\$0.00	\$0.00	\$0.00	\$0.00
	Mechanical and Electrical: None	1460	Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00
				\$0.00	\$0.00	\$0.00	\$0.00
	Building Exterior: Security Upgrades Roof Renovations	1460	Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00
				\$163,020.00	\$0.00	\$260,439.32	\$59,055.02
	Dwelling Units: Interior Cycle Painting	1460	Total DUs:	\$0.00	\$0.00	\$0.00	\$0.00
				\$0.00	\$0.00	\$0.00	\$0.00
	Dwelling Equipment: None	1465.1	Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00
				\$0.00	\$0.00	\$0.00	\$0.00
	Interior Common Areas: None	1470	Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00
				\$0.00	\$0.00	\$0.00	\$0.00
	Site-Wide Facilities: Community Center Playground	1470	Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00
				\$0.00	\$0.00	\$0.00	\$0.00
	Nondwelling Equipment: None	1475	Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00
				\$0.00	\$0.00	\$0.00	\$0.00
Total, Extensions			Project Total:	\$163,020.00	\$0.00	\$260,439.32	\$59,055.02

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

PHA Name: The Housing Authority of the City of Charleston		Grant Type and Number Capital Fund Program Grant No SC16S00150109 Replacement Housing Factor Grant No:		Federal FY of Grant: 2009		Status of Work	
Development Number/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost			
				Original	Revised		
				Obligated	Expended		
SC 16-15 Scattered Sites	Site: Landscaping	1450	Total Site:	\$60,000.00	\$0.00	\$0.00	
	Mechanical and Electrical: Interior Lighting	1460	Total M&E:	\$0.00	\$0.00	\$0.00	
	Building Exterior: Exterior Repairs	1460	Total B.E.:	\$600,000.00	\$0.00	\$790.00	
	Dwelling Units: Interior Cycle Painting Interior Renovations-Flooring	1460	Total DUs:	\$0.00	\$0.00	\$0.00	
	Dwelling Equipment: None	1465.1	Total D.E.:	\$0.00	\$0.00	\$0.00	
	Interior Common Areas: None	1470	Total ICAs:	\$0.00	\$0.00	\$0.00	
	Site-Wide Facilities: None	1470	Total SWFs:	\$0.00	\$0.00	\$0.00	
	Nondwelling Equipment: None	1475	Total NDE:	\$0.00	\$0.00	\$0.00	
	Total, Scattered		Project Total:	\$660,000.00	\$0.00	\$518,580.00	\$790.00

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

PHA Name: The Housing Authority of the City of Charleston		Grant Type and Number Capital Fund Program Grant No SC16S00150109 Replacement Housing Factor Grant No:		Federal FY of Grant: 2009		Status of Work	
Development Number/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost			Total Actual Cost
				Original	Revised	Obligated	Expended
SC 16-16 Scattered Sites	Site: Landscaping	1450	Total Site:	\$60,000.00	\$0.00	\$0.00	\$0.00
	Mechanical and Electrical: Interior Lighting	1460	Total M&E:	\$60,000.00	\$0.00	\$0.00	\$0.00
	Building Exterior: Exterior Repairs	1460	Total B.E.:	\$0.00	\$0.00	\$32,117.00	\$0.00
	Dwelling Units: Interior Cycle Painting Flooring	1460	Total DUs:	\$39,679.00	\$0.00	\$32,117.00	\$0.00
	Dwelling Equipment: None	1465.1	Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00
	Interior Common Areas: None	1470	Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00
	Site-Wide Facilities: None	1470	Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00
	Nondwelling Equipment: None	1475	Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00
Total, Scattered			Project Total:	\$99,679.00	\$0.00	\$32,117.00	\$0.00

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

PHA Name: The Housing Authority of the City of Charleston		Grant Type and Number Capital Fund Program Grant No SC16S00150109 Replacement Housing Factor Grant No:		Federal FY of Grant: 2009		Status of Work	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost			Total Actual Cost
				Original	Revised	Obligated	Expended
SC 16-23 Scattered Sites	Site: Landscaping Security Upgrades/Mailboxes Erosion Control	1450	Total Site:	\$50,000.00	\$0.00	\$0.00	\$0.00
				\$0.00	\$0.00	\$0.00	\$0.00
	Mechanical and Electrical: None	1460	Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00
				\$0.00	\$0.00	\$0.00	\$0.00
	Building Exterior: None	1460	Total B.E.:	\$335,000.00	\$0.00	\$163,216.44	\$50,476.00
				\$335,000.00	\$0.00	\$163,216.44	\$50,476.00
	Dwelling Units: Interior Cycle Painting	1460	Total DUs:	\$0.00	\$0.00	\$0.00	\$0.00
				\$0.00	\$0.00	\$0.00	\$0.00
	Dwelling Equipment: None	1465.1	Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00
				\$0.00	\$0.00	\$0.00	\$0.00
	Interior Common Areas: None	1470	Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00
				\$0.00	\$0.00	\$0.00	\$0.00
	Site-Wide Facilities: None	1470	Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00
				\$0.00	\$0.00	\$0.00	\$0.00
	Nondwelling Equipment: None	1475	Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00
				\$0.00	\$0.00	\$0.00	\$0.00
Total, Scattered				\$385,000.00	\$0.00	\$163,216.44	\$50,476.00
Project Total:							

Annual Statement /Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: The Housing Authority of the City of Charleston		Grant Type and Number Capital Fund Program Grant No SC16S00150109 Replacement Housing Factor Grant No:		Federal FY of Grant: 2009		Status of Work	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost			Total Actual Cost
				Original	Revised	Obligated	Expended
SC 16-25 Applebee Way	Site: Landscaping	1450	Total Site:	\$0.00	\$0.00	\$0.00	\$0.00
	Mechanical and Electrical: None	1460	Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00
	Building Exterior: None	1460	Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00
	Dwelling Units: Interior Cycle Painting	1460	Total DUs:	\$0.00	\$0.00	\$0.00	\$0.00
	Dwelling Equipment: None	1465.1	Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00
	Interior Common Areas: None	1470	Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00
	Site-Wide Facilities: None	1470	Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00
	Nondwelling Equipment: None	1475	Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00
	Total, Applebee		Project Total:	\$0.00	\$0.00	\$0.00	\$0.00

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Part I: Summary

PHA Name/Number City of Charleston SC001		The Housing Authority of the Charleston, South Carolina			Locality (City/County & State) Charleston, South Carolina		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY 2009	Work Statement for Year 2 FFY 2010	Work Statement for Year 3 FFY 2011	Work Statement for Year 4 FFY 2012	Work Statement for Year 5 FFY 2013		
B.	Physical Improvements Subtotal	1,179,876.00	1,179,876.00	1,188,522.00	1,178,538.00	1,202,608.30		
C.	Management Improvements		70,800.00	61,200.00	70,200.00	71,200.00		
D.	PHA-Wide Non-dwelling Structures and Equipment							
E.	Administration		242,682.70	242,682.70	242,682.70	242,682.70		
F.	Other							
G.	Operations		235,840.00	235,840.00	235,840.00	235,840.00		
H.	Demolition		0.00	0.00	0.00	0.00		
I.	Development		0.00	0.00	0.00	0.00		
J.	Capital Fund Financing -- Debt Service		665,801.37	665,801.37	665,801.37	665,801.37		
K.	Total CFP Funds							
L.	Fees and Costs		31,827.00	32,781.00	33,765.00	8,694.75		
M.	Total Non-CFP Funds							
N.	Grand Total		2,426,827.00	2,426,827.00	2,426,827.00	2,426,827.00		2,426,827.00

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year 4 FFY 2013			Work Statement for Year 5 FFY 2014		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Appendix A						
Statement	SC 16-10 Meeting Street Manor			SC 16-10 Meeting Street Manor		
	Erosion Control Measures		8,150.00	Erosion Control Measures		2,716.67
	Gas Line Renovation		76,214.55	Gas Line Renovation		25,404.85
	Landscaping		1,500.00	Landscaping		500.00
	Renovation of Water lines/cutoff valves		20,000.00	Renovation of Water lines/cutoff valves		6,666.67
	Sewer Line Exterior		25,000.00	Sewer Line Exterior		8,333.33
	Exterior Painting & Renovations		5,000.00	Exterior Painting & Renovations		5,000.00
	Interior Renovation (Zero bedroom to two bedroom)		0.00	Interior Renovation (Zero bedroom to two bedroom)		0.00
	Interior Renovations		40,000.00	Interior Renovations		0.00
	Roof Renovations		5,000.00	Roof Renovations		10,000.00
	Security system camera - Emergency warning system		10,000.00	Security system camera - Emergency warning system		5,000.00
	Security upgrades - Entry Doors		14,070.00	Security upgrades - Entry Doors		5,000.00
	Security upgrades – Lighting		3,000.00	Security upgrades – Lighting		3,000.00
	Security upgrades – Mailboxes		0.00	Security upgrades – Mailboxes		0.00
	562 Meeting Renovations		5,000.00	562 Meeting Renovations		0.00
	Marion Stroble - Community Center		1,000.00	Marion Stroble - Community Center		0.00
	Subtotal of Estimated Cost		\$213,934.55	Subtotal of Estimated Cost		\$71,621.52

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 2009 – 2014 5-Year and the 2009 – 2010 Annual PHA Plan for the PHA fiscal year beginning October 2009, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

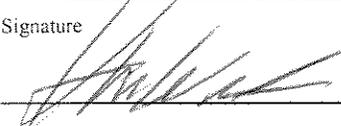
The Housing Authority of the City of Charleston
PHA Name

SC001
PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 2009 - 2014

Annual PHA Plan for Fiscal Years 2009 - 2010

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
<i>Mr. Henry M. Williams</i>	<i>Chairman</i>
Signature	Date
	<i>6/30/09</i>

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

The Housing Authority of the City of Charleston

Program/Activity Receiving Federal Grant Funding

Public Housing

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

See Attached.

Check here if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official
Donald J. Cameron

Title
President and CEO

Signature

Date

X

6-30-09

The Housing Authority of the City of Charleston
Public Housing Sites

AMP #20

Project #8 Cooper River Court

Street Address	City	County	State	Zip Code
America (231 - 245) (170-184)	Charleston	Charleston	South Carolina	29403
East Bay (775, 777, 779, 781, 783, 785, 787, 789, 831, 845, 855)	"	"	"	"
Harris (2 - 12)	"	"	"	"
Hanover (242 - 256)	"	"	"	"
Jackson (5, 9)	"	"	"	"
Lee (6, 10)	"	"	"	"
Stuart (49, 69, 79)	"	"	"	"
Johnson (82 - 84)	"	"	"	"

Project #9 Edmund Jenkins Homes

Street Address	City	County	State	Zip Code
Bank (1, 3) (2)	Mt. Pleasant	Charleston	South Carolina	29464
Ferry (5) (4, 6)	"	"	"	"

The Housing Authority of the City of Charleston
Public Housing Sites

Project #10	Meeting Street Manor	City	County	State	Zip Code
Street Address		Charleston	Charleston	South Carolina	29403
Harris (37 - 83) (56 - 100)		"	"	"	"
Hanover (239 - 249) (194 - 240)		"	"	"	"
Johnson (55 - 97) (88 - 98)		"	"	"	"
Jackson (140 - 170)		"	"	"	"
Meeting (562)		"	"	"	"
Nassau (235 - 253) (234 - 270)		"	"	"	"

Project #13CO	Meeting Street Manor Ext.	City	County	State	Zip Code
Or Project #33		Charleston	Charleston	South Carolina	29403
Street Address		"	"	"	"
Conroy (20 - 26)		"	"	"	"
Meeting (670)		"	"	"	"
Nassau (423)		"	"	"	"
Romney (59, 61)		"	"	"	"

Project #15	Scattered Site	City	County	State	Zip Code
Street Address		Charleston	Charleston	South Carolina	29403
Huger (275)					

The Housing Authority of the City of Charleston
Public Housing Sites

AMP #30

Project #1 Robert Mills Manor

Street Address	City	County	State	Zip Code
Cromwell (1 - 2) (4 - 8)	Charleston	Charleston	South Carolina	29401
Franklin (29, 31) (16)	"	"	"	"
Logan (105)	"	"	"	"
Magazine (20, 22)	"	"	"	"
Queen (146)	"	"	"	"
Smith (12, 14)	"	"	"	"
Wilson (2)	"	"	"	"

Project #6 Robert Mills Manor Ext.

Street Address	City	County	State	Zip Code
Beaufain (59, 63, 67, 75, 83)	Charleston	Charleston	South Carolina	29401
Logan (125, 129, 139)	"	"	"	"
Wilson (1, 3, 5, 7, 9)	"	"	"	"

The Housing Authority of the City of Charleston
Public Housing Sites

AMP #30

Project #4	Wraggborough Homes				
Street Address	City	County	State	Zip Code	Zip Code
America (2, 4, 6, 8)	Charleston	Charleston	South Carolina	"	29403
Alexander (128, 130, 132, 134, 136, 138, 140, 142)	"	"	"	"	"
Chapel (18)	"	"	"	"	"
Drake (1, 3, 5, 7, 9, 11) (15, 17, 19)	"	"	"	"	"
South (1, 3, 5, 7)	"	"	"	"	"

Project #13AB
or Project #31

Street Address	City	County	State	Zip Code	Zip Code
Drake (44, 50)	Charleston	Charleston	South Carolina	"	29403
East Bay (601, 617)	"	"	"	"	"
Reid (1, 3) (2)	"	"	"	"	"
South (2)	"	"	"	"	"

The Housing Authority of the City of Charleston
Public Housing Sites

AMP #30

Project #15 Scattered Site

Street Address

Amherst (42A - 48B)
Coming (149)
Line (139 - 147)
Marion (5, 7)
St. Phillip (213 - 219)

City	County	State	Zip Code
Charleston	Charleston	South Carolina	29403
"	"	"	"
"	"	"	"
"	"	"	"

Project #16 Scattered Site

Street Address

Cannon (49)
Reid (44)
South (20, 26)
St. Phillip (121, 123)
Nassau (6, 8)

City	County	State	Zip Code
Charleston	Charleston	South Carolina	29403
"	"	"	"
"	"	"	"
"	"	"	"

The Housing Authority of the City of Charleston
Public Housing Sites

AMP #40

Project #5 Gadsden Green Homes

Street Address	City	County	State	Zip Code
Allway (2 - 12)	Charleston	Charleston	South Carolina	29403
Flood (2 - 44)	"	"	"	"
Line (215 - 229)	"	"	"	"
Norman (25 - 75) (28 - 58)	"	"	"	"
President (175 - 191)	"	"	"	"

Project #13DO Gadsden Green Ext.

Street Address	City	County	State	Zip Code
Allway (14 - 18)	Charleston	Charleston	South Carolina	29403
Flood (33, 37)	"	"	"	"
Hagood (34, 38)	"	"	"	"
Line (231 - 235)	"	"	"	"

The Housing Authority of the City of Charleston
Public Housing Sites

AMP #40

Project #12	Kiawah Homes	City	County	State	Zip Code
Street Address	Ashley (1306, 1307, 1311, 1315, 1316, 1317, 1321, 1322, 1326, 1328, 1329, 1335, 1338, 1342)	Charleston	Charleston	South Carolina	29403
	Mt. Pleasant (2212, 2216, 2220, 2232)	"	"	"	"
	Rutledge (1309, 1315, 1319, 1323)	"	"	"	"
	Sunnyside (2205, 2221) (2204, 2208, 2214, 2218, 2222)	"	"	"	"
Project #15	Scattered Site	City	County	State	Zip Code
Street Address	Athens (7 - 25)	Charleston	Charleston	South Carolina	29403
	Romney (129 - 137)	"	"	"	"
	Sequoia (696 - 712)	"	"	"	29407

The Housing Authority of the City of Charleston
Public Housing Sites

AMP #40

Project #16 Scattered Site
Street Address Charleston **County** Charleston **State** South Carolina **Zip Code** 29403
 King (1031)

Project #23 Scattered Sites
Street Address Charleston **County** Charleston **State** South Carolina **Zip Code** 29412
 Walter Drive (3250, 3252, 3254, 3256, 3258, 3260)
 Pamlico Terrace (100 – 110) “ “ “
 Chipley Terrace (100 – 109) (111) “ “ “
 Parsonage Road (2219, 2221, 2225, 2227) “ “ 29414
 Doris Drive (2192 – 2197, 2199) “ “ “

Project #25 Parkdale Town Homes
Street Address Charleston **County** Charleston **State** South Carolina **Zip Code** 29414
 Applebee Way (2332, 2334, 2336, 2338, 2342, 2344, 2346, 2348, 2350, 2352, 2354, 2356, 2458, 2360, 2362)

**Certification of Payments
to Influence Federal Transactions**

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

Applicant Name

The Housing Authority of the City of Charleston

Program/Activity Receiving Federal Grant Funding

Public Housing

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Mr. Donald J. Cameron

Title

President and CEO

Signature



Date (mm/dd/yyyy)

6/30/09

DISCLOSURE OF LOBBYING ACTIVITIES

Approved by OMB

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input type="checkbox"/> a. contract <input checked="" type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	2. Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Housing Authority City of Charleston 550 Meeting Street Charleston S.C. 29403 Congressional District, if known:	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:	
6. Federal Department/Agency:	7. Federal Program Name/Description: CFDA Number, if applicable: _____	
8. Federal Action Number, if known:	9. Award Amount, if known: \$	
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI): N/A	b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI): N/A	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature:  Print Name: Donald J. Cameron Title: President and CEO Telephone No.: (843) 720-3970 Date: 6-30-09	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

**DISCLOSURE OF LOBBYING ACTIVITIES
CONTINUATION SHEET**

Approved by OMB
0348-0046

Reporting Entity: Housing Authority City of Charleston Page 2 of 2

The Housing Authority of the City of Charleston
Public Housing Sites

AMP #20

Project #8	Cooper River Court	City	County	State	Zip Code
Street Address					
America (231 - 245) (170-184)		Charleston	Charleston	South Carolina	29403
East Bay (775, 777, 779, 781, 783, 785, 787, 789, 831, 845, 855)		"	"	"	"
Harris (2 - 12)		"	"	"	"
Hanover (242 - 256)		"	"	"	"
Jackson (5, 9)		"	"	"	"
Lee (6, 10)		"	"	"	"
Stuart (49, 69, 79)		"	"	"	"
Johnson (82 - 84)		"	"	"	"

Project #9	Edmund Jenkins Homes	City	County	State	Zip Code
Street Address					
Bank (1, 3) (2)		Mt. Pleasant	Charleston	South Carolina	29464
Ferry (5) (4, 6)		"	"	"	"

The Housing Authority of the City of Charleston
Public Housing Sites

Project #10	Meeting Street Manor	City	County	State	Zip Code
Street Address		Charleston	Charleston	South Carolina	29403
Harris (37 - 83) (56 - 100)		"	"	"	"
Hanover (239 - 249) (194 - 240)		"	"	"	"
Johnson (55 - 97) (88 - 98)		"	"	"	"
Jackson (140 - 170)		"	"	"	"
Meeting (562)		"	"	"	"
Nassau (235 - 253) (234 - 270)		"	"	"	"

Project #13CO	Meeting Street Manor Ext.	City	County	State	Zip Code
Or Project #33					
Street Address		Charleston	Charleston	South Carolina	29403
Conroy (20 - 26)		"	"	"	"
Meeting (670)		"	"	"	"
Nassau (423)		"	"	"	"
Romney (59, 61)		"	"	"	"

Project #15	Scattered Site	City	County	State	Zip Code
Street Address		Charleston	Charleston	South Carolina	29403
Huger (275)					

The Housing Authority of the City of Charleston
Public Housing Sites

AMP #30

Project #1	Robert Mills Manor				
Street Address	City	County	State	Zip Code	
Cromwell (1 – 2) (4 - 8)	Charleston	Charleston	South Carolina	29401	
Franklin (29, 31) (16)	“	“	“	“	
Logan (105)	“	“	“	“	
Magazine (20, 22)	“	“	“	“	
Queen (146)	“	“	“	“	
Smith (12, 14)	“	“	“	“	
Wilson (2)	“	“	“	“	

Project #6	Robert Mills Manor Ext.				
Street Address	City	County	State	Zip Code	
Beaufain (59, 63, 67, 75, 83)	Charleston	Charleston	South Carolina	29401	
Logan (125, 129, 139)	“	“	“	“	
Wilson (1, 3, 5, 7, 9)	“	“	“	“	

The Housing Authority of the City of Charleston
Public Housing Sites

AMP #30

Project #4	Wraggborough Homes				
Street Address	City	County	State	Zip Code	
America (2, 4, 6, 8)	Charleston	Charleston	South Carolina	29403	
Alexander (128, 130, 132, 134, 136, 138, 140, 142)	"	"	"	"	
Chapel (18)	"	"	"	"	
Drake (1, 3, 5, 7, 9, 11) (15, 17, 19)	"	"	"	"	
South (1, 3, 5, 7)	"	"	"	"	

Project #13AB or Project #31	Wraggborough Homes Ext.				
Street Address	City	County	State	Zip Code	
Drake (44, 50)	Charleston	Charleston	South Carolina	29403	
East Bay (601, 617)	"	"	"	"	
Reid (1, 3) (2)	"	"	"	"	
South (2)	"	"	"	"	

The Housing Authority of the City of Charleston
Public Housing Sites

AMP #30

Project #15 Scattered Site

Street Address	City	County	State	Zip Code
Amherst (42A - 48B)	Charleston	Charleston	South Carolina	29403
Coming (149)	"	"	"	"
Line (139 - 147)	"	"	"	"
Marion (5, 7)	"	"	"	"
St. Phillip (213 - 219)	"	"	"	"

Project #16 Scattered Site

Street Address	City	County	State	Zip Code
Cannon (49)	Charleston	Charleston	South Carolina	29403
Reid (44)	"	"	"	"
South (20, 26)	"	"	"	"
St. Phillip (121, 123)	"	"	"	"
Nassau (6, 8)	"	"	"	"

The Housing Authority of the City of Charleston
Public Housing Sites

AMP #40

Project #5 Gadsden Green Homes

Street Address	City	County	State	Zip Code
Allway (2 - 12)	Charleston	Charleston	South Carolina	29403
Flood (2 - 44)	"	"	"	"
Line (215 - 229)	"	"	"	"
Norman (25 - 75) (28 - 58)	"	"	"	"
President (175 - 191)	"	"	"	"

Project #13DO or Project #34 Gadsden Green Ext.

Street Address	City	County	State	Zip Code
Allway (14 - 18)	Charleston	Charleston	South Carolina	29403
Flood (33, 37)	"	"	"	"
Hagood (34, 38)				
Line (231 - 235)				

The Housing Authority of the City of Charleston
Public Housing Sites

AMP #40

Project #12 Kiawah Homes

Street Address	City	County	State	Zip Code
Ashley (1306, 1307, 1311, 1315, 1316, 1317, 1321, 1322, 1326, 1328, 1329, 1335, 1338, 1342)	Charleston	Charleston	South Carolina	29403
Mt. Pleasant (2212, 2216, 2220, 2232)	"	"	"	"
Rutledge (1309, 1315, 1319, 1323)	"	"	"	"
Sunnyside (2205, 2221) (2204, 2208, 2214, 2218, 2222)	"	"	"	"

Project #15 Scattered Site

Street Address	City	County	State	Zip Code
Athens (7 - 25)	Charleston	Charleston	South Carolina	29403
Romney (129 - 137)	"	"	"	"
Sequoia (696 - 712)	"	"	"	29407

The Housing Authority of the City of Charleston
Public Housing Sites

AMP #40

Project #16	Scattered Site	City	County	State	Zip Code
Street Address					
King (1031)		Charleston	Charleston	South Carolina	29403

Project #23	Scattered Sites	City	County	State	Zip Code
Street Address					
Walter Drive (3250, 3252, 3254, 3256, 3258, 3260)		Charleston	Charleston	South Carolina	29412
Pamlico Terrace (100 – 110)		“	“	“	“
Chiplely Terrace (100 – 109) (111)		“	“	“	“
Parsonage Road (2219, 2221, 2225, 2227)		“	“	“	29414
Doris Drive (2192 – 2197, 2199)		“	“	“	“

Project #25	Parkdale Town Homes	City	County	State	Zip Code
Street Address					
Applebee Way (2332, 2334, 2336, 2338, 2342, 2344, 2346, 2348, 2350, 2352, 2354, 2356, 2458, 2360, 2362)		Charleston	Charleston	South Carolina	29414

DISCLOSURE OF LOBBYING ACTIVITIES

Approved by OMB

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input type="checkbox"/> a. contract <input checked="" type="checkbox"/> b. grant c. cooperative agreement d. loan e. loan guarantee f. loan insurance	2. Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Housing Authority City of Charleston 550 Meeting Street Charleston S.C. 29403 Congressional District, if known:	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:	
6. Federal Department/Agency:	7. Federal Program Name/Description: CFDA Number, if applicable: _____	
8. Federal Action Number, if known:	9. Award Amount, if known: \$	
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI): N/A	b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI): N/A	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature:  Print Name: Donald J. Cameron Title: President and CEO Telephone No.: (843) 720-3970 Date: 6-30-09	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

**DISCLOSURE OF LOBBYING ACTIVITIES
CONTINUATION SHEET**

Approved by OMB
0348-0046

Reporting Entity: Housing Authority City of Charleston Page 2 of 2

**Capital Fund Resident Advisory Meeting
The Housing Authority of the City of Charleston
550 Meeting Street
Charleston, SC 29403
April 30, 2009**

Attendance:

There were fifteen attendees in total, including eight representatives from the Resident Advisory Board representing various public housing communities.

Ms. Renee Gailliard, Resident Advisor, Cooper River Court – AMP 20
Ms. Sharon President, Resident Advisor, Robert Mills Manor – AMP 30
Ms. Elizabeth Rainey, Resident Advisor, Robert Mills Manor – AMP 30
Ms. Tiffany Gradic, Resident Advisor, Wraggborough Homes – AMP 30
Ms. Sandra Perry, Resident Advisor, Wraggborough Homes – AMP 30
Ms. Sarah Green, Resident Advisor, Scattered Site 16 – AMP 40
Ms. Felecia Mensah, Resident Advisor, Gadsden Green Homes Ext. – AMP 40
Ms. Orlene Knotts, Resident Advisor, Kiawah Homes – AMP 40
Ms. Cordelia Davis, Public Housing Manager, AMP 20
Ms. Valerie Greer, Public Housing Manager, AMP 30
Mr. Marlin Burwell, Public Housing Manager, AMP 40
Mr. Benjamin R. Leggette, Director of Property Management
Mr. Marty Thomas, Capital Fund Manager
Ms. Marymims Goldman, Project Manager
Ms. Nicolene Martley, Capital Fund Specialist

Call To Order:

The Capital Fund Resident Advisory Meeting was called to order at 4:30 p.m. Mr. Benjamin R. Leggette, Director of Property Management presided. Copies of the Capital Fund/PHA plans were distributed to all present.

Meeting Notes:

An overview of the maintenance work for Capital Fund 718 and future years was given by each Property/AMP manager.

Comment: Ms. Gailliard enquired whether the CHA is planning on addressing the erosion problem near the porches at Cooper River Court.

Response: Ms. Davis informed her that this item has been addressed in the five year plan under Exterior Porch Renovations.

Question: Ms. Gailliard stated that complaints were received from residents concerning bath tub lining. Some tubs have been re-lined, while others have not. Ms. Gailliard asked if the remainder of the tubs were going to be lined / re-lined.

Response: Mr. Leggette stated that this item is addressed in the five year plan.

Question: Ms. Sandra Perry stated that new counter tops are being installed in units, and enquired whether new bottoms would also be installed because the wood on the bottom sections of the cabinets was rotten.

Response: Mr. Leggette stated that funding for installation of new counter tops came from savings incurred by the installation of new faucets, toilets, and shower heads under the Energy Performance Contract. Mr. Leggette stated that cabinet bottoms were not going to be replaced under the Energy Performance Contract; however this item will be added to future plans under the existing line item of interior renovations.

Question: Ms. Sandra Perry stated that stoves were too small and in poor condition and enquired whether the CHA will replace stoves in the future.

Response: Mr. Leggette stated that this item is addressed in the five year plan.

Comment: Ms. Gradic stated that some units do not have window screens.

Response: Ms. Greer stated that occupants of such units are required to call in a work order to have screens installed.

Question: Ms. Knotts enquired whether floor repair/replacement will be done at Kiawah Homes.

Comment: Mr. Leggette stated that this item is addressed in the five year plan.

Question: Ms. Gailliard enquired whether special funding was being used to perform current renovations at Kiawah Homes.

Comment: Mr. Leggette stated that there was no special funding for the project. Funding for this project came out of Capital Fund 715, 716, 717 and 718.

Comment: Ms. Gailliard stated that she was not aware of this and thought this project was being funded by moneys received from Touchstone Pictures through the filming of "Army Wives".

Response: Mr. Burwell stated that some of the funds received from Touchstone Pictures were utilized for the garden project and fencing at Kiawah Homes.

Comment: Ms. Gradic stated there were a lot of children and young adults loitering around buildings and the adjacent park at night and early morning.

Response: Mr. Leggette stated that exterior lighting is addressed in the five year plan and will help minimize this issue.

Comment: Ms. Gradic stated that children climb onto and sit on air conditioning units.

Response: Ms. Gailliard requested that resident association members encourage residents to be more attentive in keeping children off the conditioning units.

Mr. Leggette asked if there were any more comments, concerns or suggestions regarding the Capital Fund. All present stated there were no more comments, concerns, or suggestions.

Meeting adjourned at 5:15 p.m.
Capital Fund: Resident Advisory Meeting Minutes

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary

PHA Name: The Housing Authority of the City of Charleston	Grant Type and Number Capital Fund Program Grant No: SC16FP00150109 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2009 FFY of Grant Approval:
--	---	--

Line	Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:	Reserve for Disasters/Emergencies <input type="checkbox"/>	Revised Annual Statement (revision no:) Final Performance and Evaluation Report	Total Estimated Cost		Total Actual Cost ¹	
				Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds						
2	1406 Operations (may not exceed 20% of line 21) ³			235,840.00			
3	1408 Management Improvements			44,200.00			
4	1410 Administration (may not exceed 10% of line 21)			242,682.70			
5	1411 Audit			0.00			
6	1415 Liquidated Damages			0.00			
7	1430 Fees and Costs			30,900.00			
8	1440 Site Acquisition			0.00			
9	1450 Site Improvement			268,331.70			
10	1460 Dwelling Structures			784,691.43			
11	1465.1 Dwelling Equipment—Nonexpendable			50,796.00			
12	1470 Non-dwelling Structures			47,500.00			
13	1475 Non-dwelling Equipment			56,083.80			
14	1485 Demolition			0.00			
15	1492 Moving to Work Demonstration			0.00			
16	1495.1 Relocation Costs			0.00			
17	1499 Development Activities ⁴			0.00			

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		FFY of Grant: 2009	
PHA Name: The Housing Authority of the City of Charleston	Grant Type and Number Capital Fund Program Grant No: SC16P00150109 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval:	

Type of Grant 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 ¹
		Original	Revised ²	
18a	1501 Collateralization or Debt Service paid by the PHA	665,801.37		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment			
19	1502 Contingency (may not exceed 8% of line 20)	0.00		
20	Amount of Annual Grant: (sum of lines 2 - 19)	2,426,827.00		
21	Amount of line 20 Related to LBP Activities			
22	Amount of line 20 Related to Section 504 Activities			
23	Amount of line 20 Related to Security - Soft Costs			
24	Amount of line 20 Related to Security - Hard Costs			
25	Amount of line 20 Related to Energy Conservation Measures			
Signature of Executive Director		Date	Signature of Public Housing Director	
		7-8-09		

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 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant: 2009				
PHA Name: The Housing Authority of the City of Charleston		Capital Fund Program Grant No: SC16P00150109						
		CFPP (Yes/ No):						
		Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work		
HA WIDE - 1406				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Operations		1406		235,840.00				
	Sub total			235,840.00				
HA WIDE - 1408								
Management Improvements								
	Advertising Cost	1408		6,500.00				
	Lead Based Paint Assessment	1408		0.00				
	Office Expenses	1408		3,000.00				
	Professional Assistance	1408		3,000.00				
	Professional Development	1408		15,000.00				
	Resident Programs	1408		3,000.00				
	Software Upgrades & Licenses	1408		3,000.00				
	Telephone & TDD Cost	1408		3,500.00				
	Vehicle Replacement	1408		7,200.00				
	Sub total			44,200.00				
HA WIDE - 1410								
Administration								
	CFP Management Fee	1410		242,682.70				
	Sub total			242,682.70				
HA WIDE - 1430								
Fees and Costs								
	Fees and Costs	1430		30,900.00				

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Annual Statement/Performance and Evaluation Report
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 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
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Part II: Supporting Pages		PHA Name: The Housing Authority of the City of Charleston		Grant Type and Number Capital Fund Program Grant No: SC16P00150109 CFPP (Yes/No): Replacement Housing Factor Grant No:		Federal FFY of Grant: 2009		Status of Work	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Funds Obligated ²	Funds Expended ²		
HA WIDE - 1450	Sidewalks, Site Improvements	1450		Original 19,560.00					
	Sub total			19,560.00					
HA WIDE - 1460	Bathroom Fixture Restoration (tub liners)	1460		138,878.00					
	Interior Cycle Painting	1460		28237.00					
	Sub total			167,115.00					
HA WIDE - 1465.1	Appliances - Energy Star	1465.1		50,796.00					
	Non Expendable								
	Sub total			50,796.00					
HA WIDE - 1470	Non-Dwelling Structures	1470		0.00					
	Sub total			0.00					
HA WIDE - 1475	ADMIN Furniture	1475		15,383.80					
	Non Dwelling Equipment								
	Computer Equipment & Tools	1475		6,000.00					
	Laser Printers	1475		4000.00					
	Maintenance Equipment/Tools	1475		11,100.00					
	Network Server Upgrades	1475		0.00					

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Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
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Part II: Supporting Pages

PHA Name: The Housing Authority of the City of Charleston		Grant Type and Number Capital Fund Program Grant No: SC16P00150109 CFPP (Yes/ No): Replacement Housing Factor Grant No:		Federal FFY of Grant: 2009				
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work		
HA WIDE - 1475				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Non Dwelling Equipment	PC Replacement	1475		3,600.00				
	Vehicles Replacement - Maintenance	1475		16,000.00				
	Sub total			56,083.80				
HA WIDE - 1485	Demolition	1485		0.00				
HA WIDE - 1490	Replacement Reserve	1490		0.00				
HA WIDE - 1492	Moving to Work Demolition	1492		0.00				
HA WIDE - 1495	Relocation Cost	1495		0.00				
HA WIDE - 1499	Development Activities	1499		0.00				

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Annual Statement/Performance and Evaluation Report
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U.S. Department of Housing and Urban Development
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Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant: 2009			
PHA Name: The Housing Authority of the City of Charleston		Capital Fund Program Grant No: SC16FP00150109 CFPP (Yes/ No): Replacement Housing Factor Grant No:					
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²
PROJECT BASED							
SC 16-01							
Robert Mills Manor	Erosion Control Measures	1450		2,741.90			
	Exterior Renovations	1450		4,000.00			
	Exterior Security Lighting	1450		1,000.00			
	Fences - Wrought Iron	1450		0.00			
	Interior Lighting Energy Efficient	1450		5,000.00			
	Landscaping	1450		1,500.00			
	Playground Equipment	1450		0.00			
	Exterior Swoops	1450		1,000.00			
	Security System - Emergency Warning	1460		0.00			
	Interior Renovations	1460		0.00			
	Roof Renovations	1460		6,202.40			
	Robert Mills Manor Community Center Renovations	1470		1,000.00			
	Sub Total			22,444.30			
SC 16-04							
Wraggborough Homes	Erosion Control	1450		10,000.00			
	Fences	1450		4,500.00			
	Landscaping	1450		1,500.00			
	Playground Equipment	1450		0.00			
	Sewer Line	1450		20,000.00			

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U.S. Department of Housing and Urban Development
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Part II: Supporting Pages		Grant Type and Number		Federal FY of Grant: 2009		
PHA Name: The Housing Authority of the City of Charleston		Capital Fund Program Grant No: SC16P00150109 CFFP (Yes/ No): Replacement Housing Factor Grant No:				
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work
SC 16-04	Exterior Paint & Renovations	1460	0.00			
Wraggborough Homes	Interior Renovations	1460	5,000.00			
	Rewire Units	1460	0.00			
	Roof Renovations	1460	6,202.40			
	Security Upgrades	1460	5,290.80			
	Wraggborough Community Center	1470	0.00			
	Subtotal		52,493.20			
SC 16-05	Landscaping & Fencing	1450	3,000.00			
Gadsden Green Homes	Playground Equipment	1450	0.00			
	Security Upgrades	1450	0.00			
	Sewer Lines exterior	1450	0.00			
	Exterior Paint & Renovations	1460	5,000.00			
	Improvements to Common areas	1460	10,000.00			
	Interior Lighting - energy efficient	1460	0.00			
	Interior Renovations - Floors	1460	0.00			
	Plumbing Renovations - interior	1460	50,000.00			
	Rewire Units	1460	0.00			
	Roof Renovations	1460	20,000.00			
	Lighting - Front and back porches	1460	5,000.00			

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 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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U.S. Department of Housing and Urban Development
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Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant: 2009				
PHA Name: The Housing Authority of the City of Charleston		Capital Fund Program Grant No: SC16P00150109						
		CFHP (Yes/ No):						
		Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work		
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PROJECT BASED								
SC 16-05	183 President Street Renovations	1470		45,000.00				
	Gadsden Green Community Center	1470		0.00				
	Sub Total			138,000.00				
SC 16-06	Erosion Control Measures	1450		2,741.90				
Robert Mills Manor Exten.								
	Fences - Wrought Iron	1450		0.00				
	Landscaping	1450		1,500.00				
	Playground Equipment	1450		0.00				
	Emergency warning system / Security System	1460		0.00				
	Exterior Renovations	1460		55,000.00				
	Interior Renovations	1460		0.00				
	Rewire Units	1460		54,720.00				
	Roof Renovations	1460		6,202.40				
	Sub Total			120,164.30				
SC 16-08	Bollards	1450		0.00				
Cooper River Court								
	Erosion Control Measures	1450		2,500.00				
	Landscaping	1450		1,500.00				
	Playground Equipment	1450		2,000.00				

¹ To be completed for the Performance and Evaluation Report of a Revised Annual Statement

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Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Housing and Indian Housing
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Part II: Supporting Pages

PHA Name: The Housing Authority of the City of Charleston		Grant Type and Number Capital Fund Program Grant No: SC16P00150109 CFPP (Yes/No): Replacement Housing Factor Grant No:		Federal FFY of Grant: 2009		Status of Work	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost		
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²
SC 16-08	Repairing Parking Lot/curbing	1450		2,000.00			
Cooper River Court	Sewer Replacement	1450		0.00			
	Exterior Painting & Renovations	1460		0.00			
	Exterior Porch Renovations	1460		0.00			
	Interior Renovations	1460		0.00			
	Roof Renovations	1460		0.00			
	Security Upgrades - Entry Doors	1460		0.00			
	Security Upgrades - Mailboxes	1460		3,150.00			
	Sub Total			11,150.00			
SC 16-09							
Edmund Jenkins	Irrigation System	1450		0.00			
	Landscaping	1450		1,500.00			
	Playground Equipment	1450		0.00			
	Sewer Line	1450		0.00			
	Exterior Painting & Renovations	1460		0.00			
	Interior Renovations & Floors	1460		0.00			
	Roof Renovations	1460		0.00			
	Security Upgrades Storm and Entry Door	1460		14,000.00			
	Sub Total			15,500.00			

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 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
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Part II: Supporting Pages		Grant Type and Number	Federal FFY of Grant: 2009					
PHA Name: The Housing Authority of the City of Charleston		Capital Fund Program Grant No: SC16P00150109						
		CFHP (Yes/No):						
		Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work		
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
SC 13 Extensions								
Meeting Street Manor Ext.	Security System camera - Emergency warning system	1460		6,091.63				
Wraggborough Homes Ext.	Security Upgrades - Entry Doors	1460		7,000.00				
	Erosion Control Measures	1450		0.00				
	Fence Preservation	1450		0.00				
	Landscaping	1450		1,500.00				
	Playground Equipment	1450		0.00				
	Renovation of Gas Lines	1450		30,995.20				
	Sewer Line - exterior	1450		0.00				
	Exterior Renovations	1460		1,000.00				
	Interior Renovations	1460		1,794.00				
	Rewire Units	1460		0.00				
	Roof Renovations	1460		20,000.00				
	Security Upgrades - lighting, camera	1460		5,000.00				
Gadsden Green Homes Ext.	Landscaping	1450		1,500.00				
	Playground Equipment	1450		0.00				
	Renovation of Gas lines	1450		0.00				
	Seal Parking lot & restripe	1450		0.00				
	Security Upgrades - lighting, cameras	1450		0.00				

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Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
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Part II: Supporting Pages

PHA Name: The Housing Authority of the City of Charleston		Grant Type and Number Capital Fund Program Grant No: SC16P00150109 CFPP (Yes/ No): Replacement Housing Factor Grant No:		Federal FFY of Grant: 2009			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²
Gadsden Green Homes Ext.	Sewer line - exterior	1450		60,000.00			
	Exterior Painting & Renovations	1460		0.00			
	Interior lighting energy efficient	1460		1,200.00			
	Interior Renovations - floors	1460		0.00			
	Roof Renovations	1460		0.00			
	Sepima Clark Child Care Center Renovations	1470		0.00			
	SUB-TOTAL			136,080.83			
SC 15 Scattered Site 15	Landscaping	1450		8,500.00			
	Interior Lighting - Energy Efficient	1460		6,000.00			
	Interior Renovations - Flooring	1460		16,794.00			
	Roof Renovations	1460		44,702.40			
	Rotten Wood - Termite Elimination	1460		2,000.00			
	Security Upgrades - Entry doors, storm, screen doors	1460		15,150.00			
	Window Replacements	1460		11,150.00			
	Exterior Painting & Renovations	1460		0.00			
	Erosion Control Measures	1450		2,741.90			
	SUB-TOTAL			107,038.30			

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Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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U.S. Department of Housing and Urban Development
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Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant: 2009		
PHA Name: The Housing Authority of the City of Charleston		Capital Fund Program Grant No: SC16P00150109				
		CFPP (Yes/ No):				
		Replacement Housing Factor Grant No:				
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work
SC 16 Scattered Site 16	Erosion Control Measures	1450		Original 0.00		
	Landscaping	1450		3,000.00		
	Exterior Painting & Renovations	1460		0.00		
	Interior Lighting - energy efficient	1460		5,000.00		
	Interior Renovations - Flooring	1460		2,500.00		
	Roof Renovations	1460		0.00		
	Rotten Wood - Termitte Elimination	1460		1,357.40		
	Security Upgrades - storm, screen, entry doors	1460		9,150.00		
	Window Replacement	1460		1,000.00		
	Create new rear entries	1460		1,000.00		
	New Construction	1499		0.00		
	SUB-TOTAL			23,007.40		
SC 16-23 Scattered Site 23	Erosion Control Measures	1450		2,500.00		
	Landscaping	1450		5,000.00		
	Playground Equipment	1450		0.00		
	Security Upgrades, lighting	1450		5,000.00		
	Exterior Painting & Renovations	1460		0.00		
	SUB-TOTAL			22,500.00		

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Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
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Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: The Housing Authority of the City of Charleston

Federal FFY of Grant: 2009

Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
HA WIDE - Fees & Costs	6/12/2011		6/12/2013		
HA WIDE - Sidewalks, Site Improvements	6/12/2011		6/12/2013		
HA WIDE Bathroom Fixture Restoration (tub liners)-	6/12/2011		6/12/2013		
HA WIDE - Interior Cycle Painting	6/12/2011		6/12/2013		
HA WIDE - Appliances - Energy Star	6/12/2011		6/12/2013		
HA WIDE - Non- Dwelling Structures	6/12/2011		6/12/2013		
HA WIDE - Non Dwelling Equipment	6/12/2011		6/12/2013		
HA WIDE - Relocation Cost	6/12/2011		6/12/2013		
HA WIDE - Development Activities	6/12/2011		6/12/2013		
HA WIDE - Collateralization or Debt Service	6/12/2011		6/12/2013		
SC 16-01 Robert Mills Manor	6/12/2011		6/12/2013		
SC 16-04 Wraggborough Homes	6/12/2011		6/12/2013		
SC 16-05 Gadsden Green	6/12/2011		6/12/2013		

Homes							

¹ Obligation and expenditure and dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: The Housing Authority of the City of Charleston					Federal FFY of Grant: 2009
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
Homes					
SC-16-06 Robert Mills Manor Ext.	6/12/2011		6/12/2013		
SC 16-08 Cooper River Court	6/12/2011		6/12/2013		
SC 16-09 Edmund Jenkins Homes	6/12/2011		6/12/2013		
SC 16-10 Meeting Street Manor	6/12/2011		6/12/2013		
SC 16-12 Kiawah Homes	6/12/2011		6/12/2013		
SC 16-13 The Extensions	6/12/2011		6/12/2013		
SC 16-15 Scattered Sites 15	6/12/2011		6/12/2013		
SC 16-16 Scattered Sites 16	6/12/2011		6/12/2013		
SC 16-23 Scattered Sites 23	6/12/2011		6/12/2013		
SC 16-25 Scattered Sites 25	6/12/2011		6/12/2013		

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part I: Summary						
PHA Name/Number The Housing Authority of the City of Charleston SC001		Locality (City/County & State) Charleston, South Carolina			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY 2009	Work Statement for Year 2 FFY 2010	Work Statement for Year 3 FFY 2011	Work Statement for Year 4 FFY 2012	Work Statement for Year 5 FFY 2013
B.	Physical Improvements Subtotal	Annual Statement	1,179,876.00	1,188,522.00	1,178,538.00	1,202,608.30
C.	Management Improvements		70,800.00	61,200.00	70,200.00	71,200.00
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration		242,682.70	242,682.70	242,682.70	242,682.70
F.	Other					
G.	Operations		235,840.00	235,840.00	235,840.00	235,840.00
H.	Demolition		0.00	0.00	0.00	0.00
I.	Development		0.00	0.00	0.00	800,000.00
J.	Capital Fund Financing – Debt Service		665,801.37	665,801.37	665,801.37	665,801.37
K.	Total CFP Funds					
L.	Fees and Costs		31,827.00	32,781.00	33,765.00	8,694.75
M.	Total Non-CFP Funds					
N.	Grand Total		2,426,827.00	2,426,827.00	2,426,827.00	2,426,827.00

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2010	Work Statement for Year <u>4</u> FFY <u>2013</u>			Work Statement for Year: <u>5</u> FFY <u>2014</u>		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	HA-WIDE – 1460			HA-WIDE – 1460		
Annual	Bathroom Fixture Restoration (tub liners)		151,756.00	Bathroom Fixture Restoration (tub liners)		60,648.00
Statement						
	Subtotal of Estimated Cost		\$151,756.00	Subtotal of Estimated Cost		\$60,648.00

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2010	Work Statement for Year <u>4</u> FFY <u>2013</u>			Work Statement for Year: <u>5</u> FFY <u>2014</u>		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	HA-WIDE – 1460			HA-WIDE – 1460		
Annual	Bathroom Fixture Restoration (tub liners)		151,756.00	Bathroom Fixture Restoration (tub liners)		60,648.00
Statement						
	Subtotal of Estimated Cost		\$151,756.00	Subtotal of Estimated Cost		\$60,648.00

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2010	Work Statement for Year <u>2</u> FFY <u>2011</u>			Work Statement for Year: <u>3</u> FFY <u>2012</u>		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	HA-WIDE – 1465.1			HA-WIDE – 1465.1		
Annual Statement	Appliance – Energy Star		51,822.00	Appliance – Energy Star		52,878.00
	Subtotal of Estimated Cost		\$51,822.00	Subtotal of Estimated Cost		\$52,878.00

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2010	Work Statement for Year <u>4</u> FFY <u>2013</u>			Work Statement for Year: <u>5</u> FFY <u>2014</u>		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	HA-WIDE – 1465.1			HA-WIDE – 1465.1		
Annual Statement	Appliance – Energy Star		52,878.00	Appliance – Energy Star		30,000.00
	Subtotal of Estimated Cost		\$52,878.00	Subtotal of Estimated Cost		\$30,000.00

