

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: <u>The Housing Authority of the City of Columbia, SC</u> PHA Code: <u>SC002</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>07/01/2009</u>					
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>1865</u> Number of HCV units: <u>3047</u>					
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only					
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)					
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
					PH	HCV
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update. NOT APPLICABLE					
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: To meet the emerging affordable housing needs of low to moderate-income individuals and families in Columbia and Richland County while promoting self-reliance and improving their quality of life.					

Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of 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.

2005-2010 Five Year and One Year Agency Goals

I. Goal: Provide quality, affordable housing in Richland County, South Carolina by effectively managing the public housing inventory and increasing the number of housing units.

1. Objective:

Achieve public housing high-performing status with a PHAS score of 90% or greater.

2005-2010: Achieve a score of 90% or better.

2005 Progress: PHAS score has not been received for FY 2004-2005. Inspections are being conducted in January and February, 2006.

2006 Progress: CHA scored a 92% on the PHAS and is still a High-Performing Authority.

2007 Progress: CHA scored a 90% on the PHAS and is still a High-Performing Authority.

2008 Progress: CHA scored a 92% on the PHAS and is still a High-Performing Authority.

2. Objective:

Maintain public housing vacancies at a rate of 2% or less.

2005-2010: Continue public housing vacancy rate at less than 2%.

2005 Progress: Vacancy rate was 1%.

2006 Progress: Vacancy rate was less than 1%.

2007 Progress: Vacancy rate was less than 1%.

2008 Progress: Vacancy rate was less than 1%.

3. Objective:

Evaluate housing alternatives in the existing larger public housing communities utilizing HOPE VI and other HUD Revitalization programs.

2005-2006: Review information on the conditions of larger public housing communities and determine availability of HUD programs for revitalization or demolition.

2006-2007: Study feasibility of HUD applications.

2007-2008: Study feasibility of HUD applications.

2008-2009: Study feasibility of HUD applications.

2009-2010: Study feasibility of HUD applications.

2005 Progress: The CHA is conducting a Request for Proposals for a Planner for the Gonzales Gardens and Allen-Benedict Court communities to evaluate the feasibility of Revitalization.

2006 Progress: CHA applied for HOPE VI for revitalization of the Allen-Benedict Court community. The application was not selected by HUD in the 2006 round. The CHA will consider applying again in 2007. The CHA has determined that once funding has been obtained for ABC, then the CHA will proceed with planning for Gonzales Gardens.

2007 Progress: The CHA applied in November 2007 for a \$20 million HOPE VI Revitalization grant. We are waiting for HUD notification of approval of our grant award. We continue to look for resources for funding for Gonzales Gardens to implement a revitalization for that community.

2008 Progress: CHA improved its 2007 HOPE VI application in 2008; the new application was not approved. We continue to look for resources for funding to revitalize the ABC and Gonzales Gardens communities.

4. Objective:

Renovate and modernize public housing units according to the Capital Fund Program in an effort to mirror the private market.

2005-2010: Accomplish the projects as identified in the Capital Fund Plan.

2005 Progress: All Capital Fund activities are proceeding according to the Plan.

2006 Progress: All Capital Fund activities are proceeding according to the Plan.

2007 Progress: All Capital Fund activities continue according to the Plan.

2008 Progress: All Capital Fund activities are being made in accordance with the HUD-approved Plan.

5. Objective:

Acquire new affordable housing to increase public housing inventory by 100 units.

2005-2006: Acquire 10 new public housing units.

2006-2007: Acquire 15 new public housing units.

2007-2008: Acquire 25 new public housing units.

2008-2009: Acquire 25 new public housing units.

2009-2010: Acquire 25 new public housing units.

2005 Progress: Five units have been acquired and are under the agency's ACC. Eleven additional units are pending review by HUD.

2006 Progress: Nine units have been acquired and are under the agency's ACC. Fifty units are pending HUD approval.

2007 Progress: 103 units were added to the ACC.

2008 Progress: 13 units were added to the ACC.

6. Objective:

Improve customer service by achieving above national standard scores on the RASS.

2005-2010: Achieve scores above national average.

2005 Progress: Achieved satisfactory scores on all sections of the RASS except Communications. Created Implementation Plan and held Customer Service Training to address this issue.

2006 Progress: Created new Implementation Plan. Particular emphasis for this year is to improve community safety and community appearance.

2007 Progress: The RASS was not conducted by HUD in 2007. The CHA is preparing for the new survey in 2008.

2008 Progress: The CHA received the results of its RASS Scores from HUD. In 3 of the 5 categories, we were below the 75% HUD standard. The agency conducted an analysis of the scores by question and AMP and developed an Implementation Plan to improve the scores in 2009. The IP is included in the Annual Plan.

II. Goal: Promote quality, affordable housing in Richland County, South Carolina by effectively managing the Section 8 Housing Choice Voucher Program.

1. Objective:

Apply for 250 additional housing choice vouchers through the Opt-Out Program, HUD applications, HOPWA, Mainstream Voucher Program, and other new HUD Housing Choice Voucher Programs that are developed.

2005-2010: Expand the Section 8 Housing Choice Voucher Program by 50 additional vouchers per year.

2005 Progress: Applied for 20 Mainstream Vouchers through HUD NOFA in December, 2005.

2006 Progress: Increased City of Columbia HOPWA Voucher Program by 10 vouchers for a total of 85 vouchers.

2007 Progress: All HOPWA vouchers have been leased. Outside of HUD Section 8 voucher funding, the CHA has been awarded funding for 44 vouchers (25 through City of Columbia and 19 through HUD's Continuous of Care Program).

2008 Progress: The CHA has increased its Housing Assistance Vouchers through the following programs: 10 vouchers through HOPWA (now 100 in the program), 28 opt-out vouchers and 70 Veterans (VASH) vouchers.

2. Objective:

Maintain a high-performing status on SEMAP score.

2005-2010: Sustain a score of over 90%.

2005 Progress: CHA scored an 89% and has appealed the score to HUD.

2006 Progress: CHA scored an 82% and is now a standard performer.

2007 Progress: CHA scored an 86% and is now a standard performer.

2008 Progress: CHA scored a 100% on SEMAP and is now designated a High-Performing Section 8 Program.

3. Objective:

Provide voucher mobility counseling to Section 8 Housing Choice Voucher Program participants.

2005-2010: Provide voucher mobility counseling to clients.

2005 Progress: Voucher mobility counseling has been limited due to a decreased number of new voucher participants.

2006 Progress: Voucher mobility counseling has continued as a result of the ability of the agency to provide vouchers in fall, 2006.

2007 Progress: CHA hired a new HOPWA Contract Specialist in 2007 and that person has achieved 100% lease-up of the city contract.

2008 Progress: Because of the downturn in the economy, the turnover in the Section 8 program has been significantly reduced, but the agency continues voucher mobility counseling.

4. Objective:

Expand the number of landlords participating in the Section 8 Housing Choice Voucher Program.

2005-2010: Increase outreach efforts to potential landlords.

2005 Progress: Currently 1,161 landlords are participating in the program. In 2004 1,000 landlords participated.

2006 Progress: The CHA has continued to increase the number of landlords in the program and is proud of its efforts to expand the program throughout Richland County.

2007 Progress: Currently about 1,200 landlords are participating in the program.

2008 Progress: CHA continues to outreach to new landlords. We also are encouraging landlords and Section 8 participants to use the Service Point system (available online through SC State Housing Authority).

5. Objective:

Conduct training programs for current landlords to increase their knowledge of the Section 8 Housing Choice Voucher Program.

2005-2010: Conduct landlord training programs on an annual basis.

2005 Progress: The Authority will be conducting training for landlords in Spring, 2006.

2006 Progress: The Authority is educating landlords concerning the Violence Against Women Act (VAWA).

2007 Progress: No action this year, but quarterly meetings have been planned for 2008.

2008 Progress: The Authority conducted two successful landlord trainings.

6. Objective:

Maintain voucher payment standards at 100% of the FMR.

2005-2010: Continue payment standards at 100% of the FMR.

2005 Progress: Due to changes in HUD payments, the CHA Board of Commissioners approved maintaining the payment standard at 90 - 100% of FMR.

2006 Progress: In October, 2006, the CHA Board of Commissioners approved increasing the payment standard to 100%

2007 Progress: No change in payment standard.

2008 Progress: The CHA maintains the payment standard between 90 and 100% of the FMR.

III. Goal: Promote homeownership opportunities for citizens of Richland County, South Carolina utilizing the Section 8 Housing Choice Voucher Program, Public Housing Homeownership Program, HOPE VI Homeownership Program, Columbia Housing Authority Developments, Inc. (CHAD- CHA's nonprofit) and the CHA Family Self Sufficiency Program.

1. Objective:

Increase the number of participants in CHA's Homeownership Training Program. By 2010, 750 families will have completed the program.

5.2			2003-2010:	One hundred and fifty persons a year will complete the Training Program
			2005 Progress:	One hundred and twelve persons have completed all 3 phases of the Homeownership Training Program. Two hundred and thirty participants have completed at least one phase of the program.
			2006 Progress:	During 2006, 268 persons attended Homeownership Classes, 65 participants completed all phases of the Program and are ready to purchase. A total of 295 persons have completed the program in two years.
			2007 Progress:	Over 196 persons attended homeownership training classes.
			2008 Progress:	313 persons attended homeownership training classes in 2008.
			2. Objective:	
			Increase the number of participants in the Section 8 Housing Choice Voucher Homeownership Program. Expand the program by 25 participants by 2010.	
			2005-2006:	Add 5 new homeowners to program.
			2006-2007:	Add 5 new homeowners to program.
			2007-2008:	Add 5 new homeowners to program.
			2008-2009:	Add 5 new homeowners to program.
			2009-2010:	Add 5 new homeowners to program.
			2005 Progress:	Eight new homeowners were added to the program.
			2006 Progress:	Five new homeowners were added to the program (total 13).
			2007 Progress:	A total of 62 persons have participated in the Section 8 Housing Choice Voucher Homeownership since the program's inspection since 2002. 33 families have left the program and continue to enjoy the benefits of homeownership.
			2008 Progress:	Six loans closed in the HCV program, and we continue to work on our goal of 5 new homeowners per year.
			3. Objective:	
			Complete the Jagers Terrace Homeownership Program.	
			2005-2006:	All 25 units will be successfully sold by December, 2005.
			2005 Progress:	Twenty-one units have been sold. The CHA anticipates having the additional 4 units sold by June 30, 2006.
			2006 Progress:	Twenty-four units have been sold.
			2007 Progress:	All units have been sold.
			2008 Progress:	No action.
			4. Objective:	
			Complete the HOPE VI Celia Saxon Homeownership Plan by successfully selling 93 houses.	
			2005-2007:	Sell 93 houses.
			2005 Progress:	Fifteen houses were sold by January 31, 2006.
			2006 Progress:	65 houses were sold by January 31, 2007.
			2007 Progress:	91 houses have been sold by January 31, 2008.
			2008 Progress:	All 92 houses in the HOPE VI Project have been sold.
			5. Objective:	
			Complete the HOPE VI Rosewood Hills Homeownership Plan by successfully selling 55 houses.	
			2005-2007:	Sell 60 houses.
			2005 Progress:	Infrastructure is being completed at Rosewood Hills in anticipation of housing sales.
			2006 Progress:	There were some construction delays in 2006, but the CHA plans to begin construction of the single family homes in 2007.
			2007 Progress:	As of 12/31/07, 12 houses were under construction. CHA plans to sell 60 houses during 2008-2009.
			2008 Progress:	The 60 homes are in various phases of construction. Three houses have been sold as of January 30, 2009.
			6. Objective:	
			Promote homeownership opportunities for public housing residents and Section 8 voucher participants outside of traditional means by utilizing CHAD, HOME, State Housing Authority programs, and other HUD programs. Twenty-five houses will be sold.	
			2005-2006:	Sell 5 houses.
			2006-2007:	Sell 5 houses.
			2007-2008:	Sell 5 houses.
			2008-2009:	Sell 5 houses.
			2009-2010:	Sell 5 houses.
			2005 Progress:	Five houses have been sold.
			2006 Progress:	Ten houses have been sold.
			2007 Progress:	Five houses have been sold.
			2008 Progress:	36 houses were sold in 2008 under the GAP financing program (remaining Celia Saxon HOPE VI funds.)
			IV. Goal: Improve public housing community quality of life and economic vitality by providing an improved living environment.	
			1. Objective:	
			Continue to improve public housing security and expand the working relationship with the City of Columbia Police Department and the Richland County Sheriff's Department.	
			2005-2010:	Expand the partnership with the police departments by expanding the involvement with the warrants division, increase involvement with the Gang Task Force, continue to require identification cards of residents, and continue Desk Monitor program.
			2005 Progress:	The Richland County Sheriff's Department established a county-wide Gang Task Force office within CHA.
			2006 Progress:	The CHA has been a major player in a Community Wide effort to curtail gang activity. The CHA eliminated the security contract with a private company and has hired 3 Police Officers on a part-time basis to provide visual community security. Desk monitors are also patrolling CHA projects by car and working with local law enforcement.
			2007 Progress:	The CHA continues to work with local law enforcement to reduce occurrences of crime.
			2008 Progress:	The CHA increased the number of part-time constables employed by CHA and installed security cameras in key areas to deter crime.

2. Objective:

Continue and expand supportive services to increase independence for the elderly.

2005-2010: Increase the number of activities for the elderly.

2005 Progress: The CHA has increased activities for the elderly through partnerships with St. Peter's Catholic Church, the University of South Carolina, and Palmetto Health.

2006 Progress: There is an increased involvement in activities by the elderly with planned activities to local community events and in the community areas of each high-rise.

2007 Progress: The Senior Services Department coordinated numerous activities for the elderly during the year on and off CHA properties.

2008 Progress: The Senior Services Department continues to coordinate numerous activities for the elderly. One very successful program was the Farmers Market Food Co-op.

V. Goal: Promote self-sufficiency and asset development of families and individuals in assisted households.

1. Objective:

Increase the number of partnerships with local businesses to assist residents in gaining employment.

2005-2010: Increase the number of referrals to outside training programs and offer new training programs.

2005 Progress: Over 250 residents were referred to outside training programs to assist them in gaining employment in the fields of construction, computer technology, nursing, and retail among others. New partnerships have been established with Goodwill Industries and Richland School District One in order to provide training in additional fields including housekeeping and forklift operation.

2006 Progress: Over 200 residents were referred to outside training programs to assist them in gaining employment in the fields of construction, computer technology, nursing, retail and housekeeping. New partnerships have been established with TN Development Corporation's Computer Class and the Department of Social Services Hospitality Program which provided job training opportunities and gave residents access to employment through the programs. CHA continues its partnership with Richland One Adult Education, Palmetto Health, Goodwill Industries and the City of Columbia to help residents obtain employment through education and job training programs.

2007 Progress: CHA continues to promote self-sufficiency program and asset development of families and individuals in assisted households. In 2007, CHA was awarded \$250,000 in funding from HUD to assist public housing families with becoming self-sufficient. These funds were granted as a result of 2006 Resident Opportunity for Supportive Services (ROSS) Grant. The ROSS Grant funds have made participation in transportation services employment programs, childcare services, job training programs, GED classes and homeownership education services more accessible for public housing families.

2008 Progress: In 2008, CHA was awarded funds through the 2007 ROSS Family Self-Sufficiency (FSS) Coordinator Grant to fund a position for a service coordinator for the Public Housing FSS Program. In addition to this grant, CHA continue to administer programs through the 2006 ROSS Family Homeownership Grant. Resources used from these grants in addition to the HOPE VI Grants have provided economic opportunities for residents ranging from education and job training to homeownership. CHA continues to build upon its current programs to increase access to self-sufficiency opportunities.

VI. Goal: Ensure equal opportunity and affirmatively further fair housing for all Americans.

1. Objective:

Continue affirmative measures to ensure access and to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, or disability.

2005-2010: Ongoing.

2005 Progress: The CHA conducted sexual discrimination training which was attended by all employees.

2006 Progress: HUD conducted a Fair Housing Audit in December, 2006 and there were no findings or recommendations in regards to Fair Housing.

2007 Progress: The CHA created a Limited English Proficient (LEP) Policy to improve services to clients with limited English skills.

2008 Progress: CHA participated in a Greater Columbia County Relations Council Fair Housing Program hosted at our facility.

2. Objective:

Continue affirmative measures to ensure accessible housing to persons with all varieties of disabilities, regardless of unit size required.

2005-2010: Ongoing.

2005 Progress: New handicap accessible units have been added to the Celia Saxon community.

Handrails have been added to the outside stairs throughout the Allen-Benedict Court community.

2006 Progress: The CHA purchased 8 units that were formally with Palmetto Senior Services, and these units are totally handicap accessible. In addition, the CHA completed the new units at Celia Saxon Homes and the CHA met the handicapped requirements for new construction.

2007 Progress: The CHA created a Reasonable Accommodations Policy to improve service to disabled persons.

2008 Progress: CHA conducted staff training for all departments in these areas

In the previous 5 Year Plan (2000-2005), the CHA met all of its goals. This information was included in the 2006 Plan.

6.0	<p>PHA Plan Update</p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: The 2009-10 Plan has been updated to include all 2008-09 activities. The only substantial deviation to our plan was the addition of Recovery Act funding in the Capital Fund area; CHA was awarded \$5.2 million and has decided to continue with the Latimer Manor renovations to complete the project (as identified in the Capital Fund five year plan). All of this information was presented at the public hearing for the plan.</p> <p>(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. CHA Central Office, all management offices, City of Columbia Community Development Office, Richland County Community Development Office,</p>
7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. The CHA has two HOPE VI Revitalization Projects (Celia Saxon Homes and Rosewood Hills). The agency has several homeownership programs to include Rosewood Hills, but also a comprehensive homeownership training program and the Section 8 Homeownership Voucher Program.</p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>
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. See attached.</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. See attached.</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. The CHA does not have any current plans to repay debt incurred to finance capital improvements, but may consider this option in the future.</p>
9.0	<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. The CHA has over 8,000 applications on file. The Section 8 waiting list remains closed (Jan 2008), but based on in-person visits, phone, and email is the program of choice. Public housing applicants mostly request two and three bedroom units. Our elderly waiting list has remained constant, but still consists of over 500 persons. Disabled housing is becoming more of a priority, particularly for those with HOPWA and those disabled under age 50. With the change in the economy, the wait time for all housing is close to three years.</p>
9.1	<p>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.</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(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. As indicated in Section 5.2, the CHA is on target to meet its goals and objectives.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>Substantial Deviation from the 5-Year A substantial deviation from the Plan will be when any of the following occurs: * Changes to the calculation or determination of rent, admissions policies, or organization of the waiting list; * Changes in the use of funds under the Capital Fund; * Any change with regard to demolition or disposition, designation of housing, homeownership programs, or conversion activities.</p> <p>Significant Amendment or Modification to the Annual Plan Significant Amendment/Modification will be defined as any of the following: * Changes to the calculation or determination of rent, admissions policies, or Organization of the waiting list; * Additions of non-emergency work items; * Any change with regard to demolition or disposition, designation of housing, homeownership programs, or conversion activities. In the case of substantial deviation or a significant amendment/modification, the CHA will take the following actions as required: * Consult with the Resident Advisory Board * Ensure consistency with the Consolidated Plans of the City of Columbia and Richland County; * Provide for a review of the amendments/modifications by the public during a 45-day review period; * Provide notification of the amendment or modification and await approval by HUD in accordance with HUD's plan review procedures before implementing the amendment/modification; * Conduct a public meeting of the Board of Directors in order to adopt the amendment/modification.</p>

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> <ul style="list-style-type: none"> (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) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (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. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)
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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.

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name: The Housing Authority of the City of Columbia, SC		Grant Type and Number Capital Fund Program Grant No: SC16P00250105 Replacement Housing Factor Grant No:		Federal FY of Grant: 2005	
Original Annual Statement Final Performance and Evaluation Report		Revised Annual Statement/Revision Number: 2		Reserved for Disaster/Emergencies X Performance and Evaluation Report for Program Year Ending: 12/30/2008	
Line No.	Summary by Development Account	Total Estimated Cost		Total Estimated Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds	-	-	-	-
2	1406 Operations (May not exceed 10% of Line 20)	163,000	163,000	163,000	163,000.00
3	1408 Management Improvements Soft Costs	221,500	79,467	79,467	79,467.04
4	Management Improvements Hard Costs	-	-	-	-
5	1410 Administration	261,153	261,153	261,153	261,153.00
6	1411 Audit	-	-	-	-
7	1415 Liquidated Damages	-	-	-	-
8	1430 Fees and Costs	100,000	100,000	100,000	100,000.00
9	1440 Site Acquisition	-	-	-	-
10	1450 Site Improvements	217,933	222,799	222,799	210,468.11
11	1460 Dwelling Structures	1,337,067	1,463,000	1,463,000	1,463,000.15
12	1465.1 Dwelling Equipment-Nonexpendable	-	-	-	-
13	1470 Nondwelling Structures	-	-	-	-
14	1475 Nondwelling Equipment	1,500	12,043	12,043	12,043.00
15	1485 Demolition	-	-	-	-
16	1490 Replacment Reserve	-	-	-	-
17	1492 Moving to Work Demonstration	-	-	-	-
18	1495.1 Relocation Costs	10,000	10,691	10,691	10,691.00
19	1499 Development Activities	300,000	300,000	300,000	300,000.00
20	1502 Contingency	-	-	-	-
	Amount of Annual Grant (Sum of lines 2-19)	2,612,153	2,612,153	2,612,153	2,599,822.30
	Amount of line 20 Related to LBP Activities	-	-	-	-
	Amount of line20 Related to Section 504 Compliance	-	-	-	-
	Amount of line 20 Related to Security - Soft Costs	38,000.00	38,000.00	38,000.00	38,000.00
	Amount of line 20 Related to Security - Hard Costs	-	-	-	-
	Amount of line 20 Related to Energy Conservation Measures	-	-	-	-
	Collateralization Expenses or Debt Service	-	-	-	-

Annual Statement/Performance and Evaluation Report

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
The Housing Authority of the City of Columbia SC	Capital Fund Program Grant No: Replacement Housing Factor Grant No: SC16R00250205	2005

Original Annual Statement	Revised Annual Statement/Revision Number:	Reserved for Disaster/Emergencies
X Final Performance and Evaluation Report	Performance and Evaluation Report for Program Year Ending	

Line No.	Summary by Development Account	Original	Revised	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of Line 20)				
3	1408 Management Improvements Soft Costs				
4	Management Improvements Hard Costs				
5	1410 Administration				
6	1411 Audit				
7	1415 Liquidated Damages				
8	1430 Fees and Costs				
9	1440 Site Acquisition				
10	1450 Site Improvements				
11	1460 Dwelling Structures				
12	1465.1 Dwelling Equipment-Nonexpendable				
13	1470 Nondwelling Structures				
14	1475 Nondwelling Equipment				
15	1485 Demolition				
16	1490 Replacment Reserve				
17	1492 Moving to Work Demonstration				
18	1495.1 Relocation Costs				
19	1499 Development Activities	\$ 108,820		108,820	108,820.00
20	1502 Contingency				
	Amount of Annual Grant (Sum of lines 2-19)	108,820		0	108,820.00
	Amount of line 20 Related to LBP Activities				
	Amount of line20 Related to Section 504 Compliance				
	Amount of line 20 Related to Security - Soft Costs				
	Amount of line 20 Related to Security - Hard Costs				
	Amount of line 20 Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name:		Grant Type and Number		Federal FY of Grant:	
The Housing Authority of the City of Columbia SC		Capital Fund Program Grant No: Replacement Housing Factor Grant No: SC16R00250105		2005	
Original Annual Statement		Revised Annual Statement/Revision Number:		Reserved for Disaster/Emergencies	
X Final Performance and Evaluation Report		Performance and Evaluation Report for Program Year Ending			
Line No.	Summary by Development Account	Original	Revised	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of Line 20)				
3	1408 Management Improvements Soft Costs				
4	Management Improvements Hard Costs				
5	1410 Administration				
6	1411 Audit				
7	1415 Liquidated Damages				
8	1430 Fees and Costs				
9	1440 Site Acquisition				
10	1450 Site Improvements				
11	1460 Dwelling Structures				
12	1465.1 Dwelling Equipment-Nonexpendable				
13	1470 Nondwelling Structures				
14	1475 Nondwelling Equipment				
15	1485 Demolition				
16	1490 Replacment Reserve				
17	1492 Moving to Work Demonstration				
18	1495.1 Relocation Costs				
19	1499 Development Activities	\$ 1,072,818		1,072,818.00	1,072,818.00
20	1502 Contingency				
	Amount of Annual Grant (Sum of lines 2-19)	1,072,818		1,072,818	1,072,818.00
	Amount of line 20 Related to LBP Activities				
	Amount of line20 Related to Section 504 Compliance				
	Amount of line 20 Related to Security - Soft Costs				
	Amount of line 20 Related to Security - Hard Costs				
	Amount of line 20 Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

Annual Statement/Performance and Evaluation Report

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

PHA Name:

The Housing Authority of the City of Columbia, SC

Federal FY of Grant:

2006

Original Annual Statement		Revised Annual Statement/Revision Number: 2		Reserved for Disaster/Emergencies	
Final Performance and Evaluation Report		X Performance and Evaluation Report for Program Year Ending: 12/30/2008			
Line No.	Summary by Development Account	Total Estimated Cost		Total Estimated Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of Line 20)	\$263,000	\$263,000	263,000	#REF!
3	1408 Management Improvements Soft Costs	\$412,500	\$412,500	\$412,500	#REF!
4	Management Improvements Hard Costs				
5	1410 Administration	\$263,293	\$263,293	\$263,293	#REF!
6	1411 Audit				
7	1415 Liquidated Damages				
8	1430 Fees and Costs	\$75,000	\$75,000	\$75,000	#REF!
9	1440 Site Acquisition				
10	1450 Site Improvements	\$150,000	\$150,000	\$150,000	#REF!
11	1460 Dwelling Structures	\$1,448,238	\$1,458,253	\$1,458,253	#REF!
12	1465.1 Dwelling Equipment-Nonexpendable				
13	1470 Nondwelling Structures	\$20,000	\$9,985	\$9,985	\$9,985.00
14	1475 Nondwelling Equipment	\$1,000	\$1,000	\$1,000	\$895.21
15	1485 Demolition				
16	1490 Replacment Reserve				
17	1492 Moving to Work Demonstration				
18	1495.1 Relocation Costs				
19	1499 Development Activities				
20	1502 Contingency				
	Amount of Annual Grant (Sum of lines 2-19)	\$2,633,031	\$2,633,031	\$2,633,031	#REF!
	Amount of line 20 Related to LBP Activities	\$0			
	Amount of line20 Related to Section 504 Compliance	\$0			
	Amount of line 20 Related to Security - Soft Costs	\$100,000	\$100,000	\$100,000	\$100,000.00
	Amount of line 20 Related to Security - Hard Costs	0			
	Amount of line 20 Related to Energy Conservation Measures	0			
	Collateralization Expenses or Debt Service	0			

Annual Statement/Performance and Evaluation Report

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

Part III: Implementation Schedule

PHA Name: The Housing Authority of the City of Columbia, SC		Grant Type and Number Capital Fund Program Grant SC16P00250106 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006	
Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended(Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
CHA Wide	7/17/2008		6/1/2008	7/17/2010			
SC 2-9 Latimer Manor	7/17/2008		3/15/2007	7/17/2010			
SC 2-28,29,30 Dorrah/Randall	7/17/2008		12/1/2006	7/17/2010			

Annual Statement/Performance and Evaluation Report

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

PHA Name: The Housing Authority of the City of Columbia, SC	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: SC16R00250106	Federal FY of Grant: 2006
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<input checked="" type="checkbox"/> Original Annual Statement Final Performance and Evaluation Report	Revised Annual Statement/Revision Number: <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending: 12/30/2008	Reserved for Disaster/Emergencies
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Line No.	Summary by Development Account	Total Estimated Cost		Total Estimated Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of Line 20)				
3	1408 Management Improvements Soft Costs				
4	Management Improvements Hard Costs				
5	1410 Administration				
6	1411 Audit				
7	1415 Liquidated Damages				
8	1430 Fees and Costs				
9	1440 Site Acquisition				
10	1450 Site Improvements				
11	1460 Dwelling Structures				
12	1465.1 Dwelling Equipment-Nonexpendable				
13	1470 Nondwelling Structures				
14	1475 Nondwelling Equipment				
15	1485 Demolition				
16	1490 Replacment Reserve				
17	1492 Moving to Work Demonstration				
18	1495.1 Relocation Costs				
19	1499 Development Activities	\$945,129	\$1,025,094	\$1,025,094	\$781,705.27
20	1502 Contingency				
	Amount of Annual Grant (Sum of lines 2-19)	\$945,129		\$1,025,094	\$781,705.27
	Amount of line 20 Related to LBP Activities	0			
	Amount of line20 Related to Section 504 Compliance	0			
	Amount of line 20 Related to Security - Soft Costs	0			
	Amount of line 20 Related to Security - Hard Costs	0			
	Amount of line 20 Related to Energy Conservation Measures	0			
	Collateralization Expenses or Debt Service	0			

Annual Statement/Performance and Evaluation Report

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

Part III: Implementation Schedule

PHA Name: The Housing Authority of the City of Columbia, SC		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: SC16R00250106					Federal FY of Grant: 2006
Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended(Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
CHA Wide	7/17/2008		6/1/2008	7/17/2010			

Annual Statement/Performance and Evaluation Report

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

PHA Name: The Housing Authority of the City of Columbia, SC	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: SC16R00250206	Federal FY of Grant: 2006
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Original Annual Statement <input checked="" type="checkbox"/> Final Performance and Evaluation Report	Revised Annual Statement/Revision Number: Performance and Evaluation Report for Program Year Ending:	Reserved for Disaster/Emergencies
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Line No.	Summary by Development Account	Total Estimated Cost		Total Estimated Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of Line 20)				
3	1408 Management Improvements Soft Costs				
4	Management Improvements Hard Costs				
5	1410 Administration				
6	1411 Audit				
7	1415 Liquidated Damages				
8	1430 Fees and Costs				
9	1440 Site Acquisition				
10	1450 Site Improvements				
11	1460 Dwelling Structures				
12	1465.1 Dwelling Equipment-Nonexpendable				
13	1470 Nondwelling Structures				
14	1475 Nondwelling Equipment				
15	1485 Demolition				
16	1490 Replacment Reserve				
17	1492 Moving to Work Demonstration				
18	1495.1 Relocation Costs				
19	1499 Development Activities	\$101,487		\$101,487	\$101,487
20	1502 Contingency				
	Amount of Annual Grant (Sum of lines 2-19)	\$101,487		\$101,487	\$101,487.00
	Amount of line 20 Related to LBP Activities	0			
	Amount of line20 Related to Section 504 Compliance	0			
	Amount of line 20 Related to Security - Soft Costs	0			
	Amount of line 20 Related to Security - Hard Costs	0			
	Amount of line 20 Related to Energy Conservation Measures	0			
	Collateralization Expenses or Debt Service	0			

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

PHA Name: The Housing Authority of the City of Columbia, SC		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: SC16R00250206					Federal FY of Grant: 2006
Development Number/Name	All Funds Obligated (Quarter Ending Date)			All Funds Expended(Quater Ending Date)			Reasons for Revised Target
	Original	Revised	Actual	Original	Revised	Actual	
HA-Wide Activities							
CHA Wide	7/17/2008		7/15/2007	7/17/2010		9/30/2007	

st Dates

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

Part 1: Summary	
PHA Name: The Housing Authority of the City of Columbia, SC	Grant Type and Number Capital Fund Program Grant No: Date of CFFP:

Type of Grant Original Annual Statement Performance and Evaluation Report for Period Ending: 12/30/2007	Reserve for Disasters
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Line No.	Summary by Development Account	Total Est
		Original
1	Total Non-CGP Funds	-
2	1406 Operations (May not exceed 20% of Line 21) 3	\$50,000
3	1408 Management Improvements	\$510,000
4	1410 Administration (May not exceed 10% of line 21)	
5	1411 Audit	\$277,000
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	\$75,000
9	1450 Site Improvements	
10	1460 Dwelling Structures	\$74,640
11	1465.1 Dwelling Equipment-Nonexpendable	\$1,787,249
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	
14	1485 Demolition	
15	1492 Moving to Work Demonstration	
16	1495.1 Relocation Costs	
17	1499 Development Activities 4	\$1,103,790
18a	1501 Collateralization or Debt Service paid by the PHA	
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	
19	1502 Contingency (may not exceed 20% of line 20)	
20	Amount of Annual Grant (Sum of lines 2-19)	\$3,877,679
21	Amount of line 20 Related to LBP Activities	0
22	Amount of line20 Related to Section 504 Compliance	0
23	Amount of line 20 Related to Security - Soft Costs	\$120,000
24	Amount of line 20 Related to Security - Hard Costs	0
25	Amount of line 20 Related to Energy Conservation Measures	0
		0

- 1 To be completed for the Performand and Evaluation Report
- 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
- 3 PHA's 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 and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: The Housing Authority of the City of Columbia, SC	Grant Type and Number Capital Fund Program Grant No: SC16P00250107 Replacement Housing Factor Grant No:	Federal FY of Grant: 2007
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Original Annual Statement	Revised Annual Statement/Revision Number:	Reserved for Disaster/Emergencies
Final Performance and Evaluation Report	X Performance and Evaluation Report for Program Year Ending: 12/30/2008	

Line No.	Summary by Development Account	Total Estimated Cost		Total Estimated Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of Line 20)	\$50,000		792	791.11
3	1408 Management Improvements Soft Costs	\$510,000		120,000	48,605.11
4	Management Improvements Hard Costs				
5	1410 Administration	\$277,000		277,000	#REF!
6	1411 Audit				
7	1415 Liquidated Damages				
8	1430 Fees and Costs	\$75,000		#REF!	#REF!
9	1440 Site Acquisition				
10	1450 Site Improvements	\$74,640			
11	1460 Dwelling Structures	\$1,787,249		#REF!	#REF!
12	1465.1 Dwelling Equipment-Nonexpendable				
13	1470 Nondwelling Structures				
14	1475 Nondwelling Equipment				
15	1485 Demolition				
16	1490 Replacment Reserve				
17	1492 Moving to Work Demonstration				
18	1495.1 Relocation Costs				
19	1499 Development Activities				
20	1502 Contingency				
21	Amount of Annual Grant (Sum of lines 2-19)	\$2,773,889		#REF!	#REF!
22	Amount of line 20 Related to LBP Activities	0			
23	Amount of line20 Related to Section 504 Compliance	0			
24	Amount of line 20 Related to Security - Soft Costs	\$120,000			
25	Amount of line 20 Related to Security - Hard Costs	0			
26	Amount of line 20 Related to Energy Conservation Measures	0			
27	Collateralization Expenses or Debt Service	0			

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

PHA Name:		Grant Type and Number				Federal FY of Grant:		
The Housing Authority of the City of Columbia, SC		Capital Fund Program Grant No: SC16P00250107 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	
Central Office	Administration fees	1410	1	\$277,000	\$277,000	\$277,000.00	\$262,730.15	
Project 1	Gonzales Gardens							
	Operations	1406	1	\$5,000	\$5,000			
	Resident Initiatives	1408	1	\$20,000	\$20,000			
	Security	1408	1	\$10,000	\$10,000	\$10,000.00	\$3,115.33	
Project 2	Allen Benedict Court							
	Operations	1406	1	\$5,000	\$5,000			
	Resident Initiatives	1408	1	\$20,000	\$20,000			
	Security	1408	1	\$10,000	\$10,000	\$10,000.00	\$3,115.33	
Project 3	Arrington Manor: SE Housing							
	Operations	1406	1	\$5,000	\$5,000			
	Security	1408	1	\$20,000	\$20,000	\$20,000.00	\$14,002.94	
	Cycle Painting	1460	1	\$10,000	\$10,000			
	Resident Initiatives	1408	1	\$35,000	\$35,000			
Project 4	Randall-Oakland: NE Housing							
	Renovate units, repair plumbing	1460	4	\$140,000	\$170,022.00	\$170,022.00	\$149,363.13	Phase III
	Supervision/inspection costs	1460	1	\$25,480	\$25,480	\$25,480.00	\$25,000.00	
	Operations	1406	1	\$2,000	\$2,000			
	Resident Initiatives	1408	1	\$13,000	\$13,000			
	Security	1408	1	\$5,000	\$5,000	\$5,000.00	\$1,595.74	
Project 5	Central Housing							
	Operations	1406	1	\$1,000	\$1,000			
	Resident Initiatives	1408	1	\$9,000	\$9,000			
	Security	1408	1	\$5,000	\$5,000	\$5,000.00	\$1,595.74	
Project 6	HOPE VI Units							
	Operations	1406	1	\$1,000	\$1,000			
	Resident Initiatives	1408	1	\$9,000	\$9,000			
	Security	1408	1	\$5,000	\$5,000	\$5,000.00	\$1,595.74	
Project 7	SF West:							
	Force Account: Sewer/plumbing repairs	1450	1	\$45,000	\$45,000			
	Operations	1406	1	\$5,000	\$5,000			
	Renovate units	1460	5	\$120,000	\$303,789.00	\$303,789.00	\$303,788.84	Complete
	Renovation:Supervision/inspection costs	1460	1	\$22,620	\$22,620	\$6,628.00	\$6,627.97	Complete
	Sitework	1450	5	\$15,000	\$15,000			
	Sitework: Supervision/inspection costs	1450	1	\$4,640	\$4,640			
	Cycle Painting	1460	1	\$10,000	\$10,000			
	Resident Initiatives	1408	1	\$25,000	\$25,000			
	Security	1408	1	\$5,000	\$5,000	\$5,000.00	\$1,595.74	
		TOTAL			\$884,740	\$1,098,551	\$842,919	\$774,127

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

PHA Name: The Housing Authority of the City of Columbia, SC		Grant Type and Number Capital Fund Program Grant N SC16P00250107 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007	
Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended(Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Projects 1-12	9/12/2009			9/12/2011			
Central Office Cost Center	9/12/2009		9/30/2008	9/12/2011			

Annual Statement/Performance and Evaluation Report

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

PHA Name: The Housing Authority of the City of Columbia, SC	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: SC16R00250107	Federal FY of Grant: 2007
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Original Annual Statement Final Performance and Evaluation Report	Revised Annual Statement/Revision Number: X Performance and Evaluation Report for Program Year Ending: 12/30/2008	Reserved for Disaster/Emergencies
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Line No.	Summary by Development Account	Total Estimated Cost		Total Estimated Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of Line 20)				
3	1408 Management Improvements Soft Costs				
4	Management Improvements Hard Costs				
5	1410 Administration				
6	1411 Audit				
7	1415 Liquidated Damages				
8	1430 Fees and Costs				
9	1440 Site Acquisition				
10	1450 Site Improvements				
11	1460 Dwelling Structures				
12	1465.1 Dwelling Equipment-Nonexpendable				
13	1470 Nondwelling Structures				
14	1475 Nondwelling Equipment				
15	1485 Demolition				
16	1490 Replacment Reserve				
17	1492 Moving to Work Demonstration				
18	1495.1 Relocation Costs				
19	1499 Development Activities	\$ 20,667		\$ 20,667	
20	1502 Contingency				
21	Amount of Annual Grant (Sum of lines 2-19)	\$ 20,667			
22	Amount of line 20 Related to LBP Activities				
23	Amount of line20 Related to Section 504 Compliance				
24	Amount of line 20 Related to Security - Soft Costs				
25	Amount of line 20 Related to Security - Hard Costs				
26	Amount of line 20 Related to Energy Conservation Measures				
27	Collateralization Expenses or Debt Service				

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

PHA Name: The Housing Authority of the City of Columbia, SC		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: SC16R00250107					Federal FY of Grant: 2007
Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended(Quater Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
CHA Wide	9/12/2009			9/12/2011			

Annual Statement/Performance and Evaluation Report

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

PHA Name: The Housing Authority of the City of Columbia, SC	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: SC16R00250207	Federal FY of Grant: 2007
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<input checked="" type="checkbox"/> Original Annual Statement	Revised Annual Statement/Revision Number:	Reserved for Disaster/Emergencies
Final Performance and Evaluation Report	<input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending: 12/30/2008	

Line No.	Summary by Development Account	Total Estimated Cost		Total Estimated Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of Line 20)				
3	1408 Management Improvements Soft Costs				
4	Management Improvements Hard Costs				
5	1410 Administration				
6	1411 Audit				
7	1415 Liquidated Damages				
8	1430 Fees and Costs				
9	1440 Site Acquisition				
10	1450 Site Improvements				
11	1460 Dwelling Structures				
12	1465.1 Dwelling Equipment-Nonexpendable				
13	1470 Nondwelling Structures				
14	1475 Nondwelling Equipment				
15	1485 Demolition				
16	1490 Replacment Reserve				
17	1492 Moving to Work Demonstration				
18	1495.1 Relocation Costs				
19	1499 Development Activities	\$ 1,083,123		\$ 202,603	
20	1502 Contingency				
21	Amount of Annual Grant (Sum of lines 2-19)	\$ 1,083,123		\$ 202,603	
22	Amount of line 20 Related to LBP Activities				
23	Amount of line20 Related to Section 504 Compliance				
24	Amount of line 20 Related to Security - Soft Costs				
25	Amount of line 20 Related to Security - Hard Costs				
26	Amount of line 20 Related to Energy Conservation Measures				
27	Collateralization Expenses or Debt Service				

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

PHA Name: The Housing Authority of the City of Columbia, SC		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: SC16R00250107					Federal FY of Grant: 2007
Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended(Quater Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
CHA Wide	9/12/2009			9/12/2011			

Annual Statement/Performance and Evaluation Report

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

PHA Name: The Housing Authority of the City of Columbia, SC	Grant Type and Number Capital Fund Program Grant No: SC16P00250107 Replacement Housing Factor Grant No:	Federal FY of Grant: 2007
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Original Annual Statement Final Performance and Evaluation Report	Revised Annual Statement/Revision Number: 1 [12/ 2008]	Reserved for Disaster/Emergencies X Performance and Evaluation Report for Program Year Ending: 12/30/2008
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Line No.	Summary by Development Account	Total Estimated Cost		Total Estimated Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of Line 20)	50,000	50,000	320	320.00
3	1408 Management Improvements Soft Costs	510,000	510,000	120,000	48,605.11
4	Management Improvements Hard Costs				
5	1410 Administration	277,000	277,000	277,000	#REF!
6	1411 Audit				
7	1415 Liquidated Damages				
8	1430 Fees and Costs	75,000	75,000	#REF!	#REF!
9	1440 Site Acquisition	0	1,000,000		
10	1450 Site Improvements	74,640	74,640		
11	1460 Dwelling Structures	1,787,249	787,249	#REF!	#REF!
12	1465.1 Dwelling Equipment-Nonexpendable				
13	1470 Nondwelling Structures				
14	1475 Nondwelling Equipment				
15	1485 Demolition				
16	1490 Replacment Reserve				
17	1492 Moving to Work Demonstration				
18	1495.1 Relocation Costs				
19	1499 Development Activities				
20	1502 Contingency				
21	Amount of Annual Grant (Sum of lines 2-19)	\$2,773,889	\$2,773,889	#REF!	#REF!
22	Amount of line 20 Related to LBP Activities	0			
23	Amount of line20 Related to Section 504 Compliance	0			
24	Amount of line 20 Related to Security - Soft Costs	\$120,000			
25	Amount of line 20 Related to Security - Hard Costs	0			
26	Amount of line 20 Related to Energy Conservation Measures	0			
27	Collateralization Expenses or Debt Service	0			

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

PHA Name:		Grant Type and Number				Federal FY of Grant:		
The Housing Authority of the City of Columbia, SC		Capital Fund Program Grant No: SC16P00250107 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	
Project 8	Oak Read Highrise [elderly complex]							
	Operations	1406	1	\$2,000	\$2,000			
	Security	1408	1	\$20,000	\$20,000	\$2,223.00	\$2,222.18	
	Resident Initiatives	1408	1	\$20,000	\$20,000			
	Cycle Painting	1460	1	\$3,000	\$3,000			
Project 9	Latimer Manor							
	Operations	1406	1	\$10,000	\$10,000	\$320.00	\$320.00	
	Modernization	1460	1	\$982,349	\$0			Funds moved
	A&E Fees	1430	1	\$75,000	\$75,000	\$75,000	\$46,662.68	
	Modernization Supervision/inspection	1460	1	\$127,700	\$49,429	\$49,429	\$49,428.87	Funds moved
	Resident Initiatives	1408	1	\$145,000				
	Security	1408	1	\$10,000	\$10,000	\$1,082.00	\$1,081.37	
Project 10	Marion Highrise							
	Operations	1406	1	\$2,000	\$2,000			
	Cycle Painting	1460	1	\$5,000	\$5,000			
	Resident Initiatives	1408	1	\$38,000	\$38,000			
	Security	1408	1	\$20,000	\$20,000	\$2,176.00	\$2,175.85	
Project 11	Single Family East							
	Install HVAC, siding, roofs, windows renovate units	1460	10	\$90,000	\$90,000	\$71,360	\$62,945.74	
	Installation: Supervision/inspection	1460	1	\$22,000	\$22,000	\$15,464	\$15,463.27	
	Operations	1406	1	\$10,000	\$10,000			
	Resident Initiatives	1408	1	\$38,000	\$38,000			
	Cycle Painting	1460	1	\$10,000	\$10,000			
	Security	1408	1	\$5,000	\$5,000	\$548.00	\$547.24	
	Sitework	1450	1	\$10,000	\$10,000			
Project 12	Hammond Village[Broad River Rd Units]							
	Operations	1406	1	\$2,000	\$2,000			
	Install new HVAC units	1460	39	\$200,410	\$0.00			
	Installation Supervision/inspection	1460	1	\$18,690	\$10,472			
	Resident Initiatives	1408	1	\$18,000	\$18,000			
	Security	1408	1	\$5,000	\$5,000	\$547.00	\$546.63	
		TOTAL			\$1,889,149	\$474,901	\$218,149	\$181,393.83

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name: The Housing Authority of the City of Columbia, SC	Grant Type and Number Capital Fund Program Grant No: SC16P00250108 Replacement Housing Factor Grant No:	Federal FY of Grant: 2008
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Original Annual Statement	X	Revised Annual Statement/Revision Number: 1	Reserved for Disaster/Emergencies
Final Performance and Evaluation Report		Performance and Evaluation Report for Program Year Ending	12/30/2008

Line No.	Summary by Development Account	Total Estimated Cost		Total Estimated Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of Line 20)	\$67,000	\$67,000		
3	1408 Management Improvements Soft Costs	\$300,000	\$300,000		
4	Management Improvements Hard Costs				
5	1410 Administration	\$307,000	\$307,000		
6	1411 Audit				
7	1415 Liquidated Damages				
8	1430 Fees and Costs	\$100,000	\$100,000		
9	1440 Site Acquisition				
10	1450 Site Improvements	\$218,000	\$218,000		
11	1460 Dwelling Structures	\$2,081,237	\$2,081,237		
12	1465.1 Dwelling Equipment-Nonexpendable				
13	1470 Nondwelling Structures				
14	1475 Nondwelling Equipment				
15	1485 Demolition				
16	1490 Replacment Reserve				
17	1492 Moving to Work Demonstration				
18	1495.1 Relocation Costs				
19	1499 Development Activities				
20	1502 Contingency				
21	Amount of Annual Grant (Sum of lines 2-19)	\$3,073,237	\$3,073,237		
22	Amount of line 20 Related to LBP Activities	0			
23	Amount of line 20 Related to Section 504 Compliance	0			
24	Amount of line 20 Related to Security - Soft Costs	\$100,000			
25	Amount of line 20 Related to Security - Hard Costs	0			
26	Amount of line 20 Related to Energy Conservation Measures	0			
27	Collateralization Expenses or Debt Service	0			

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 Columbia, SC		Capital Fund Program Grant No: SC16P00250108 Replacement Housing Factor Grant No:				2008		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development		Total Estimated Cost		Total Actual Cost		Status of Work
		Account Number	Quantity	Original	Revised	Funds Obligated	Funds Expended	
Project 8	Oak Read Highrise [elderly complex]							
	Operations	1406	1	\$25,000	\$25,000			
	Security	1408	1	\$14,000	\$14,000			
	Resident Initiatives	1408	1	\$16,300	\$16,300			
	Cycle Painting	1460	1	\$5,000	\$5,000			
	Repair Balcony Handrails	1460	1	\$50,000	\$50,000			
Project 9	Latimer Manor							
	Operations	1406	1	\$12,000	\$12,000			
	Modernization	1460	1	\$1,050,000	\$1,050,000			
	A&E Fees	1430	1	\$100,000	\$100,000			
	Modernization Supervision/inspection	1460	1	\$15,000	\$15,000			
	Resident Initiatives	1408	1	\$23,800	\$23,800			
	Security	1408	1	\$10,000	\$10,000			
Project 10	Marion Highrise							
	Operations	1406	1	\$3,000	\$3,000			
	Cycle Painting	1460	1	\$5,000	\$5,000			
	Resident Initiatives	1408	1	\$17,400	\$17,400			
	Security	1408	1	\$10,000	\$10,000			
	Replace plumbing lines	1460	58	\$0	\$87,000.00			new item added
Project 11	Single Family East							
	Install HVAC, siding, roofs, windows renovate units	1460	10	\$147,100	\$147,100			
	Installation: Supervision/inpsection	1460	1	\$6,000	\$6,000			
	Operations	1406	1	\$5,000	\$5,000			
	Resident Initiatives	1408	1	\$13,800	\$13,800			
	Cycle Painting	1460	1	\$10,000	\$10,000			
	Security	1408	1	\$10,000	\$10,000			
	Sitework	1450	1	\$10,000	\$10,000			
Project 12	Hammond Village[Broad River Rd Units]							
	Operations	1406	1	\$2,000	\$2,000			
	Install new HVAC units	1460	39	\$57,100	\$57,100			
	Installation Supervision/inspection	1460	1	\$6,000	\$6,000			
	Resident Initiatives	1408	1	\$10,000	\$10,000			
	Security	1408	1	\$5,000	\$5,000			
	Sitework	1450	1	\$150,000	\$150,000			
				\$1,788,500	\$1,875,500			

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

PHA Name: The Housing Authority of the City of Columbia, SC	Grant Type and Number Capital Fund Program Grant No: SC16P00250108 Replacement Housing Factor Grant No:	Federal FY of Grant: 2008
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Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended(Quater Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Projects 1-12	6/12/2010			6/12/2012			
Central Office Cost Center	6/12/2010			6/12/2012			

Annual Statement/Performance and Evaluation Report

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

PHA Name: The Housing Authority of the City of Columbia, SC		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: SC16R00250208			Federal FY of Grant: 2008
X Original Annual Statement Final Performance and Evaluation Report		Revised Annual Statement/Revision Number: X		Reserved for Disaster/Emergencies Performance and Evaluation Report for Program Year Ending: 12/30/2008	
Line No.	Summary by Development Account	Total Estimated Cost		Total Estimated Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of Line 20)				
3	1408 Management Improvements Soft Costs				
4	Management Improvements Hard Costs				
5	1410 Administration				
6	1411 Audit				
7	1415 Liquidated Damages				
8	1430 Fees and Costs				
9	1440 Site Acquisition				
10	1450 Site Improvements				
11	1460 Dwelling Structures				
12	1465.1 Dwelling Equipment-Nonexpendable				
13	1470 Nondwelling Structures				
14	1475 Nondwelling Equipment				
15	1485 Demolition				
16	1490 Replacment Reserve				
17	1492 Moving to Work Demonstration				
18	1495.1 Relocation Costs				
19	1499 Development Activities	\$	1,059,499		
20	1502 Contingency				
21	Amount of Annual Grant (Sum of lines 2-19)	\$	1,059,499		
22	Amount of line 20 Related to LBP Activities				
23	Amount of line20 Related to Section 504 Compliance				
24	Amount of line 20 Related to Security - Soft Costs				
25	Amount of line 20 Related to Security - Hard Costs				
26	Amount of line 20 Related to Energy Conservation Measures				
27	Collateralization Expenses or Debt Service				

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

PHA Name: The Housing Authority of the City of Columbia, SC		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: SC16R00250208					Federal FY of Grant: 2008
Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended(Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
CHA Wide	6/12/2010			6/12/2012			

Annual Statement/Performance and Evaluation Report

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

PHA Name: The Housing Authority of the City of Columbia, SC		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: SC16R00250108			Federal FY of Grant: 2008
<input checked="" type="checkbox"/> Original Annual Statement Final Performance and Evaluation Report		Revised Annual Statement/Revision Number:		<input type="checkbox"/> Reserved for Disaster/Emergencies Performance and Evaluation Report for Program Year Ending: 12/30/2008	
Line No.	Summary by Development Account	Total Estimated Cost		Total Estimated Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of Line 20)				
3	1408 Management Improvements Soft Costs				
4	Management Improvements Hard Costs				
5	1410 Administration				
6	1411 Audit				
7	1415 Liquidated Damages				
8	1430 Fees and Costs				
9	1440 Site Acquisition				
10	1450 Site Improvements				
11	1460 Dwelling Structures				
12	1465.1 Dwelling Equipment-Nonexpendable				
13	1470 Nondwelling Structures				
14	1475 Nondwelling Equipment				
15	1485 Demolition				
16	1490 Replacment Reserve				
17	1492 Moving to Work Demonstration				
18	1495.1 Relocation Costs				
19	1499 Development Activities	\$	22,489		
20	1502 Contingency				
21	Amount of Annual Grant (Sum of lines 2-19)	\$	22,489		
22	Amount of line 20 Related to LBP Activities				
23	Amount of line 20 Related to Section 504 Compliance				
24	Amount of line 20 Related to Security - Soft Costs				
25	Amount of line 20 Related to Security - Hard Costs				
26	Amount of line 20 Related to Energy Conservation Measures				
27	Collateralization Expenses or Debt Service				

**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 Columbia, SC		Capital Fund Program Grant No: Replacement Housing Factor Grant No: SC16R00250108				2008			
Development Number/Name	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		
CHA Wide	Purchase/develop new units	1499	1	\$22,489					
			TOTAL						

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

PHA Name: The Housing Authority of the City of C		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: SC16R00250108					Federal FY of Grant: 2008
Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended(Quater Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
CHA Wide	6/12/2010			6/12/2012			



**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name: The Housing Authority of the City of Columbia, SC	Grant Type and Number Capital Fund Program Grant No: SC16P00250109 Replacement Housing Factor Grant No:	Federal FY of Grant: 2009
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X Original Annual Statement Final Performance and Evaluation Report		Revised Annual Statement/Revision Number:		Reserved for Disaster/Emergencies Performance and Evaluation Report for Program Year Ending	
Line No.	Summary by Development Account	Total Estimated Cost		Total Estimated Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of Line 20)	\$114,000			
3	1408 Management Improvements Soft Costs	\$229,000			
4	Management Improvements Hard Costs				
5	1410 Administration	\$310,000			
6	1411 Audit				
7	1415 Liquidated Damages				
8	1430 Fees and Costs	\$100,000			
9	1440 Site Acquisition				
10	1450 Site Improvements	\$218,000			
11	1460 Dwelling Structures	\$2,256,460			
12	1465.1 Dwelling Equipment-Nonexpendable				
13	1470 Nondwelling Structures				
14	1475 Nondwelling Equipment				
15	1485 Demolition				
16	1490 Replacment Reserve				
17	1492 Moving to Work Demonstration				
18	1495.1 Relocation Costs				
19	1499 Development Activities				
20	1502 Contingency				
21	Amount of Annual Grant (Sum of lines 2-19)	\$3,227,460			
22	Amount of line 20 Related to LBP Activities	0			
23	Amount of line20 Related to Section 504 Compliance	0			
24	Amount of line 20 Related to Security - Soft Costs	\$100,000			
25	Amount of line 20 Related to Security - Hard Costs	0			
26	Amount of line 20 Related to Energy Conservation Measures	0			
27	Collateralization Expenses or Debt Service	0			

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 Columbia, SC		Capital Fund Program Grant No: SC16P00250109 Replacement Housing Factor Grant No:				2009		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development		Total Estimated Cost		Total Actual Cost		Status of Work
		Account Number	Quantity	Original	Revised	Funds Obligated	Funds Expended	
Project 8	Oak Read Highrise [elderly complex]							
	Operations	1406	1	\$20,000				
	Security	1408	1	\$14,000				
	Resident Initiatives	1408	1	\$16,000				
	Replace mixing valves	1460	1	\$89,000				
	Repair Balcony Handrails	1460	1	\$50,000				
Project 9	Latimer Manor							
	Operations	1406	1	\$9,000				
	Modernization	1460	1	\$1,100,000				
	A&E Fees	1430	1	\$100,000				
	Modernization Supervision/inspection	1460	1	\$15,000				
	Resident Initiatives	1408	1	\$15,000				
	Security	1408	1	\$13,000				
Project 10	Marion Highrise							
	Operations	1406	1	\$16,000				
	Cycle Painting	1460	1	\$5,000				
	Resident Initiatives	1408	1	\$10,000				
	Security	1408	1	\$10,000				
Project 11	Single Family East							
	Install HVAC, siding, roofs, windows renovate units	1460	10	\$285,000				
	Installation: Supervision/inspection	1460	1	\$6,000				
	Operations	1406	1	\$7,000				
	Resident Initiatives	1408	1	\$6,000				
	Cycle Painting	1460	1	\$5,000				
	Security	1408	1	\$15,000				
	Sitework	1450	1	\$10,000				
Project 12	Hammond Village[Broad River Rd Units]							
	Operations	1406	1	\$6,000				
	Install new HVAC units	1460	39	\$57,000				
	Installation Supervision/inspection	1460	1	\$6,000				
	Resident Initiatives	1408	1	\$10,000				
	Security	1408	1	\$10,000				
	Sitework	1450	1	\$100,000				
				\$2,005,000				

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

PHA Name: The Housing Authority of the City of Columbia, SC	Grant Type and Number Capital Fund Program Grant No: SC16P00250109 Replacement Housing Factor Grant No:	Federal FY of Grant: 2009
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Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended(Quater Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Projects 1-12	6/12/2010			6/12/2012			
Central Office Cost Center	6/12/2010			6/12/2012			

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year : 2010 FFY Grant: 2010 PHA FY: 2010			Activities for Year: 2011 FFY Grant: 2011 PHA FY: 2011		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
Cost Center	Administration	300,000	Cost Center	Administration	300,000
Project 2	Operations	25,000	Project 1	Operations	25,000
	ABC Demolition	600,000	Project 9	Latimer Manor: Modernization	1,200,000
Project 9	Latimer Manor: Modernization	1,100,000	Project 5	Wheeler Hill: Renovate Bathrooms /Kitchens.	100,000
	Latimer Manor: Renovate Management	150,000	Project 12	Hammond Village: Renovate units	300,000
Project 12	Hammond Village: Renovate units	125,000	Project 4	Operations	25,000
	Hammond Village: Renovate Daycare	125,000		Fontaine Road: Renovate Kitchens	125,000
	St. Andrews Terrace: Replace water heaters	125,000		Dorrah-Randall: Renovate Building	320,000
Project 3	Operations	25,000		Dorrah Street: Renovate Buildings	320,000
	Atlas Road: Renovate Kitchens	150,000	Project 8	Operations	25,000
Project 4	Archie Drive: Renovate Kitchens	150,000		Oakread Highrise: Security	50,000
Project 7	Single Family West: Renovate Units	150,000	Project 10	Operations	25,000
Project 8	Operations	25,000		Marion Highrise: Security	50,000
	Oakread Highrise: Security	50,000		Marion Highrise: Replace appliances	100,000
			Project 3	Operations	25,000
Project 10	Operations	25,000		Arrington Manor: Security	50,000
	Marion Highrise: Security	50,000			
Total CFP Estimated Cost		\$3,175,000			\$3,040,000

Capital Fund Program Five-Year Action Plan					
Part II: Supporting Pages—Work Activities					
Activities for Year : 2012 FFY Grant: 2012 PHA FY: 2012			Activities for Year: 2013 FFY Grant: 2013 PHA FY: 2013		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
Cost Center	Administration	300,000	Cost Center	Administration	300,000
Project 5	Operations	25,000	Project 6	Operations	25,000
			Project 9	Latimer Manor Modernization	750,000
Project 9	Latimer Manor: Modernization	1,000,000			
	Latimer Manor: A&E Fees	100,000	Project 7	Single Family East: Install HVAC,	350,000
Project 4	Dorrah-Randall: Renovate Building	320,000	Proeject 8	Operations	25,000
	Dorrah Street: Renovate Buildings	320,000		Oakread Highrise: Security	50,000
	Randall Street: Renovate Building	320,000	Proeject 10	Operations	25,000
Project 11	Single Family East: Renovate Units	150,000		Marion Highrise: Security	50,000
	Single Family East: Install HVAC,	100,000	Project 3	Operations	25,000
	Operations	25,000		Arrington Manor: Security	50,000
Project 8	Operations	50,000	Project 12	Hammond Village: Renovate units	750,000
	Oakread Highrise: Security	25,000	Project 11	Single Family East: Renovate Units	350,000
Project 10	Operations	50,000		Single Family East: Install HVAC,	350,000
	Marion Highrise: Security	25,000			
Project 3	Operations	25,000			
	Arrington Manor: Security	50,000			
Project 12	Hammond Village: Renovate units	200,000			
Total CFP Estimated Cost		\$3,085,000			\$3,100,000

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name: Columbia Housing Authority				Original 5-Year Plan	
Development Number/Name/HA-Wide	Year 1: 2009	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5
		FFY Grant: 2010 PHA FY: 2010	FFY Grant: 2011 PHA FY: 2011	FFY Grant: 2012 PHA FY: 2012	FFY Grant: 2013 PHA FY: 2013
	Annual Statement				
Project 1		0	25,000	0	0
Project 2		625,000	0	0	0
Project 3		175,000	75,000	75,000	75,000
Project 4		150,000	790,000	960,000	0
Project 5		0	100,000	25,000	0
Project 6		0	0	0	25,000
Project 7		150,000	0	0	350,000
Project 8		75,000	75,000	75,000	75,000
Project 9		1,250,000	1,200,000	1,100,000	750,000
Project 10		75,000	175,000	75,000	75,000
Project 11		0	0	275,000	700,000
Project 12		375,000	300,000	200,000	750,000
Central Office		300,000	300,000	300,000	300,000
CFP Funds Listed for 5-year planning	3,223,460	3,175,000	3,040,000	3,085,000	3,100,000
Replacement Housing	625,000	625,000	625,000	625,000	625,000