

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>Housing Authority of the City of Charleston</u> PHA Code: <u>MO 012</u> PHA Type: <input checked="" 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>01/2010</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>278</u> Number of HCV units: <u>0</u>				
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input 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
	PHA 1:				
	PHA 2:				
	PHA 3:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.				
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: <i>See attached</i>				
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. <i>See attached</i>				
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: Due to ARRA grant (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. <i>Available at 700 S. Elm St., Charleston, MO</i>				
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i>				
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.				
8.1	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. <i>See attached 2010 Annual Statement; 2009 Stimulus Performance and Evaluation Report, 2009 Performance and Evaluation Report; 2008 Performance and Evaluation Report and 2007 Performance and Evaluation Report.</i>				
8.2	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. <i>See attached Capital Fund Program Five-Year Action Plan</i>				
8.3	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.				
9.0	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. <i>See attached</i>				
9.1	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. <i>See attached</i>				

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. <i>See attached</i></p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification" <i>See attached</i></p>
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11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>
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11.0

- f. No RAB comments
- g. No one challenged any element of the Agency Plan

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. (select one of the choices below)

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

5.2 Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAs ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)
- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: (PHAS score)
 - Improve voucher management: (SEMAP score)
 - Increase customer satisfaction:
 - Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
 - Renovate or modernize public housing units:
 - Demolish or dispose of obsolete public housing:
 - Provide replacement public housing:
 - Provide replacement vouchers:
 - Other: (list below)
- PHA Goal: Increase assisted housing choices
Objectives:
- Provide voucher mobility counseling:
 - Conduct outreach efforts to potential voucher landlords
 - Increase voucher payment standards
 - Implement voucher homeownership program:
 - Implement public housing or other homeownership programs:
 - Implement public housing site-based waiting lists:
 - Convert public housing to vouchers:
 - Other: (list below)

5.0 Five-Year Plan

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

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

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

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

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

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

Other PHA Goals and Objectives: (list below)

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

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

Part I: Summary					
PHA Name: Housing Authority of the City of Charleston		Grant Type and Number Capital Fund Date of CFFP Program Grant No: <u>MO36P012501-10</u>		FFY of Grant: <u>2010</u> FFY of Grant Approval: _____	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	50,000.00			
3	1408 Management Improvements	115,000.00			
4	1410 Administration (may not exceed 10% of line 21)	38,000.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	55,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	217,000.00			
10	1460 Dwelling Structures	80,000.00			
11	1465.1 Dwelling Equipment—Nonexpendable	12,000.00			
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	53,164.00			
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
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 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2-19)	620,164.00			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs	42,000.00			
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures	21,000.00			

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

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

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

Part I: Summary					
PHA Name: Housing Authority of the City of Charleston		Grant Type and Number Capital Fund Date of CFFP Program Grant No: <u>MO36P012501-10</u>		Replacement Housing Factor Grant No: FFY of Grant: <u>2010</u> FFY of Grant Approval:	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
Signature of Executive Director <i>Paul M. Page</i>		Date <i>10-13-2009</i>		Signature of Public Housing Director Date	

Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Charleston		Grant Type and Number Capital Fund Program Grant No: MO36P012501-10 Replacement Housing Factor Grant No:			CFPP (Yes/No): No		Federal FFY of Grant: 2010	
Development Number Name/ PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ₂	Funds Expended ₂	
HA Wide Operations	Housing Operations	1406	8%	50,000.00				
	Sub total			50,000.00				
HA Wide Management Improvements	A. Administrative Training	1408	2 EA	4,000.00				
	B. Computer Training	1408	1 EA	1,000.00				
	C. Maintenance Training	1408	2 EA	2,000.00				
	D. NCIC & FBI background check	1408	100%	2,000.00				
	E. Resident grounds improvement	1408	100%	19,000.00				
	F. Vacancy prep resident job training	1408	100%	27,000.00				
	G. UPCS Inspection	1408	100%	2,000.00				
	H. Community policing support	1408	100%	42,000.00				
	I. Computer Software	1408	100%	2,000.00				
	J. Policies and procedure update	1408	100%	2,000.00				
	K. Youth sports/activity program	1408	100%	12,000.00				
	Subtotal			115,000.00				
HA Wide Administrative Cost	A. Partial salary and benefits of staff involved with Capital grant	1410	6%	36,000.00				
	B. Advertisement	1410	100%	2,000.00				
	Subtotal			38,000.00				
HA Wide Fees & Cost	A. MOD Coordinator	1430	100%	26,000.00				
	B. A/E design	1430	100%	26,000.00				
	C. Management Consultants	1430	100%	3,000.00				
	Subtotal			55,000.00				

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

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Charleston		Grant Type and Number Capital Fund Program Grant No: MO36P012501-10 Replacement Housing Factor Grant No:			CFPP (Yes/No): No		Federal FFY of Grant: 2010	
Development Number Name/ PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ₂	Funds Expended ₂	
AMP MO012000001								
D-1	A. Replace/add parking	1450	8000 SY	200,000.00				
	B. Replace gang mail boxes	1450	6	7,000.00				
	C. Tree trim/remove	1450	18	8,000.00				
	D. Replace DHW heaters	1460	10 EA	9,000.00				
	E. Replace appliances	1465.1	15 Pair	12,000.00				
	F. Demo wing walls	1460	92 EA	71,000.00				
	Subtotal			307,000.00				
HA Wide	A. Replace roll off dumpsters	1475	2 EA	10,000.00				
Non-dwelling	B. Replace maintenance truck	1475	1 EA	25,000.00				
Equipment	C. Replace phone system	1475	1	8,000.00				
	D. Replace office equipment & furnishings	1475	LS	5,000.00				
	E. Replace maintenance tools and equipment	1475	LS	3,164.00				
	F. Replace community center equipment and furnishings	1475	LS	2,000.00				
	Sub total			53,164.00				
	Grand Total			620,164.00				

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

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Housing Authority of the City of Charleston			MO36P012501-10		Federal FFY of Grant: 2010
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
AMP MO012000001	12/31/2012		12/31/2014		
HA Wide	12/31/2012		12/31/2014		

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

Capital Fund Program—Five-Year Action Plan

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

Part I: Summary						
PHA Name/Number Charleston Housing Authority MO 012		Locality (City/County & State) Charleston/Mississippi County/Missouri			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014
B.	Physical Improvements Subtotal	Annual Statement	360,564.00	360,564.00	334,000.00	461,000.00
C.	Management Improvements		117,000.00	117,000.00	117,000.00	
D.	PHA-Wide Non-dwelling Structures and Equipment				76,564.00	119,000.00
E.	Administration		92,600.00	92,600.00	92,600.00	40,164.00
F.	Other					
G.	Operations		50,000.00	50,000.00		
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		620,164.00	620,164.00	620,164.00	620,164.00
L.	Total Non-CFP Funds					
M.	Grand Total		620,164.00	620,164.00	620,164.00	620,164.00

Part I: Summary (Continuation)						
PHA Name/Number Charleston Housing Authority MO 012			Locality (City/County & State) Charleston/Mississippi County/Missouri		<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
A.	Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014
		Annual Statement				
	MO 12-1 (D-1)			108,564.00		176,000.00
	MO 12-2 (D-2)				254,000.00	108,000.00
	MO 12-3 (D-3)					
	MO 12-4 (D-4)		360,564.00	252,000.00		94,000.00
	MO 12-5 (D-5)				80,000.00	83,000.00
	HA Wide Non-dwelling				76,564.00	119,000.00

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2010	Work Statement for Year 4 FFY 2013			Work Statement for Year: 5 FFY 2014		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	MO 0120001			MO 0120001		
Annual	D-2			D-1		
Statement	A. Replace sidewalks	1200 SF	12,000.00	A. Replace sidewalks	2250 SF	10,000.00
	B. Tree trim/removal	10	5,000.00	B. Add surface material playground	3 EA	21,000.00
	C. Add concrete mailboxes	7 EA	3,000.00	C. drainage man hole	2 EA	5,000.00
	D. Playground	2	50,000.00	D. Add pole site lights	6 EA	9,000.00
	E. Repair/replace vinyl siding	70 Units	140,000.00	E. Landscaping	LS	15,000.00
	F. Replace toilets	74 EA	44,000.00	F. Add sewer clean outs	10 EA	10,000.00
	Subtotal		254,000.00	G. Add outside water valves	14 EA	8,000.00
				H. Demo wing wall repair brick	20 EA	14,000.00
				I. Add smoke detectors	252 EA	19,000.00
				J. Replace smoke detector c/o combo	98 Units	8,000.00
				K. Paint interior units	28 Units	34,000.00
				L. Replace entrance doors	7 Units	17,000.00
				M. Add exhaust fans 4 BR bath	16 Units	6,000.00
				Subtotal		176,000.00
	D-5			D-2		
	Kitchens	20	80,000.00	A. Add sewer clean outs	10 EA	10,000.00
	Subtotal		80,000.00	B. Add outside water valves	14 EA	8,000.00
				C. Add parking spaces	8 EA	10,000.00
	Office, Gym, HS			D. Add pole sec light	2 EA	3,000.00
	Generator	1 EA	60,000.00	E. Replace gutters at porch	2,500 LF	5,000.00
	Subtotal		60,000.00	F. Add water ball valves interior	54 EA	10,000.00
				G. Add smoke detectors	166 EA	13,000.00
	H.C. Community Center			H. Replace smoke with smoke/CO	110 EA	10,000.00
	Generator	1 EA	16,564.00	I. Replace emergency call	40 Units	28,000.00
	Subtotal		16,564.00	J. Replace GFCF	450 EA	11,000.00
				Subtotal		108,000.00

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2010	Work Statement for Year 4 FFY 2013			Work Statement for Year: 5 FFY 2014		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
				D-4		
				A. Add rain diverters – porch	50	5,000.00
				B. Replace flashing at brick	3600 LF	14,000.00
				C. Paint PVC downspouts and add splashblocks	200 EA	15,000.00
				D. Replace screen doors	100 EA	30,000.00
				E. Replace bathroom lav & vanity	40 EA	30,000.00
				Subtotal		94,000.00
				D-5		
				A. Repair/replace clothesline poles	20 EA	12,000.00
				B. Add parking	20 EA	24,000.00
				C. Rebuild catch basin	1 EA	2,000.00
				D. Add pole site light	1 EA	1,000.00
				E. Replace pole light	1 EA	1,000.00
				F. Remove/trim trees	14 EA	4,000.00
				G. Repair incoming water line	1 EA	2,000.00
				H. Add cable and phone jacks BR	20 units	2,000.00
				I. Add smoke detectors BR	36 Ea	4,000.00
				J. Replace smoke detector in hall with combo S/CO	20 units	2,000.00
				K. Repair/replace light fixtures	268 EA	20,000.00
				L. Repair/replace porch lights	20	3,000.00
				M. Repair/replace GFCI breakers	80	6,000.00
				Subtotal		83,000.00
				Admin Office		
				A. Replace entrance door	1 EA	2,000.00
				B. Replace windows	45 EA	16,000.00
				Subtotal		18,000.00

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011		Work Statement for Year: 3 FFY 2012	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See	MO 01200001		MO 01200001	
Annual	HA Wide Operations		HA Wide Operations	
Statement	General Operations	50,000	General Operations	50,000
	Subtotal	50,000	Subtotal	50,000
	HA Wide Management Improvements		HA Wide Management Improvements	
	A. Administrative training	5,000	A. Administrative training	5,000
	B. Computer training	1,000	B. Computer training	1,000
	C. Maintenance training	2,000	C. Maintenance training	2,000
	D. NCIC & FBI Checks	2,000	D. NCIC & FBI Checks	2,000
	E. Resident grounds job training	20,000	E. Resident grounds job training	20,000
	F. Vacancy prep resident job training	29,000	F. Vacancy prep resident job training	29,000
	G. Resident Service Office	1,000	G. Resident Service Office	1,000
	H. Community policing support	40,000	H. Community policing support	40,000
	I. Computer software	2,000	I. Computer software	2,000
	J. Policies and procedure update	3,000	J. Policies and procedure update	3,000
	K. Youth sports/activity program	12,000	K. Youth sports/activity program	12,000
	Subtotal	117,000	Subtotal	117,000
	HA Wide Administrative Cost		HA Wide Administrative Cost	
	A. MOD Coordinator	25,600	A. MOD Coordinator	25,600
	B. Partial salary and benefits of staff involved with Capital grant	36,000	B. Partial salary and benefits of staff involved with Capital grant	36,000
	C. Advertisement	2,000	C. Advertisement	2,000
	Subtotal	63,600	Subtotal	63,600

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011		Work Statement for Year: 3 FFY 2012	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
	HA Wide Fees & Cost		HA Wide Fees & Cost	
	A. A/E design	26,000	A. A/E design	26,000
	B. Management Consultants	3,000	B. Management Consultants	3,000
	Subtotal	29,000	Subtotal	29,000
	Subtotal of Estimated Cost	\$259,600.00	Subtotal of Estimated Cost	\$259,600.00

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY 2010	Work Statement for Year 4 FFY 2013		Work Statement for Year: 5 FFY 2014	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See	MO 012000001		MO 012000001	
Annual	HA Wide Management Improvements		HA Wide Fees & Cost	
Statement	A. Administrative training	5,000	A/E design	40,164.00
	B. Computer training	1,000	Subtotal	40,164.00
	C. Maintenance training	2,000		
	D. NCIC & FBI Checks	2,000		
	E. Resident grounds job training	20,000		
	F. Vacancy prep resident job training	29,000		
	G. Resident Service Office	1,000		
	H. Community policing support	40,000		
	I. Computer software	2,000		
	J. Policies and procedure update	3,000		
	K. Youth sports/activity program	12,000		
	Subtotal	117,000		
	HA Wide Administrative Cost			
	A. MOD Coordinator	25,600		
	B. Partial salary and benefits of staff involved with Capital grant	36,000		
	C. Advertisement	2,000		
	Subtotal	63,600		
	HA Wide Fees & Cost			
	A. A/E design	26,000		
	B. Management Consultants	3,000		
	Subtotal	29,000		
	Subtotal of Estimated Cost	\$209,600.00	Subtotal of Estimated Cost	\$40,164.00

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

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

Part I: Summary					
PHA Name: Housing Authority of the City of Charleston		Grant Type and Number Capital Fund Date of CFFP Program Grant No: <u>MO36S012501-09</u>		FFY of Grant: <u>2009</u> FFY of Grant Approval: <u>2009</u>	
Replacement Housing Factor Grant No:					
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/09 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	27,600.00		26,400.00	0.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	802,300.00		0.00	0.00
11	1465.1 Dwelling Equipment—Nonexpendable	10,824.00		0.00	0.00
12	1470 Non-dwelling Structures	10,000.00		0.00	0.00
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
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 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2-19)	850,724.00		26,400.00	0.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

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

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

Part I: Summary					
PHA Name: Housing Authority of the City of Charleston		Grant Type and Number Capital Fund Date of CFFP Program Grant No: <u>MO36S012501-09</u>		Replacement Housing Factor Grant No:	
				FFY of Grant: <u>2009</u>	
				FFY of Grant Approval: <u>2009</u>	
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/09				<input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
Signature of Executive Director <i>Paul M. Page</i>		Date <i>10-13-2009</i>		Signature of Public Housing Director	
				Date	

Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Charleston		Grant Type and Number Capital Fund Program Grant No: MO36S012501-09 Replacement Housing Factor Grant No:				Federal FFY of Grant: 2009		
				CFPP (Yes/No): No				
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ₂	Funds Expended ₂	
HA Wide	A. A/E fees	1430	LS	13,200.00		13,200.00	0.00	0% Complete
Fees and Costs	B. MOD Coordinator	1430	LS	13,200.00		13,200.00	0.00	0% Complete
	C. Advertisement	1430	LS	1,200.00		0.00	0.00	0% Complete
	Subtotal			27,600.00		26,400.00	0.00	
MO 012-001								
D-1	A. Replace HTG only systems with new HVAC High Efficiency Energy Star	1460	98 Units	284,000.00		0.00	0.00	0% Complete
	B. Replace Admin bldg HVAC	1470	1 Sys	10,000.00		0.00	0.00	
	Sub total			294,000.00		0.00	0.00	
D-2	A. Replace HVAC systems with High Efficiency Energy Star. Reuse condenser pad	1460	40 Units	112,000.00		0.00	0.00	0% Complete
	B. Replace HTG only systems with new HVAC High Efficiency Energy Star	1460	70 Units	203,000.00		0.00	0.00	0% Complete
	Sub total			315,000.00		0.00	0.00	
D-4	A. Replace HTG only systems with new HVAC High Efficiency Energy Star	1460	50 Units	145,000.00		0.00	0.00	0% Complete
	B. Replace A/C sleeves	1460	34 Units	6,800.00		0.00	0.00	0% Complete
	C. Replace double doors at furnace	1460	50 Pair	12,500.00				
	Sub total			164,300.00		0.00	0.00	

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

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Charleston		Grant Type and Number Capital Fund Program Grant No: MO36S012501-09 Replacement Housing Factor Grant No:				CFPP (Yes/No): No Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ₂	Funds Expended ₂	
D-5	A. Replace HTG only systems with new HVAC High Efficiency Energy Star	1460	20 Units	36,000.00		0.00	0.00	0% Complete
	B. Fill in existing A/C sleeves	1460	20 Units	3,000.00		0.00	0.00	0% Complete
	Sub total			39,000.00		0.00	0.00	
HA Wide	Replace water heaters	1465.1	25 EA	10,824.00		0.00	0.00	0% Complete
	Sub total			39,000.00		0.00	0.00	
	Grand Total			850,724.00		26,400.00	0.00	

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

² To be completed for the Performance and Evaluation Report.

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

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

Part I: Summary					
PHA Name: Housing Authority of the City of Charleston		Grant Type and Number Capital Fund Date of CFFP Program Grant No: <u>MO36P012501-09</u>		FFY of Grant: <u>2009</u> FFY of Grant Approval: <u>2009</u>	
Replacement Housing Factor Grant No:					
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/09 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	50,000.00		0.00	0.00
3	1408 Management Improvements	124,000.00		0.00	0.00
4	1410 Administration (may not exceed 10% of line 21)	64,000.00		0.00	0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	29,000.00		0.00	0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	223,000.00		0.00	0.00
10	1460 Dwelling Structures	71,000.00		0.00	0.00
11	1465.1 Dwelling Equipment—Nonexpendable	19,000.00		0.00	0.00
12	1470 Non-dwelling Structures	28,000.00		0.00	0.00
13	1475 Non-dwelling Equipment	12,164.00		0.00	0.00
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
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 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2-19)	620,164.00		0.00	0.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs	42,000.00			
24	Amount of line 20 Related to Security - Hard Costs	151,000.00			
25	Amount of line 20 Related to Energy Conservation Measures	39,000.00			

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

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

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

Part I: Summary					
PHA Name: Housing Authority of the City of Charleston		Grant Type and Number Capital Fund Date of CFFP Program Grant No: <u>MO36P012501-09</u>		Replacement Housing Factor Grant No:	
				FFY of Grant: <u>2009</u> FFY of Grant Approval: <u>2009</u>	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/09 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
Signature of Executive Director <i>Paul M. Page</i>		Date <i>10-13-2009</i>		Signature of Public Housing Director Date	

Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Charleston		Grant Type and Number Capital Fund Program Grant No: MO36P012501-09 Replacement Housing Factor Grant No:			CFPP (Yes/No): No		Federal FFY of Grant: 2009	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ₂	Funds Expended ₂	
HA Wide Operations	Housing Operations	1406	8%	50,000.00		0.00	0.00	0% Complete
	Sub total			50,000.00		0.00	0.00	
HA Wide Management Improvements	A. Administrative Training	1408	2 EA	4,000.00		0.00	0.00	0% Complete
	B. Computer Training	1408	1 EA	1,000.00		0.00	0.00	0% Complete
	C. Maintenance Training	1408	2 EA	2,000.00		0.00	0.00	0% Complete
	D. Resident grounds job training	1408	100%	19,000.00		0.00	0.00	0% Complete
	E. Vacancy prep resident job training	1408	100%	27,000.00		0.00	0.00	0% Complete
	F. Resident computer lab	1408	100%	9,000.00		0.00	0.00	0% Complete
	G. NCIC & FBI background check	1408	100%	2,000.00		0.00	0.00	0% Complete
	H. Community policing support	1408	100%	42,000.00		0.00	0.00	0% Complete
	I. Computer Software	1408	100%	2,000.00		0.00	0.00	0% Complete
	J. Policies and procedure update	1408	100%	2,000.00		0.00	0.00	0% Complete
	K. Youth sports/activity program	1408	100%	12,000.00		0.00	0.00	0% Complete
	L. UPCS Inspection	1408	100%	2,000.00		0.00	0.00	0% Complete
	Subtotal			124,000.00				
HA Wide Administrative Cost	A. Partial salary and benefits of staff involved with Capital grant	1410	10%	62,000.00		0.00	0.00	0% Complete
	B. Advertisement	1410	100%	2,000.00		0.00	0.00	0% Complete
	Subtotal			64,000.00				

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

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Charleston		Grant Type and Number Capital Fund Program Grant No: MO36P012501-09 Replacement Housing Factor Grant No:				Federal FFY of Grant: 2009		
				CFPP (Yes/No): No				
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ₂	Funds Expended ₂	
HA Wide	A. MOD Coordinator	1430	100%	26,000.00		0.00	0.00	0% Complete
Fees & Cost	B. Management Consultants	1430	100%	3,000.00		0.00	0.00	0% Complete
	Subtotal			29,000.00		0.00	0.00	
AMP MO012001								
HA Wide	A. Sidewalk grinding	1450	1290 SF	24,000.00		0.00	0.00	0% Complete
	B. Fire stops	1460	278 EA	10,000.00		0.00	0.00	0% Complete
	C. Install security camera system	1450	1 Sys	151,000.00		0.00	0.00	0% Complete
	D. Replace appliances	1465.1	6 Pair	5,000.00		0.00	0.00	0% Complete
	E. Replace DHW heater	1460	8 EA	4,000.00		0.00	0.00	0% Complete
	Subtotal			194,000.00		0.00	0.00	
MO 012001								
D-1	A. Tree trimming	1450	20 EA	10,000.00		0.00	0.00	0% Complete
	B. Expand/replace parking	1450	1200 SY	28,000.00		0.00	0.00	0% Complete
	C. Replace sidewalks	1450	2250 SF	10,000.00		0.00	0.00	0% Complete
	Subtotal			48,000.00		0.00	0.00	
MO 012001								
D-4	A. Install A/C system	1460	50 Units	35,000.00		0.00	0.00	0% Complete
	B. Replace window screen latches	1460	345 EA	6,000.00		0.00	0.00	0% Complete
	C. Renovate bathroom	1460	7 Units	30,000.00		0.00	0.00	0% Complete
	Subtotal			71,000.00		0.00	0.00	

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² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages									
PHA Name: Housing Authority of the City of Charleston		Grant Type and Number Capital Fund Program Grant No: MO36P012501-09 Replacement Housing Factor Grant No:				Federal FFY of Grant: 2009			
Development Number Name/PHA-Wide Activities		General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised ¹	Funds Obligated ₂	Funds Expended ²	
HA Wide Non-Dwelling Structures		Replace floor tile in CFB Center	1470	2000 SF	8,000.00		0.00	0.00	0% Complete
s		Replace food bar in CFB Center	1470	1 Sys	20,000.00		0.00	0.00	0% Complete
		Subtotal			28,000.00		0.00	0.00	
HA Wide Non-Dwelling Equipment		A. Replace office equipment & furnishings	1475	LS	3,164.00		0.00	0.00	0% Complete
		B. Replace maintenance tools and equipment	1475	LS	3,000.00		0.00	0.00	0% Complete
		C. Replace computer hardware	1475	LS	3,000.00		0.00	0.00	0% Complete
		D. Replace community center equipment	1475	LS	3,000.00		0.00	0.00	0% Complete
		Subtotal			12,164.00		0.00	0.00	
		Grand Total			620,164.00		0.00	0.00	

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

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Housing Authority of the City of Charleston			MO36P012501-09		Federal FFY of Grant: 2009
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
MO 012001	9/14/2011		9/14/2013		
HA Wide	9/14/2011		9/14/2013		

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

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

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

Part I: Summary					
PHA Name: Housing Authority of the City of Charleston		Grant Type and Number Capital Fund Date of CFFP Program Grant No: <u>MO36P012501-08</u>		FFY of Grant: <u>2008</u> FFY of Grant Approval: <u>2008</u>	
Replacement Housing Factor Grant No:					
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/09 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	50,000.00	50,000.00	0.00	0.00
3	1408 Management Improvements	117,000.00	117,000.00	83,000.00	29,569.32
4	1410 Administration (may not exceed 10% of line 21)	38,000.00	38,000.00	36,500.00	29,997.28
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	55,000.00	55,000.00	50,600.00	29,100.00
8	1440 Site Acquisition				
9	1450 Site Improvement	2,000.00	27,000.00	25,000.00	0.00
10	1460 Dwelling Structures	340,317.00	340,317.00	340,317.00	58,595.89.00
11	1465.1 Dwelling Equipment—Nonexpendable	9,000.00	9,000.00	6,000.00	4,990.00
12	1470 Non-dwelling Structures	16,000.00	15,000.00	15,000.00	0.00
13	1475 Non-dwelling Equipment	44,766.00	20,766.00	12,466.00	9,413.70
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
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 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2-19)	672,083.00	672,083.00	568,883.00	161,666.19
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

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² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

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

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

Part I: Summary					
PHA Name: Housing Authority of the City of Charleston		Grant Type and Number Capital Fund Date of CFFP Program Grant No: <u>MO36P012501-08</u>		Replacement Housing Factor Grant No:	
				FFY of Grant: <u>2008</u>	
				FFY of Grant Approval: <u>2008</u>	
Type of Grant					
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/09 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
Signature of Executive Director <i>Paul M. Page</i>		Date <i>10-13-2009</i>		Signature of Public Housing Director Date	

Part II: Supporting Pages									
PHA Name: Housing Authority of the City of Charleston		Grant Type and Number Capital Fund Program Grant No: MO36P012501-08 Replacement Housing Factor Grant No:				Federal FFY of Grant: 2008			
Development Number Name/PHA-Wide Activities		General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised ¹	Funds Obligated ₂	Funds Expended ²	
HA Wide Operations		General Operations	1406	8%	50,000.00	50,000.00	0.00	0.00	0% Complete
		Subtotal			50,000.00	50,000.00	0.00	0.00	
HA Wide Management Improvements		A. Administrative Training	1408	100%	5,000.00	5,000.00			
		B. Computer Training	1408	100%	1,000.00	1,000.00	0.00	0.00	0% Complete
		C. Maintenance Training	1408	100%	2,000.00	2,000.00	0.00	0.00	0% Complete
		D. Resident grounds job training	1408	100%	20,000.00	20,000.00	20,000.00	3,564.00	18% Complete
		E. Vacancy prep resident job training	1408	100%	29,000.00	29,000.00	20,000.00	11,641.00	58% Complete
		F. Resident service officer	1408	100%	1,000.00	1,000.00	0.00	0.00	0% Complete
		G. NCIC & FBI background check	1408	100%	2,000.00	2,000.00	1,000.00	431.750	22% Complete
		H. Community policing support	1408	100%	40,000.00	40,000.00	30,000.00	13,932.57	26% Complete
		I. Computer Software	1408	100%	2,000.00	2,000.00	0.00	0.00	0% Complete
		J. Policies and procedure update	1408	100%	3,000.00	3,000.00	0.00	0.00	0% Complete
		K. Youth sports/activity program	1408	100%	12,000.00	12,000.00	12,000.00	0.00	0% Complete
		Subtotal			117,000.00	117,000.00	83,000.00	29,569.32	
HA Wide Administrative Cost		A. Partial salary and benefits of staff involved with Capital grant	1410	5%	36,000.00	36,000.00	36,000.00	29,977.28	83% Complete
		B. Advertisement	1410	LS	2,000.00	2,000.00	500.00	20.00	0% Complete
		Subtotal			38,000.00	38,000.00	36,500.00	29,997.28	

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

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Charleston		Grant Type and Number Capital Fund Program Grant No: MO36P012501-08 Replacement Housing Factor Grant No:				Federal FFY of Grant: 2008 CFFP (Yes/No): No		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ₂	Funds Expended ₂	
HA Wide	A. MOD Coordinator	1430	100%	26,400.00	26,400.00	26,400.00	14,100.00	42% Complete
Fees and Costs	B. A/E design	1430	100%	23,600.00	24,200.00	24,200.00	15,000.00	62% Complete
	C. Management Consultants	1430	100%	5,000.00	4,400.00	0.00	0.00	0% Complete
	Subtotal			55,000.00	55,000.00	50,600.00	29,100.00	
MO 12-1	A. Replace sensory equipment	1460	1 Unit	1,000.00	1,000.00	1,000.00	0.00	0% Complete
	B. lower counter in Admin office	1470	LS	6,000.00	0.00	0.00	0.00	Delete
	C. Replace floor tile in community center office	1470	600 SF	2,000.00	0.00	0.00	0.00	Delete
	D. Upgrade kitchen in Comm Center	1470	1 Sys	10,000.00	0.00	0.00	0.00	Delete
	E. Refurbish gym	1470	LS	4,000.00	0.00	0.00	0.00	Delete
	F. Replace sidewalks at Head Start bldg	1450	65 LF	2,000.00	2,000.00	0.00	0.00	0% Complete
	G. Playground	1450	LS	0.00	25,000.00	25,000.00	0.00	0% Complete
	H. Walk-in cooler	1470	1 EA	0.00	15,000.00	15,000.00	0.00	0% Complete
	Subtotal			25,000.00	43,000.00	41,000.00	0.00	
MO 12-2	A. Replace roof shingles, add vents – Site A	1460	300 SQ	58,595.89	58,595.89	58,595.89	58,595.89	Complete
	B. Replace roof shingles, add vents – Site B	1460	800 SQ	280,721.11	0.00	0.00	0.00	Delete
	C. Replace floor tile	1460	16 Units	0.00	56,699.06	56,699.06	0.00	0% Complete
	D. Renovate bathroom	1460	36 Units	0.00	113,768.00	113,768.00	0.00	0% Complete
	E. Replace furnace door	1460	24 Units	0.00	8,000.00	8,000.00	0.00	0% Complete
	F. Patch & paint interior	1460	22 Units	0.00	23,000.00	23,000.00	0.00	0% Complete

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

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages									
PHA Name: Housing Authority of the City of Charleston		Grant Type and Number Capital Fund Program Grant No: MO36P012501-08 Replacement Housing Factor Grant No:				Federal FFY of Grant: 2008			
Development Number Name/PHA-Wide Activities		General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised ¹	Funds Obligated ₂	Funds Expended ²	
	G. Replace interior doors		1460	24 Units	0.00	45,000.00	45,000.00	0.00	0% Complete
	H. Replace washer/dryer hook-ups		1460	40 EA	0.00	16,000.00	16,000.00	0.00	0% Complete
	I. Replace closet doors		1460	24 Units	0.00	12,254.05	12,254.05	0.00	0% Complete
	J. Replace thermostats		1460	40 Units	0.00	3,000.00	3,000.00	0.00	0% Complete
	K. Replace DHW heaters		1460	6 EA	0.00	3,000.00	3,000.00	0.00	0% Complete
	Subtotal				339,317.00	339,317.00	339,317.00	58,595.89	
HA Wide Dwelling Equipment	Replace appliances		1465.1	12 sets	9,000.00	9,000.00	6,000.00	4,990.00	43% Complete
	Subtotal				9,000.00	9,000.00	6,000.00	4,990.00	
HA Wide	A. Replace maintenance vehicle		1475	1	22,766.00	0.00	0.00	0.00	0% Complete
Non-Dwelling Equipment	B. Replace office equipment & furnishings		1475	LS	3,000.00	3,000.00	1,000.00	264.98	9% Complete
	C. Replace maintenance tools and equipment		1475	LS	3,000.00	3,000.00	3,000.00	682.72	23% Complete
	D. Replace lawn tractor		1475	1	9,000.00	9,000.00	8,200.00	8,200.00	91% Complete
	E. Replace computer hardware		1475	LS	5,000.00	3,766.00	0.00	0.00	0% Complete
	F. Replace community center equipment		1475	LS	2,000.00	2,000.00	266.00	266.00	13% Complete
	Subtotal				44,766.00	20,766.00	12,466.00	9,413.70	
	Grand Total				672,083.00	672,083.00	568,883.00	161,666.19	

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

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Housing Authority of the City of Charleston			MO36P012501-08		Federal FFY of Grant: 2008
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
HA Wide	6/12/2010		6/12/2012		
MO 12-1	6/12/2010		6/12/2012		
MO 12-2	6/12/2010		6/12/2012		
MO 12-4	6/12/2010		6/12/2012		

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

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

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

Part I: Summary					
PHA Name: Housing Authority of the City of Charleston		Grant Type and Number Capital Fund Date of CFFP Program Grant No: <u>MO36P012501-07</u>		FFY of Grant: <u>2007</u> FFY of Grant Approval: <u>2007</u>	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/09 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	50,713.00	0.00	0.00	0.00
3	1408 Management Improvements	120,000.00	117,494.42	117,494.42	117,494.42
4	1410 Administration (may not exceed 10% of line 21)	38,000.00	39,369.21	39,369.21	39,369.21
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	60,000.00	44,243.75	44,243.75	44,243.75
8	1440 Site Acquisition				
9	1450 Site Improvement	27,000.00	28,700.00	28,700.00	28,700.00
10	1460 Dwelling Structures	265,053.00	356,422.50	356,422.50	300,916.69
11	1465.1 Dwelling Equipment—Nonexpendable	16,000.00	14,709.90	14,709.90	14,709.90
12	1470 Non-dwelling Structures	15,000.00	26,000.00	26,000.00	26,000.00
13	1475 Non-dwelling Equipment	45,000.00	9,826.22	9,826.22	9,826.22
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
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 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2-19)	636,766.00	636,766.00	636,766.00	581,260.19
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

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

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

Part I: Summary					
PHA Name: Housing Authority of the City of Charleston		Grant Type and Number Capital Fund Date of CFFP Program Grant No: <u>MO36P012501-07</u>		Replacement Housing Factor Grant No:	
				FFY of Grant: <u>2007</u>	
				FFY of Grant Approval: <u>2007</u>	
Type of Grant					
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/09 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
Signature of Executive Director <i>Paul M. Page</i>		Date <i>10-13-2009</i>		Signature of Public Housing Director Date	

Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Charleston		Grant Type and Number Capital Fund Program Grant No: MO36P012501-07 Replacement Housing Factor Grant No:				Federal FFY of Grant: 2007		
		CFPP (Yes/No): No						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ₂	Funds Expended ₂	
HA Wide Operations	General Operations	1406	10%	50,713.00	0.00	0.00	0.00	Delete
	Subtotal			50,713.00	0.00	0.00	0.00	
HA Wide Management Improvements	A. Administrative Training	1408	100%	5,000.00	1,928.82	1,928.82	1,928.82	Completed
	B. Computer Training	1408	100%	1,000.00	0.00	0.00	0.00	Delete
	C. Maintenance Training	1408	100%	2,000.00	0.00	0.00	0.00	Delete
	D. Resident grounds job training	1408	100%	24,000.00	32,830.67	32,830.67	32,830.67	Completed
	E. Vacancy prep resident job training	1408	100%	24,000.00	28,836.00	28,836.00	28,836.00	Completed
	F. Resident service officer	1408	100%	3,000.00	0.00	0.00	0.00	Delete
	G. NCIC & FBI background check	1408	100%	1,000.00	1,841.25	1,841.25	1,841.25	Completed
	H. Community policing support	1408	100%	45,000.00	39,383.69	39,383.69	39,383.69	Completed
	I. Computer Software	1408	100%	2,000.00	423.99	423.99	423.99	Completed
	J. Policies and procedure update	1408	100%	3,000.00	0.00	0.00	0.00	Delete
	K. Youth sports/activity program	1408	100%	10,000.00	12,250.00	12,250.00	12,250.00	Completed
	Subtotal			120,000.00	117,494.42	117,494.42	117,494.42	
HA Wide Administrative Cost	A. Partial salary and benefits of staff involved with Capital grant	1410	5%	36,000.00	37,471.60	37,471.60	37,471.60	Completed
	B. Advertisement	1410	LS	2,000.00	1,897.61	1,897.61	1,897.61	Completed
	Subtotal			38,000.00	39,369.21	39,369.21	39,369.21	
HA Wide Fees and Costs	A. MOD Coordinator	1430	100%	26,000.00	26,400.00	26,400.00	26,400.00	Completed
	B. A/E design	1430	100%	24,000.00	8,500.00	8,500.00	8,500.00	Completed
	C. Management Consultants	1430	100%	10,000.00	9,343.75	9,343.75	9,343.75	Completed
	Subtotal			60,000.00	44,243.75	44,243.75	44,243.75	

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

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Charleston		Grant Type and Number Capital Fund Program Grant No: MO36P012501-07 Replacement Housing Factor Grant No:				Federal FFY of Grant: 2007		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ₂	Funds Expended ₂	
MO 12-1	A. Replace playground equipment	1450	1 Sys	25,000.00	0.00	0.00	0.00	Delete
	B. Replace sidewalks	1450	969 SF	0.00	11,740.00	11,740.00	11,740.00	Completed
	Subtotal			25,000.00	11,740.00	11,740.00	11,740.00	
MO 12-2 Elderly	A. Replace floor tile	1460	18 Units	58,490.57	0.00	0.00	0.00	Delete
	B. Replace bathrooms	1460	36	89,874.00	96,573.96	96,573.96	41,068.15	43% Complete
	C. Replace furnace room doors	1460	24	7,000	0.00	0.00	0.00	Delete
	D. Patch & paint interiors	1460	22	22,000	0.00	0.00	0.00	Delete
	E. Replace interior doors	1460	24	40,000	0.00	0.00	0.00	Delete
	F. Replace w/d hookups	1460	40	16,000	0.00	0.00	0.00	Delete
	G. Replace closet doors	1460	24	10,000	0.00	0.00	0.00	Delete
	H. Replace thermostats	1460	40	2,000	0.00	0.00	0.00	Delete
	I. Replace water heaters	1460	6	3,000	0.00	0.00	0.00	Delete
	J. Replace roof shingles	1460	800 SQ	0.00	242,510.11	242,510.11	242,510.11	Completed
	K. Replace sidewalks	1450	700 SF	0.00	7,080.00	7,080.00	7,080.00	Completed
	Subtotal			248,364.57	346,164.07	346,164.07	290,658.26	
MO 12-4	A. Upgrade electrical wiring	1460	30 Units	16,688.43	17,338.43	17,338.43	17,338.43	Completed
	B. Replace sidewalks	1450	788 SF	0.00	9,880.00	9,880.00	9,880.00	Completed
	Subtotal			16,688.43	27,218.43	27,218.43	27,218.43	

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² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Charleston		Grant Type and Number Capital Fund Program Grant No: MO36P012501-07 Replacement Housing Factor Grant No:				Federal FFY of Grant: 2007		
		CFFP (Yes/No): No						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ₂	Funds Expended ₂	
HA Wide	A. Concrete grinding	1450	120 LF	2,000.00	0.00	0.00	0.00	Delete
	B. Install walk-in cooler at Bowden Civic Center	1470	EA	15,000.00	0.00	0.00	0.00	Delete
	C. Office and Daycare	1470	LS	0.00	26,000.00	26,000.00	26,000.00	Completed
	Subtotal			17,000.00	26,000.00	26,000.00	26,000.00	
HA Wide Dwelling Equipment	Replace appliances	1465.1	25 pr	16,000.00	14,709.90	14,709.90	14,709.90	Completed
	Subtotal			16,000.00	14,709.90	14,709.90	14,709.90	
HA Wide	A. Replace maintenance vehicle	1475	1	23,000.00	0.00	0.00	0.00	Delete
Non-Dwelling Equipment	B. Replace office equipment & furnishings	1475	LS	3,000.00	206.60	206.60	206.60	Completed
	C. Replace maintenance tools and equipment	1475	LS	3,000.00	5,137.49	5,137.49	5,137.49	Completed
	D. Replace lawn tractor	1475	1	9,000.00	0.00	0.00	0.00	Delete
	E. Replace computer hardware	1475	LS	4,000.00	3,711.18	3,711.18	3,711.18	Completed
	F. Replace furnishings & equipment at Community Center	1475	LS	3,000.00	770.95	770.95	770.95	Completed
	Subtotal			45,000.00	9,826.22	9,826.22	9,826.22	
	Grand Total			636,766.00	636,766.00	636,766.00	581,260.19	

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

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Housing Authority of the City of Charleston			MO36P012501-07		Federal FFY of Grant: 2007
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
HA Wide	9/12/2009	3/31/2009	9/12/2011		
MO 12-1	9/12/2009	3/31/2009	9/12/2011		
MO 12-2	9/12/2009	3/31/2009	9/12/2011		
MO 12-4	9/12/2009	3/31/2009	9/12/2011		

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

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

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	149	5	5	5	3	3	2
Income >30% but <=50% of AMI	32	5	5	5	3	3	2
Income >50% but <80% of AMI	20	4	4	4	3	3	2
Elderly	6	5	5	4	3	2	4
Families with Disabilities	10	5	5	4	3	2	4
Race/Ethnicity W	161	5	5	5	3	3	2
Race/Ethnicity B	39	5	5	5	3	3	2
Race/Ethnicity I	1	5	5	5	3	3	2
Race/Ethnicity							

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

- Consolidated Plan of the Jurisdiction/s
Indicate year: 2000-2005
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset 2000
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

9.0 Housing Needs

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

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

Housing Needs of Families on the PHA's Waiting Lists			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	47		83
Extremely low income <=30% AMI	40	85	
Very low income (>30% but <=50% AMI)	7	15	
Low income (>50% but <80% AMI)			
Families with children	34	72	
Elderly families	2	4	
Families with Disabilities	7	15	
Race/ethnicity B	37	79	
Race/ethnicity W	10	21	
Race/ethnicity			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1 BR	18	38	19
2 BR	12	26	25
3 BR	10	21	31
4 BR	4	9	8
5 BR	3	6	0
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

9.1 Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required

9.0 Housing Needs

- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

9.0 Housing Needs

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

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

10.0 Additional Information

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

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

(Provide a statement of the PHA's progress against the goals and objectives established in the previous 5-Year Plan for the period FY 2010 - 2014)

The PHA has been able to maintain its mission to promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination through the utilization of previous Capital funds and the proper application of our public housing policies.

B. Criteria for Substantial Deviations and Significant Amendments

(1) Amendment and Deviation Definitions

24 CFR Part 903.7(r)

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

A. Substantial Deviation from the 5-year Plan:

The Public Housing Authority's (PHA) Definition of Substantial Deviation and Significant Amendment or Modification is as follows:

- ⊕ changes to rent or admissions policies or organization of the waiting list;
- ⊕ additions of non-emergency work items (items not intended in the current 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund; and
- ⊕ any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

B. Significant Amendment or Modification to the Annual Plan:

The Public Housing Authority's (PHA) Definition of Substantial Deviation and Significant Amendment or Modification is as follows:

- ⊕ changes to rent or admissions policies or organization of the waiting list;
- ⊕ additions of non-emergency work items (items not intended in the current Annual Statement) or change in use of replacement reserve funds under the Capital Fund; and
- ⊕ any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

PET POLICY FOR FAMILY DEVELOPMENTS

In compliance with Section 526 of The Quality Housing and Work Responsibility Act of 1998, PHA residents shall be permitted to own and keep common household pets. Animals that are an auxiliary for persons with a disability are excluded from this policy. The ownership of common household pets is subject to rules and limitations.

1. Common household pets shall be defined as “domesticated animals such as a dog, cat, bird, rodent, fish or turtle”.
2. Residents who choose to have pets are advised they have responsibilities under the laws of the state of Missouri.
3. No more than one (1) dog or cat shall be permitted in a household. In the case of birds, a maximum of two birds may be permitted. There shall be no limit as to the number of fish, but no more than one aquarium with a maximum capacity of twenty (20) gallons shall be permitted. A Resident with a dog or cat may also have other categories of “common household pets” as defined above.
4. Pets other than a dog or cat shall be confined to an appropriate cage or container. Such a pet may be removed from its cage while inside the owner’s housing unit for the purpose of handling, but shall not generally be unrestrained.
5. Only one (1) dog or cat is allowed per household. NO PIT BULLS WILL BE PERMITTED. All dogs and cats will need to be on a leash, tied up, or otherwise restrained at all times when they are outside. Neither dogs nor cats shall be permitted to run loose.
6. Pet owners shall maintain their pet in such a manner as to prevent any damage to their unit, yard or common areas of the community in which they live. The animal shall be maintained so as not to be a nuisance or a threat to the health or safety of neighbors, PHA employees, or the public, by reason of noise, unpleasant odors or other objectionable situations.
7. Each pet owner shall be fully responsible for the care of the pet, including proper disposal of pet wastes in a safe and sanitary manner. Specific instructions for pet waste shall be available in the management office. Improper disposal of pet waste is a lease violation and may be grounds for termination.
8. All pets shall be inoculated and licensed in accordance with applicable state and local laws. All cats or dogs shall be neutered or spayed, unless a veterinarian certifies that the spaying or neutering would be inappropriate or unnecessary (because of health, age, etc.).
9. No visiting pets shall be allowed except for auxiliary/service animals.
10. If for any reason the pet bites anyone, the owner must remove the pet permanently from PHA property of face eviction.
11. Pet owner agrees to provide pets with proper and PHA approved outside houses. Pets are not to be chained/tied to PHA fences, storage sheds, trees, or shrubs in any manner.
12. All pets shall be registered with the Management Office immediately or no longer than ten (10) days following their introduction to the community.
13. Any litigation resulting from actions by pets shall be the sole responsibility of the pet owner. The pet owner agrees to indemnify and hold harmless the PHA from all claims, causes of action damages or expenses, including attorney’s fees, resulting from the action or the activities of his or her pet.

Violence Against Women Act (VAWA) Policy

Title VI of the VAWA adds a new housing provision that establishes several categories of protected individuals. Under the law victims of domestic violence, dating violence, sexual assault, and stalking are granted protections and cannot be denied or terminated from housing or housing assistance because of activity that is directly related to domestic violence. 2005 VAWA Pub. L. 109-162; Stat. 2960 signed into law on January 5, 2006 and codified at 42 U.S.C. §1437d(l) and 1435f(d), (0) & 1 and (u)

1.0 Purpose

The purpose of this Policy is to reduce domestic violence, dating violence, and stalking and to prevent homelessness by:

- (a) protecting the safety of victims;
- (b) creating long-term housing solutions for victims;
- (c) building collaborations among victim service providers; and
- (d) assisting LHA to respond appropriately to the violence while maintaining a safe environment for LHA, employees, tenants, applicants, Section 8 participants, program participants and others.

The policy will assist the Housing Authority the City of Charleston (CHA) in providing rights under the Violence Against Women Act to its applicants, public housing residents, Section 8 participants and other program participants.

This Policy is incorporated into CHA's "Admission and Continued Occupancy Policy" and "Section 8 Administration Plan" and applies to all CHA housing programs.

2.0 Definitions

The definitions in this Section apply only to this Policy.

- 2.1 **Confidentiality:** Means that CHA will not enter information provided to CHA by a victim alleging domestic violence into a shared database or provide this information to any related entity except as stated in 3.4
- 2.2 **Dating Violence:** Violence committed by a person (a) who is or has been in a social relationship of a romantic or intimate nature with the victim; and (b) where the existence of such relationship shall be determined based on a consideration of the following factors: (i) the length of the relationship; (ii) the type of relationship; (iii) the frequency of interaction between the persons involved in the relationship. 42 U.S.C. §1437d (u)(3)(A), § 13925.
- 2.3 **Domestic Violence:** Felony or misdemeanor crimes of violence committed by a current or former spouse of the victim, committed by a person with whom the victim shares a child in common, committed by a person who is cohabitating with or has cohabitated with the victim as a spouse, committed by a person similarly situated to a spouse of the victim under the domestic or family violence laws of Missouri, or committed by any other person against an adult or youth victim who is protected from that person's acts under the domestic or family violence laws of Missouri. 42 U.S.C. §1437d(u)(3)(B), § 13925.
- 2.4 **Immediate Family Member:** A spouse, parent, brother or sister, or child of a victim or an individual to whom the victim stands *in loco parentis*; or any other person living in the household of the victim and related to the victim by blood or marriage. 42 U.S.C. § 1437d(u)(3)(D), § 13925.

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- 2.5 **Perpetrator:** A person who commits an act of domestic violence, dating domestic violence or stalking against a victim.
- 2.6 **Stalking:** (a) to follow, pursue or repeatedly commit acts with the intent to kill, injure, harass or intimidate the victim; (b) to place under surveillance with the intent to kill, injure, harass or intimidate the victim; (c) in the course of, or as a result of such following, pursuit, surveillance, or repeatedly committed acts, to place the victim in reasonable fear of the death of, or serious bodily injury to the victim; or (d) to cause substantial emotional harm to the victim, a member of the immediate family of the victim or the spouse or intimate partner of the victim. 42 U.S.C. §1437d(u)(3)(C), § 13925.
- 2.7 **Bona Fide Claim:** A *bonafide* claim of domestic violence, dating violence or stalking must include incidents that meet the terms and conditions in the above definitions.
- 2.8 **Victim:** Is a person who is the victim of domestic violence, dating violence, or stalking under this Policy and who has timely and completely completed the certification under 3.2 and 3.3 or as requested by CHA .

3.0 Certification and Confidentiality

3.1 Failure to Provide Certification Under 3.2 and 3.3

The person claiming protection under VAWA shall provide complete and accurate certifications to CHA , owner or manager within 14 business days after the party requests in writing that the person completes the certifications. If the person does not provide a complete and accurate certification within the 14 business days, CHA , owner or manager may take action to deny or terminate participation or tenancy. 42 U.S.C. §14371 (5) & (6); 42 U.S.C. § 1437F(c)(9); 42 U.S.C. §1437f(d)(l)(B)(ii)&(iii); 42 U.S.C. §1437f(o)(7)(C)&(D); or 42 U.S.C. §1437f(o)(20) or for other good cause.

3.2 HUD Approved Certification

For each incident that a person is claiming as abuse, the person shall certify to CHA , owner or manager their victim status by completing a HUD approved certification form. The person shall certify the date, time and description of the incidents, that the incidents are *bonafide* incidents of actual or threatened abuses and meet the requirements of VAWA and this Policy. The person shall provide information to identify the perpetrator including but not limited to the name and, if known, all alias names, date of birth, address, contact information such as postal, e-mail or internet address, telephone or facsimile number or other identification.

3.3 Confirmation of Certification

A person who is claiming victim status shall provide to CHA , an owner or manager: (a) documentation signed by the victim and an employee, agent or volunteer of a victim service provider, an attorney, or a medical professional from whom the victim has sought assistance in addressing domestic violence, dating violence or stalking or the effects of the abuse, in which the professional attests under penalty of perjury (28 U.S.C. §1746) the professional's belief that the incident(s) in question are *bonafide* incidents of abuse; or (b) a federal, state, tribal, territorial, local police or court record.

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3.4 Confidentiality

CHA , the owner and managers shall keep all information provided to CHA under this Section confidential. CHA , owner and manager shall not enter the information into a shared database or provide to any related entity except to the extent that:

- (a) the victim request or consents to the disclosure in writing;
- (b) the disclosure is required for:
 - (i) eviction from public housing under 42 U.S.C. §1437 l(5)&(6)(See Section 4 in this Policy)
 - (ii) termination of Section 8 assistance under 42 U.S.C. §1437f(c)(9); 42 U.S.C. §1437f(d)(l)(B)(ii)&(iii); 42 U.S.C. §1437f (o)(7)(C)&(D); or 42 U.S.C. §1437f(o)(20)(See Section 4 in this Policy); or (c) the disclosure is required by applicable law.

4.0 Appropriate Basis for Denial of Admission, Assistance or Tenancy

- 4.1 CHA shall not deny participation or admission to a program on the basis of a person's abuse status, if the person otherwise qualifies for admission of assistance.
- 4.2 An incident or incidents of actual or threatened domestic violence, dating violence, or stalking will not be a serious or repeated violation of the lease by the victim and shall not be good cause for denying to a victim admission to a program, terminating Section 8 assistance or occupancy rights, or evicting a tenant.
- 4.3 Criminal activity directly related to domestic violence, dating violence, or stalking engaged in by a member of a tenant's household or any guest or other person under the tenant's control shall not be cause for termination of assistance, tenancy, or occupancy rights if the tenant or an immediate member of the tenant's family is the victim of that domestic violence, dating violence or stalking.
- 4.4 Notwithstanding Sections 4.1, 4.2, and 4.2, CHA , an owner or manager may bifurcate a lease to evict, remove or terminate assistance to any individual who is a tenant or lawful occupant and who engages in criminal acts of physical violence against family members or others without evicting, removing, terminating assistance to or otherwise penalizing the victim of the violence who is also a tenant or lawful occupant. 42 U.S.C. §1437d(l)(6)(B)
- 4.5 Nothing in Sections 4.1, 4.2, and 4.3 shall limit the authority of CHA , an owner or manager, when notified, to honor court orders addressing rights of access to or control of the property, including civil protection orders issued to protect the victim and issued to address the distribution or possession of property among the household members when the family breaks up.
- 4.6 Nothing in Sections 4.1, 4.2, and 4.3 limits CHA , an owner or manager's authority to evict or terminate assistance to any tenant for any violation of lease not premised on the act or acts of violence against the tenant or a member of the tenant's household. However CHA , owner or manager may not hold a victim to a more demanding standard.
- 4.7 Nothing in Sections 4.1, 4.2, and 4.3 limits CHA , an owner or manager's authority to evict or terminate assistance, or deny admission to a program if the CHA , owner or manager can show an actual and imminent threat to other tenants, neighbors, guests, their employees, persons providing service to the property or others if the tenant family is not evicted or terminated from assistance or denied admission.

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4.8 Nothing in Sections 4.1, 4.2, or 4.3 limits CHA , an owner or manager's authority to deny admission, terminate assistance or evict a person who engages in criminal acts including but not limited to acts of physical violence or stalking against family members or others.

4.9 A Section 8 recipient who moves out of an assisted dwelling unit to protect their health or safety and who: (a) is a victim under this Policy; (b) reasonably believes he or she was imminently threatened by harm from further violence if he or she remains in the unit; and (c) has complied with all other obligations of the Section 8 program may receive a voucher and move to another Section 8 jurisdiction.

5.0 Actions Against a Perpetrator

The CHA may evict, terminate assistance, deny admission to a program or trespass a perpetrator from its property under this Policy. The victim shall take action to control or prevent the domestic violence, dating violence, or stalking. The action may include but is not limited to: (a) obtaining and enforcing a restraining or no contact order or order for protection against the perpetrator; (b) obtaining and enforcing a trespass against the perpetrator; (c) enforcing CHA or law enforcement's trespass of the perpetrator; (d) preventing the delivery of the perpetrator's mail to the victim's unit; (e) providing identifying information listed in 3.2; and (f) other reasonable measures.

6.0 CHA Right to Terminate Housing and Housing Assistance Under this Policy

6.1 Nothing in this Policy will restrict the CHA , owner or manager's right to terminate tenancy for lease violations by a resident who claims VAWA as a defense if it is determined by the CHA , owner or manager that such a claim is false.

6.2 Nothing in this Policy will restrict the CHA right to terminate tenancy if the victim tenant (a) allows a perpetrator to violate a court order relating to the act or acts of violence; or (b) if the victim tenant allows a perpetrator who has been barred from CHA property to come onto CHA property including but not limited to the victim's unit or any other area under their control; or (c) if the victim tenant fails to cooperate with an established safety strategy as designed by a local victim support service provider (see 7.2).

6.3 Nothing in this Policy will restrict the CHA right to terminate housing and housing assistance if the victim tenant who claims as a defense to an eviction or termination action relating to domestic violence has engaged in fraud and abuse against a federal housing program; especially where such fraud and abuse can be shown to have existed before the claim of domestic violence was made. Such fraud and abuse includes but is not limited to unreported income and ongoing boarders and lodgers violations, or damage to property.

7.0 Statements of Responsibility of Tenant Victim, the CHA to the Victim, and to the Larger Community.

7.1 A tenant victim has no less duty and responsibility under the lease to meet and comply with the terms of the lease than any other tenant not making such a claim. Ultimately all tenants must be able to take personal responsibility for themselves and exercise control over their households in order to continue their housing and housing assistance. The CHA will continue to issue lease violation notices to all residents who violate the lease including those who claim a defense of domestic violence.

7.2 CHA recognizes the pathologic dynamic and cycle of domestic violence and a victim of domestic violence will be referred to local victim support service providers to help victims break the cycle of domestic violence through counseling, referral and development of a safety strategy.

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7.3 A tenant victim must take personal responsibility for exercising control over their household by accepting assistance and complying with the safety strategy or plan to best of victim's ability and reason under the circumstances. Failure to do this may be seen as other good cause.

7.4 All damages including lock changes will be the responsibility of the tenant victim. This is in keeping with other agency policies governing tenant caused damages.

8.0 Notice to Applicants, Participants, Tenants and Section 8 Managers and Owners.

CHA shall provide notice to applicants, participants, tenants, managers and owners of their rights and obligations under Section 3.4 Confidentiality and Section 4.0 Appropriate Basis for Denial of Admission, Assistance or Tenancy.

8.1 If the CHA , owner or manager knows that an applicant to or participant in a CHA housing program is the victim of dating violence, domestic violence or stalking, the CHA , owner or manager shall inform that person of this Policy and the person's rights under it.

9.0 Reporting Requirements

CHA shall include in its 5-year plan a statement of goals, objectives, policies or programs that will serve the needs of victims. CHA shall also include a description of activities, services or programs provided or offered either directly or in partnership with other service providers to victims, to help victims obtain or maintain housing or to prevent the abuse or to enhance the safety of victims.

10.0 Conflict and Scope

This Policy does not enlarge CHA 's duty under any law, regulation or ordinance. If this Policy conflicts with the applicable law, regulation or ordinance, the law, regulation or ordinance shall control. If this Policy conflicts with another CHA policy such as its Statement of Policies or Section 8 Administration Plan, this Policy will control.

11.0 Amendment

The Executive Director may amend this policy when it is reasonably necessary to effectuate the Policy's intent, purpose or interpretation. The proposed amendment along with the rationale for the amendment shall be submitted to the Executive Director for consideration. Where reasonably necessary, the Executive Director may approve the amendment. The amendment shall be effective and incorporated on the date that the Executive Director signs the amendment.