

**HOUSING AUTHORITY OF THE CITY OF CHARLESTON
FIVE YEAR AGENCY GOALS
(Continued)**

GOAL: CREATE A PERSONAL IMAGE OF WHO WE SERVE AND THEIR DREAMS AND ASPIRATIONS

Objectives:

Continue to supply media outlets successes of residents for media attention, as well as CHA accomplishments.

GOAL: PROMOTE INVOLVEMENT OF CLIENTS IN DECISIONS AFFECTING THEM

Objectives:

- Support resident associations and the Resident Advisory Board.
- Strengthen communication with clients.

GOAL: PROVIDE IMPROVED LIVING CONDITIONS FOR VERY LOW AND LOW INCOME FAMILIES WHILE MAINTAINING THEIR RENT PAYMENTS AT AN AFFORDABLE LEVEL

Objectives:

- To operate a socially and financially sound public housing agency that provides decent, safe, and sanitary housing within a drug free, suitable living environment for tenants and their families
- To lawfully deny the admission of applicants, or the continued occupancy of residents, whose habits and practices reasonably may be expected to adversely affect the health, safety, comfort or welfare of other residents or the physical environment of the neighborhood, or create a danger to PHA employees.

GOAL: AVOID CONCENTRATIONS OF ECONOMICALLY AND SOCIALLY DEPRIVED FAMILIES IN ANY ONE OR ALL OF THE PHA'S PUBLIC HOUSING DEVELOPMENTS

Objectives:

- To attempt to house a tenant body in each development that is composed of families with a broad range of incomes and rent-paying abilities that are representative of the range of incomes of low-income families in the PHA's jurisdiction.
- To provide opportunities for upward mobility for families who desire to achieve self-sufficiency.
- To facilitate the jurisdiction management of the PHA inventory, and the efficient management of the PHA staff.
- To ensure compliance with Title VI of the Civil Rights Act of 1964 and all other applicable Federal laws and regulations so that the admissions and continued occupancy are conducted without regard to race, color, religion, creed, sex, national origin, handicap or familial status.

6.0 PHA Plan Update

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

Since the CHA's last Annual Plan submission, the following elements have been revised or updated:**ELEMENT 1: ELIGIBILITY, SELECTION AND ADMISSIONS POLICIES**

- A. The Admissions and Continued Occupancy Policy (ACOP) was amended to include HUD guidance on the use of Up Front Income Verification to project income was adopted by the Board of Commissioners on 9/29/09.

ELEMENT 2: FINANCIAL RESOURCES

Financial Resources:		
Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2009 grants)		
a. Public Housing Operating Fund	5,772,000	
b. Public Housing Capital Fund	2,469,464	
c. Hope VI Revitalization		
d. Hope VI Demolition		
e. Annual Contributions for Section 8 Tenant-Based Assistance	7,744,875	
f. Resident Opportunity and Self-Sufficiency Grants		
g. Community Development Block Grant		
h. HOME		
Other Federal Grants:		
Capital Fund Recovery Act Competitive Grants	3,341,504	
Capital Fund Recovery Act Grant	3,071,883	
2. Prior Year Federal Grants (un-obligated funds only)		
3. Public Housing Dwelling Rental Income	1,916,000	Public Housing Operations
4. Other Income (list below)		
a. Other Tenant Revenue	160,000	Public Housing Operations
b. Interest	20,401	Public Housing Operations
5. Non-Federal Sources		
TOTAL RESOURCES	24,469,127	

ELEMENT 3: RENT DETERMINATION

There were no policy updates / changes.

ELEMENT 4: OPERATION AND MANAGEMENT

- A. The Housing Choice Voucher Administrative Plan was amended to include new voucher payment standards and adopted by the Board of Commissioners on 09/28/2009.
- B. The Admissions and Continued Occupancy Policy (ACOP) was amended to include updates of utility allowances for public housing and was adopted by the Board of Commissioners on 09/28/2009.
- C. The Housing Choice Voucher Administrative Plan was amended to include updates to utility allowances and was adopted by the Board of Commissioners on 11/24/2009.
- D. The Housing Choice Voucher Administrative Plan was amended to include updated payment standards and adopted by the Board of Commissioners on 11/24/2009.

- E. Revisions were made to the CHA's Procurement Policy to include raising the requirement for posting bids, as well as the inclusion of official HUD forms in all PHA contracts. These revisions were adopted by the Board of Commissioners on 03/23/2010.
- F. The Admissions and Continued Occupancy Policy (ACOP) was amended to add or change references to coincide with the Code of Federal Regulations and was adopted by the Board of Commissioners on 03/23/2010.
- G. The Board of Commissioners approved Contractor's Notice and Certification against Sex Offenders/Violent/Drug-Related Felons on 05/25/2010.

ELEMENT 5: GRIEVANCE PROCEDURES

- A. The appointment of new Informal/Grievance Hearing Officers was approved by the Board of Commissioners on 02/23/2010.

ELEMENT 6: DESIGNATED HOUSING FOR ELDERLY AND DISABLED FAMILIES

- A. Policy changes to the HCV Administrative to allow preference to Elderly and Handicapped families to be assisted first was approved by the Board of Commissioners on 02/23/2010.

ELEMENT 7: COMMUNITY SERVICE AND SELF-SUFFICIENCY

- A. Updates to programs and inclusion of VAWA were made.

ELEMENT 8: SAFEFY AND CRIME PREVENTION

- A. The Board of Commissioners approved a Memorandum of Understanding with Charleston Police Department to increase resources at various AMP's on 02/23/2010.

ELEMENT 9: PETS

There were no policy updates / changes.

ELEMENT 10: CIVIL RIGHTS CERTIFICATION

New form included with this submission.

ELEMENT 11: FISCAL AUDIT

1. Yes No: Is the PHA required to an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
2. Yes No: Was the most recent fiscal audit submitted to HUD?
 Yes No: Were there any findings as the result of that audit?

6.0

ELEMENT 12: ASSET MANAGEMENT

There was no policy updates / changes.

ELEMENT 13: VIOLENCE AGAINST WOMEN ACT (VAWA)

The CHA has taken the following steps to assure that each tenant/client and landlord is aware of the content of the Violence Against Women Act of 2005:

1. Each of the above indicated persons are, and continue to be provided with information relative to VAWA concerning their individual rights and /or obligations.
2. The CHA has adopted VAWA Policies and Procedures and has them posted.
3. Each office of the CHA has been provided with Certification Form 50066 to make available to residents/clients as needed.
4. Contact information for local agencies specializing in domestic violence intervention is posted and provided upon request.
 - A. The Admissions and Continued Occupancy Policy (ACOP) was amended to include HUD guidance and input received from National Housing Law on VAWA policies, Notice PIH 2006-13 was adopted by the Board of Commissioners on 09/29/2009.

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

PHA Administrative Office located at 550 Meeting Street,
 AMP 20 located at 562(A) Meeting Street, Charleston SC
 AMP 30 located at 20 Franklin Street, Charleston SC
 AMP 40 located at 183 President Street, Charleston, SC

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. Attached.
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. Attached.
8.3	Capital Fund Financing Program (CFFP). <input checked="" 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.

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.

Based on the City of Charleston’s Consolidated Plan, the primary housing issue which requires ongoing attention is that which pertains to affordability. By all accounts, average income levels have not kept pace with appreciated housing costs. As per HUD, as one would surmise, those earning less than 30% of the area median income are most affected. Along with income and housing costs, there are four additional factors which play a part in the inability of some to secure adequate housing. First, there is the lack of basic availability. Second, on those occasions when units are in fact available to those of limited incomes, the physical condition of those units may be a factor. Third, there is the location of the unit. Finally, the size (number of bedrooms) could potentially be a factor.

If a unit which lends its self as being a viable leasing option (i.e., contract rent vs. income) is in anything other than decent and sanitary condition, it can no longer realistically align itself with other units said to be “available”. Additionally, circumstances sometimes exist whereby available units are said to be in acceptable condition, but are not located in areas which are safe or which are conducive to personal factors pertaining to specific individuals (i.e., close to doctor, child’s school, bus route, etc.) While a landlord’s construction of a two-bedroom rental unit affords him or her the most potential for finding a family the size of which said unit would be sufficient in size, there are going to be those instances when a three, four, or even five bedroom unit is needed. All of this having been said, while a unit may be available in the sense that the rent is low enough for it to be leased by someone with limited means, it may not always meet all of the criteria of being truly “available” to an across-the-board segment of the population.

The continued need for housing opportunities is exhibited by the approximately 1,800 individuals who currently reside on the CHA public housing and HCV waiting lists. Said waiting lists are routinely purged annually in order to remove those who are no longer in need of housing assistance. Doing so increases the opportunity, and lessens the wait time, for those who continue to be in need of some type of housing assistance.

As an alternative to rental assistance through our public housing and HCV Programs, emphasis is also being placed on assisting individuals to hopefully become completely self-reliant, this through the help of our Family Self-Sufficiency Program. Furthermore, our Agency’s Homeownership Program, with counseling provided to its participants by the Charleston Urban League, and has been successful in helping a number of individuals to experience the American dream of owning their own home.

Housing Needs of Families on the PHA’s Waiting Lists			
Waiting list type: (select one)			
<input type="checkbox"/>	Section 8 tenant-based assistance		
<input checked="" type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/sub-jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	1358		350
Extremely low income <=30% AMI	1276	94%	
Very low income (>30% but <=50% AMI)	75	.6%	
Low income (>50% but <80% AMI)	07	.1%	
Families with children	836	61.56%	
Elderly families	24	1.77%	
Families with Disabilities	141	10.38%	
Race/ethnicity - Black	1260	92.78%	
Race/ethnicity - White	69	5.08%	
Race/ethnicity - Nat/Haw/Pac Islander	12	.88%	
Race/ethnicity - Asian	03	.22%	
Characteristics by Bedroom Size (Public Housing Only)			
0 BR	31	.03%	10
1BR	421	.31%	79
2 BR	559	.42%	155
3 BR	284	.21%	81
4 BR	60	.05%	23
5 BR	03	.01%	02

9.0

Wait List is closed.

Housing Needs of Families on the PHA's Waiting Lists			
Waiting list type: (select one)			
<input checked="" type="checkbox"/>	Section 8 tenant-based assistance		
<input type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/sub-jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	444		104
Extremely low income <=30% AMI	341	77	
Very low income (>30% but <=50% AMI)	91	20	
Low income (>50% but <80% AMI)	11	2	
Families with children	324	73.33	
Elderly families	6	1.40	
Families with Disabilities	22	4.95	
Race/ethnicity – Asian	10	2.25	
Race/ethnicity - Black	417	93.92	
Race/ethnicity – Nat/Haw/Pac Islander	6	1.35	
Race/ethnicity white	11	2.48	
Characteristics by Bedroom Size (Public Housing Only)			
0 BR			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			

9.1

Wait List is Closed.

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.**

The Housing Authority of the City of Charleston has identified the following strategies for addressing the housing needs of families within Charleston County:

A. Need: Shortage of affordable housing for all eligible populations.

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

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

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

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

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

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

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

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

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

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

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

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

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

The Housing Authority of the City of Charleston made progress in the following areas in meeting 2005 – 2010 Agency Goals.

GOAL: PROVIDE IMPROVED LIVING CONDITIONS FOR VERY LOW AND LOW INCOME FAMILIES WHILE MAINTAINING THEIR RENT PAYMENTS AT AN AFFORDABLE LEVEL

Objective:

To operate a socially and financially sound public housing agency that provides decent, safe, and sanitary housing within a drug free, suitable living environment for tenants and their families.

Progress:

Since its last 5 year plan submission, The Housing Authority of the City of Charleston has been awarded \$17,896,915.00 in the form of annual Capital Fund grant awards (\$11,483,528.00) and American Recovery and Reinvestment Act of 2009 grants awards (\$6,413,387.00).

In our ongoing quest to provide decent, safe, and sanitary housing the CHA conducts physical needs assessments of its public housing stock to assess the condition of, and identify areas that require upgrading or improvement. A large portion of these funds were utilized to extend and upgrade public housing units through internal and external renovations, site improvements, general up keep, and maintenance.

In our continuous efforts to create, promote and maintain the safety of residents, the CHA has appointed a Director of Community Security who assesses the impact of criminal activity and identifies measures and strategies to be taken to eliminate these activities to ensure the safety of our residents. To further support our efforts, the CHA maintains a collaborative relationship with the City of Charleston Police Department and has increased the number of police officers assigned to each AMP.

Objective:

To lawfully deny the admission of applicants, or the continued occupancy of residents, whose habits and practices reasonably may be expected to adversely affect the health, safety, comfort or welfare of other residents or the physical environment of the neighborhood, or create a danger to PHA employees.

Progress:

The CHA Housing Choice Voucher Administrative Plan, as well as its public housing Admissions and Continued Occupancy Policy (ACOP), fully address those issues pertaining to tenant habits and practices which if left unattended, could very well result in scenarios which could not only "adversely affect the health, safety, comfort or welfare of other residents", but could also tarnish the reputation of these valuable housing programs in the eyes of the general public. While those found to be in violation of established policies are afforded due process as outlined by federal regulation, they are nevertheless addressed expediently and in full-force. As a result of the actions of two previous residents who were not content with having their assistance terminated as a result of activities contrary to established policy, FH&EO complaints lodged by both of them against CHA have been dismissed. A third currently remains open.

As part of our overall plan to assist in keeping our assisted communities safe, CHA has chosen to employ a Director of Security. As part of his responsibilities, background checks are always performed on all adult household members prior to leasing a unit to a family from the waiting list. Additional checks are also performed during the term of the rental agreement should information be made available which indicates circumstances as having occurred which may require the termination of their housing assistance.

GOAL: AVOID CONCENTRATIONS OF ECONOMICALLY AND SOCIALLY DEPRIVED FAMILIES IN ANY ONE OR ALL OF THE PHA'S PUBLIC HOUSING DEVELOPMENTS

Objective:

To attempt to house a tenant body in each development that is composed of families with a broad range of income and rent-paying abilities that are representative of the range of incomes of low-income families in the PHA's jurisdiction.

Progress:

CHA's ACOP does not allow for the award of any unit in its public housing inventory based on an applicant's household income. Instead, units are offered based strictly on the date and time of their application. Each individual whose name reaches the top of the waiting list is offered a maximum of three (3) different units from which to choose. The offers are made in conjunction with those that are vacant / available at that time and that are of the size (i.e., number of bedrooms) needed by that particular applicant (as per the established ACOP occupancy standards).

Objective:

To provide opportunities for upward mobility for families who desire to achieve self-sufficiency.

Progress:

While funding for the Family Self Sufficiency Program for Public Housing has been discontinued, the CHA continues to be committed to providing support services to active Family Self Sufficiency participants. Site based Program Specialists track the progress of and provide support services to eight active participants. They also maintain relationships with community resources to provide services such as GED, computer literacy, and credit counseling classes. The CHA's HCV Family Self-Sufficiency Program places emphasis on assisting individuals to become completely self-reliant. Furthermore, our Agency's Homeownership Program, with counseling provided to its participants by the Charleston Urban League, Charleston Bank Consortium, and Charleston Area Community Development Corporation has been successful in assisting nine participants become homeowners.

10.0

Objective:

To facilitate the jurisdiction management of the PHA inventory, and the efficient management of the PHA staff.

Progress:

The CHA operates its public housing program under Asset Management guidelines set forth by HUD and uses its resources in a manner consistent with Asset Management practices and strategies as outlined in published regulations.

Objective:

To ensure compliance with Title VI of the Civil Rights Act of 1964 and all other applicable Federal laws and regulations so that the admissions and continued occupancy are conducted without regard to race, color, religion, creed, sex, national origin, handicap or familial status.

Progress:

The Housing Authority of the City fully complies with all Federal, State and local nondiscrimination laws; the Americans with Disabilities Act; and the U.S. Department of Housing and Urban Development regulations governing Fair Housing and Equal Opportunity. The City of Charleston Housing Authority also posts information regarding discrimination and any resources available to public housing applicants in their main administrative office.

11.0

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

A substantial deviation from the Housing Authority's 5-year plan is defined as any change to the overall mission or to the goals or objectives as outlined in the Plan. A significant amendment or modification of the 5-year plan or Annual Plan includes a major deviation from any activity, proposed activity, or policy provided in the Agency Plan that would affect services or programs provided to residents. This deviation does not include changes to organizational structure, or minor policy changes.

The only substantial modification was to accommodate the American Recovery and Reinvestment Act of 2009.

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.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights)
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace* (PHAs receiving CFP grants only)
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions* (PHAs receiving CFP grants only)
- (d) Form SF-LLL, *Disclosure of Lobbying Activities* (PHAs receiving CFP grants only)
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet* (PHAs receiving CFP grants only)
- (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.
- (g) Challenged Elements
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only)
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (PHAs receiving CFP grants only)

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

Instructions form HUD-50075

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

1.0 PHA Information

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

2.0 Inventory

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

3.0 Submission Type

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

4.0 PHA Consortia

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

5.0 Five-Year Plan

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

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

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

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

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

PHA Plan Elements. (24 CFR 903.7)

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

maintaining waiting lists for admission to public housing and address any site-based waiting lists.

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

(ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.

10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.

11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.

12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.

13. **Violence Against Women Act (VAWA).** A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

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

(a) **Hope VI or Mixed Finance Modernization or Development.**

1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>

(b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: (1) A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at:

http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm

Note: This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed.

(c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: 1) A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or that the public housing agency plans to voluntarily convert; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

(d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.

(e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

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

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

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

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

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

8.2 Capital Fund Program Five-Year Action Plan

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling

basis) so that the form always covers the present five-year period beginning with the current year.

8.3 Capital Fund Financing Program (CFFP). Separate, written HUD approval is required if the PHA proposes to pledge any portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:

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

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

9.1 Strategy for Addressing Housing Needs. Provide a description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

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

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

PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)

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

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

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

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, 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		Grant Type and Number		FFY of Grant: 2010	
PHA Name: The Housing Authority of the City of Charleston		Capital Fund Program Grant No: SC16P00150110		FFY of Grant Approval:	
		Replacement Housing Factor Grant No:			
		Date of CFFP:			
Type of Grant		Reserve for Disasters/Emergencies		Revised Annual Statement (revision no:1)	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Final Performance and Evaluation Report	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:				<input type="checkbox"/> Revised Annual Statement (revision no:1)	
Line	Summary by Development Account	Original	Revised ¹	Obligated	Total Actual Cost ¹ Expended
1	Total non-CFF Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	495,323.40	495,323.40		
3	1408 Management Improvements	95,000.00	95,000.00		
4	1410 Administration (may not exceed 10% of line 21)	247,661.70	247,661.70		
5	1411 Audit	0.00	0.00		
6	1415 Liquidated Damages	0.00	0.00		
7	1430 Fees and Costs	65,000.01	65,000.01		
8	1440 Site Acquisition	0.00			
9	1450 Site Improvement	280,054.60	272,901.60		
10	1460 Dwelling Structures	569,175.92	569,175.92		
11	1465.1 Dwelling Equipment—Nonexpendable	34,100.00	34,100.00		
12	1470 Non-dwelling Structures	5,000.00	5,000.00		
13	1475 Non-dwelling Equipment	19,500.00	19,500.00		
14	1485 Demolition	0.00	0.00		
15	1492 Moving to Work Demonstration	0.00	0.00		
16	1495.1 Relocation Costs	0.00	0.00		
17	1499 Development Activities ⁴	0.00	0.00		

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

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

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

Part I: Summary		FFY of Grant: 2010	
PHA Name: The Housing Authority of the City of Charleston		FFY of Grant Approval: Capital Fund Program Grant No: SC16P00150110 Replacement Housing Factor Grant No: Date of CFFP:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Final Performance and Evaluation Report	
Summary by Development Account		Total Estimated Cost	
Line		Original	Revised ²
18a	1501 Collateralization or Debt Service paid by the PHA	665,801.37	665,801.37
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)	0.00	0.00
20	Amount of Annual Grant:: (sum of lines 2 - 19)	2,476,617.00	2,469,464.00
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
Signature of Executive Director		Signature of Public Housing Director	
Date: 6/23/10		Date: 6-23-10	

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.

Part II: Supporting Pages		Federal FFY of Grant: 2010						
PHA Name: The Housing Authority of the City of Charleston		Grant Type and Number Capital Fund Program Grant No: SC16P00150110 CFPP (Yes/No): Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
HA WIDE	MANAGEMENT IMPROVEMENTS:	1408						
	a. Advertising Cost		LS	6,500.00	6,500.00			
	b. Lead Based Paint Assessment		LS	0.00	0.00			
	c. Office Expenses		LS	3,000.00	3,000.00			
	d. Professional Assistance		LS	3,000.00	3,000.00			
	e. Professional Development		LS	12,000.00	12,000.00			
	f. Resident Programs		LS	3,000.00	3,000.00			
	g. Software Upgrades & Licenses		LS	3,000.00	3,000.00			
	h. Telephone & TDD Cost		LS	3,500.00	3,500.00			
	i. Vehicle Replacement		LS	61,000.00	61,000.00			
	Sub-Total			95,000.00	95,000.00			
HA WIDE	ADMINISTRATION:	1410						
	a. CFP Management Fee		LS	247,661.70	247,661.70			
	Sub-Total			247,661.70	247,661.70			
HA WIDE	FEES AND COSTS:	1430						
	Architect and Engineering Fees			65,000.01	65,000.01			
	Sub-Total			65,000.01	65,000.01			

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² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages		Federal FFY of Grant: 2010						
PHA Name: The Housing Authority of the City of Charleston		Grant Type and Number Capital Fund Program Grant No: SC16P00150110 CFPP (Yes/ No): Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
HA WIDE	SITE IMPROVEMENTS: a. Sidewalks b. Landscaping Sub-Total	1450	LS LS	48,916.00 58,350.00 107,266.00	48,916.00 58,350.00 107,266.00			
HA WIDE	DWELLING STRUCTURES: a. Bathroom Fixture Restoration - tub liners b. Interior Cycle Painting Sub-Total	1460	LS LS	180,000.00 50,000.00 230,000.00	180,000.00 50,000.00 230,000.00			
HA WIDE	DWELLING EQUIPMENT NON- EXPENDABLE: a. Appliance (Energy Star) Sub-Total	1465.1	LS	34,100.00 34,100.00	34,100.00 34,100.00			
HA WIDE	OPERATIONS:	1406	LS	495,323.40	495,323.40			

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² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages		Federal FFY of Grant: 2010						
PHA Name: The Housing Authority of the City of Charleston		Grant Type and Number Capital Fund Program Grant No: SC16P00150110 CFPP (Yes/No): Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
SC001000020	SITE IMPROVEMENTS:	1450						
Cooper River Court	a. Erosion Control Measures		LS	10,000.00	10,000.00			
	b. Repaving Parking lot / curbing		LS	29,000.00	26,615.67			
	c. Sewer Replacement		LS	5,000.00	5,000.00			
	Sub-Total			43,000.00	40,615.67			
	DWELLING STRUCTURES:	1460						
	a. Exterior Painting & Renovations		LS	15,000.00	15,000.00			
	b. Exterior Porch Renovations		LS	1,300.00	1,300.00			
	c. Security Upgrades - Entry Doors		LS	500.00	500.00			
	d. Plumbing Renovations - Interior		LS	500.00	500.00			
	e. Rotten Wood - Termite Elimination		LS	500.00	500.00			
	Sub-Total			17,800.00	17,800.00			
Edmund Jenkins	SITE IMPROVEMENTS:	1450						
	a. Sewer Line		LS	2,000.00	2,000.00			
	Sub-Total			2,000.00	2,000.00			

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Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant: 2010				
PHA Name: The Housing Authority of the City of Charleston		Capital Fund Program Grant No: SC16P00150110 CFFP (Yes/ No): Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
SC001000020	DWELLING STRUCTURES:	1460						
Edmund Jenkins	a. Interior Renovations & Floors		LS	5,000.00	5,000.00			
	b. Security Upgrades		LS	9000.00	9000.00			
	Sub-Total			14,000.00	14,000.00			
Meeting Street Manor	SITE IMPROVEMENTS:	1450						
	a. Erosion Control Measures		LS	10,000.00	10,000.00			
	b. Gas Line Renovations		LS	2,000.00	2,000.00			
	c. Renovation of Water Lines/Cutoff valves		LS	2,000.00	2,000.00			
	d. Sewer Line Exterior		LS	2,000.00	2,000.00			
	Sub-Total			16,000.00	16,000.00			
	DWELLING STRUCTURES:	1460						
	a. Interior Renovations (Zero Bedroom to Two Bedroom)		LS	5,000.00	5,000.00			
	b. Interior Renovations		LS	1,000.00	1,000.00			
	c. Security Upgrades - Emergency warning system, Entry Doors, Lighting, Mailboxes		LS	7,655.00	7,655.00			
	d. Rotten Wood - Termite Elimination		LS	1,500.00	1,500.00			
	Sub-Total			15,155.00	15,155.00			

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		Federal FFY of Grant: 2009						
PHA Name: The Housing Authority of the City of Charleston		Grant Type and Number Capital Fund Program Grant No: SC16P00150109 CFFP (Yes/ No): Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
SC001000020	SITE IMPROVEMENTS:	1450						
Meeting Street Manor Ext.	a. Erosion Control Measures		LS	1,500.00	1,500.00			
	b. Gas Line Renovations		LS	1,500.00	1,500.00			
	Sub-Total			3,000.00	3,000.00			
Meeting Street Manor Ext.	DWELLING STRUCTURES:	1460						
	a. Interior Renovations		LS	1,500.00	1,500.00			
	b. Security Upgrades - Emergency warning system, Mailboxes		LS	4,000.00	4,000.00			
	Sub-Total			4,000.00	4,000.00			
Huger Street	DWELLING STRUCTURES:	1460						
	a. Exterior Painting & Renovations		LS	1,000.00	1,000.00			
	b. Interior Renovations - Flooring		LS	1,000.00	1,000.00			
	c. Rotten Wood - Termite Elimination		LS	5,000.00	5,000.00			
	d. Security Upgrades - Storm, Screen, Entry Doors, Mailboxes		LS	2,200.00	2,200.00			
	Sub-Total			9,200.00	9,200.00			

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 II: Supporting Pages		Federal FFY of Grant: 2010						
PHA Name: The Housing Authority of the City of Charleston		Grant Type and Number Capital Fund Program Grant No: SC16P00150110 CFFP (Yes/ No): Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
SC001000030	SITE IMPROVEMENTS:	1450						
Robert Mills Manor Extension	a. Erosion Control Measures		LS	2,741.90	2,741.90			
	b. Fences - Wrought Iron		LS	1,000.00	1,000.00			
	Sub-Total			3,741.90	3,741.90			
	DWELLING STRUCTURES:	1460						
	a. Exterior Renovations		LS	3,000.00	3,000.00			
	b. Rewire Units		LS	1,200.00	1,200.00			
	c. Roof Renovations		LS	1,451.60	1,451.60			
	Sub-Total			5,651.60	5,651.60			
Wraggborough Homes Extension	SITE IMPROVEMENTS:	1450						
	a. Erosion Control Measures		LS	5,000.00	5,000.00			
	b. Fence Preservation		LS	1,500.00	1,500.00			
	c. Gas Line Renovation		LS	2,000.00	2,000.00			
	Sub-Total			8,500.00	8,500.00			

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Part II: Supporting Pages		Federal FFY of Grant: 2010						
PHA Name: The Housing Authority of the City of Charleston		Grant Type and Number Capital Fund Program Grant No: SC16P00150110 CFFP (Yes/ No): Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
SC001000030								
Wragborough Homes Extension	DWELLING STRUCTURES:	1460						
	a. Interior Renovations		LS	1,794.00	1,794.00			
	b. Rewire Units		LS	1,000.00	1,000.00			
	Sub-Total			2,794.00	2,794.00			
Scattered Sites 15	SITE IMPROVEMENTS:	1450						
	a. Erosion Control		LS	2,741.90	2,741.90			
	Sub-Total			2,741.90	2,741.90			
	Sub-Total							
	DWELLING STRUCTURES:	1460						
	a. Exterior Painting & Renovations		LS	1,500.00	1,500.00			
	b. Interior Lighting - Energy Efficient		LS	500.00	500.00			
	c. Interior Renovations - Flooring		LS	1,794.00	1,794.00			
	d. Window Replacements		LS	1,000.00	1,000.00			
	Sub-Total			4,794.00	4,794.00			

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: The Housing Authority of the City of Charleston			Grant Type and Number Capital Fund Program Grant No: SC16P00150110 CFFP (Yes/ No): Replacement Housing Factor Grant 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		
SC001000040									
Gadsden Green Homes	SITE IMPROVEMENTS:	1450							
	a. Security Upgrades		LS	28,000.00	25,615.66				
	b. Sewer Lines - exterior		LS	3,000.00	3,000.00				
	Sub-Total			31,000.00	28,615.66				
	DWELLING STRUCTURES:	1460							
	a. Exterior Painting & Renovations		LS	54,000.00	54,000.00				
	b. Interior Renovations		LS	20,000.00	20,000.00				
	c. Plumbing Renovations - Interior		LS	3,231.99	3,231.99				
	d. Rewire Units		LS	3,000.00	3,000.00				
	c. Lighting - front & back porch		LS	2,000.00	2,000.00				
	Sub-Total			82,231.99	82,231.99				
Kiawah Homes	SITE IMPROVEMENTS	1450							
	a. Security Upgrades - lighting, cameras		LS	1,000.00	1,000.00				
	Sub-Total			1,000.00	1,000.00				

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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
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Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant: 2010			
PHA Name: The Housing Authority of the City of Charleston		Capital Fund Program Grant No: SC16P00150110		CFPP (Yes/ No):			
Development Number Name/PHA-Wide Activities		General Description of Major Work Categories		Replacement Housing Factor Grant No:			
Development Number Name/PHA-Wide Activities	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
			Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
SC001000040	1460						
Kiawah Homes		LS	60,000.00	60,000.00			
			60,000.00	60,000.00			
Gadsden Green Extension	1450						
		LS	2,000.00	2,000.00			
		LS	6,000.00	6,000.00			
		LS	3,000.00	3,000.00			
			11,000.00	11,000.00			
		LS	17,000.00	17,000.00			
		LS	7,300.00	7,300.00			
			24,300.00	24,300.00			
		LS	5,000.00	5,000.00			
			5,000.00	5,000.00			

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		Federal FFY of Grant: 2010						
PHA Name: The Housing Authority of the City of Charleston		Grant Type and Number Capital Fund Program Grant No: SC16P00150110 CFFP (Yes/ No): Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
SC001000040								
Scattered Sites 15	SITE IMPROVEMENTS:	1450						
	a. Parking Lot Repairs		LS	2,500.00	2,500.00			
	Sub-Total			2,500.00	2,500.00			
	DWELLING STRUCTURES	1460						
	a. Interior Renovations - Flooring		LS	6,500.00	6,500.00			
	b. Security Upgrades - Storm, Screen and Entry Doors, Fences		LS	7,500.00	7,500.00			
	c. Window Replacements		LS	7,500.00	7,500.00			
	Sub-Total			21,500.00	21,500.00			
Project 23	SITE IMPROVEMENTS	1450						
	a. Erosion Control Measures		LS	2,500.00	2,500.00			
	b. Security Upgrades - Lighting		LS	500.00	500.00			
	Sub-Total			3,000.00	3,000.00			

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.

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
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Part III: Implementation Schedule for Capital Fund Financing Program						
PHA Name: The Housing Authority of the City of Charleston						
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	07/14/2012		07/14/2014			
SC001000020						
Cooper River Court	07/14/2012		07/14/2014			
Edmund Jenkins	07/14/2012		07/14/2014			
Meeting Street Manor	07/14/2012		07/14/2014			
Meeting Street Manor Ext	07/14/2012		07/14/2014			
Huger Street	07/14/2012		07/14/2014			
SC001000030						
Robert Mills Manor	07/14/2012		07/14/2014			
Wraggborough Homes	07/14/2012		07/14/2014			
Robert Mills Manor Ext.	07/14/2012		07/14/2014			
Wraggborough Homes Ext	07/14/2012		07/14/2014			
Scattered Site 15	07/14/2012		07/14/2014			
Scattered Site 16	07/14/2012		07/14/2014			

¹ 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 4/30/20011

Part I: Summary					
PHA Name/Number Housing Authority of the City of Charleston SC001		Locality (City/County & State) Charleston, South Carolina		<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 1	
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	885,657.53	875,332.53	814,557.53	837,557.53
C. Management Improvements		80,000.00	70,200.00	108,400.00	103,400.00
D. PHA-Wide Non-dwelling Structures and Equipment		79,020.00	81,020.00	110,720.00	81,220.00
E. Administration		247,661.70	247,661.70	247,661.70	247,661.70
F. Other (Fees & Costs)		16,000.00	33,765.00	27,000.00	23,500.00
G. Operations		495,323.40	495,323.40	495,323.40	495,323.40
H. Demolition		0.00	0.00	0.00	0.00
I. Development		0.00	0.00	0.00	15,000.00
J. Capital Fund Financing – Debt Service		665,801.37	665,801.37	665,801.37	665,801.37
K. Total CFP Funds					
L. Total Non-CFP Funds					
M. Grand Total		2,469,464.00	2,469,464.00	2,469,464.00	2,469,464.00

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

Work Statement for Year 1 FFY 2010	Work Statement for Year: 2011 FFY 2011			Work Statement for Year: 2012 FFY 2012		
	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 Annual Statement	HA-WIDE: Operations (1406) Administration (1410)	Lump Sum Lump Sum	495,323.40 247,661.70	HA-WIDE: Operations (1406) Administration (1410)	Lump Sum Lump Sum	495,323.40 247,661.70
	SC001000020: Miscellaneous Site Work, including Erosion Control, Sewer Line Renovations / Replacement, Gas Line Renovations, Water Line Renovations, Playground Equipment, Irrigation Systems, Parking Lot Renovations (1450).	Lump Sum	38,765.67	SC001000020: Miscellaneous Site Work, including Erosion Control, Sewer Line Renovations / Replacement, Gas Line Renovations, Water Line Renovations, Playground Equipment, Irrigation Systems, Parking Lot Renovations (1450).	Lump Sum	50,615.67
	SC001000030: Miscellaneous Site Work, including Erosion Control, Sewer Line Renovations / Replacement, Gas Line Renovations, Water Line Renovations, Playground Equipment, Irrigation Systems, Parking Lot Renovations (1450).	Lump Sum	63,007.60	SC001000030: Miscellaneous Site Work, including Erosion Control, Sewer Line Renovations / Replacement, Gas Line Renovations, Water Line Renovations, Playground Equipment, Irrigation Systems, Parking Lot Renovations (1450).	Lump Sum	38,817.92
	SC001000040: Miscellaneous Site Work, including Erosion Control, Sewer Line Renovations / Replacement, Gas Line Renovations, Water Line Renovations, Playground Equipment, Irrigation Systems, Parking Lot Renovations (1450).	Lump Sum	74,796.76	SC001000040: Miscellaneous Site Work, including Erosion Control, Sewer Line Renovations / Replacement, Gas Line Renovations, Water Line Renovations, Playground Equipment, Irrigation Systems, Parking Lot Renovations (1450).	Lump Sum	88,283.04
	HA-WIDE: Landscaping and Sidewalk Renovations (1450).	Lump Sum	30,529.70	HA-WIDE: Landscaping and Sidewalk Renovations (1450).	Lump Sum	24,208.00
	Subtotal of Estimated Cost		\$954,853.50	Subtotal of Estimated Cost		\$944,309.73

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
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Part I: Summary

PHA Name/Number Housing Authority of the City of Charleston SC001		Locality (City/County & State) Charleston, South Carolina		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
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	885,657.53	875,332.53	814,557.53	837,557.53
C. Management Improvements		80,000.00	70,200.00	108,400.00	103,400.00
D. PHA-Wide Non-dwelling Structures and Equipment		79,020.00	81,020.00	110,720.00	81,220.00
E. Administration		247,661.70	247,661.70	247,661.70	247,661.70
F. Other (Fees & Costs)		16,000.00	33,765.00	27,000.00	23,500.00
G. Operations		495,323.40	495,323.40	495,323.40	495,323.40
H. Demolition		0.00	0.00	0.00	0.00
I. Development		0.00	0.00	0.00	15,000.00
J. Capital Fund Financing – Debt Service		665,801.37	665,801.37	665,801.37	665,801.37
K. Total CFP Funds					
L. Total Non-CFP Funds					
M. Grand Total		2,469,464.00	2,469,464.00	2,469,464.00	2,469,464.00

Part II: Supporting Pages – Physical Needs Work Statement(s)		Work Statement for Year: 2011 FFY 2011		Work Statement for Year: 2012 FFY 2012		
Work Statement for Year 1 FFY 2010	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 Annual Statement	HA-WIDE: Operations (1406) Administration (1410)	Lump Sum Lump Sum	495,323.40 247,661.70	HA-WIDE: Operations (1406) Administration (1410)	Lump Sum Lump Sum	495,323.40 247,661.70
	SC001000020: Miscellaneous Site Work, including Erosion Control, Sewer Line Renovations / Replacement, Gas Line Renovations, Water Line Renovations, Playground Equipment, Irrigation Systems, Parking Lot Renovations (1450).	Lump Sum	38,765.67	SC001000020: Miscellaneous Site Work, including Erosion Control, Sewer Line Renovations / Replacement, Gas Line Renovations, Water Line Renovations, Playground Equipment, Irrigation Systems, Parking Lot Renovations (1450).	Lump Sum	50,615.67
	SC001000030: Miscellaneous Site Work, including Erosion Control, Sewer Line Renovations / Replacement, Gas Line Renovations, Water Line Renovations, Playground Equipment, Irrigation Systems, Parking Lot Renovations (1450).	Lump Sum	63,007.60	SC001000030: Miscellaneous Site Work, including Erosion Control, Sewer Line Renovations / Replacement, Gas Line Renovations, Water Line Renovations, Playground Equipment, Irrigation Systems, Parking Lot Renovations (1450).	Lump Sum	38,817.92
	SC001000040: Miscellaneous Site Work, including Erosion Control, Sewer Line Renovations / Replacement, Gas Line Renovations, Water Line Renovations, Playground Equipment, Irrigation Systems, Parking Lot Renovations (1450).	Lump Sum	74,796.76	SC001000040: Miscellaneous Site Work, including Erosion Control, Sewer Line Renovations / Replacement, Gas Line Renovations, Water Line Renovations, Playground Equipment, Irrigation Systems, Parking Lot Renovations (1450).	Lump Sum	88,283.04
	HA-WIDE: Landscaping and Sidewalk Renovations (1450).	Lump Sum	30,529.70	HA-WIDE: Landscaping and Sidewalk Renovations (1450).	Lump Sum	24,208.00
	Subtotal of Estimated Cost		\$954,853.50	Subtotal of Estimated Cost		\$944,309.73

Work Statement for Year: 2011 FFY 2011		Work Statement for Year: 2012 FFY 2012					
		Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
Work Statement for Year 1 FFY 2010	See	SC001000020: Unit Modernization Including: Exterior Painting, Interior and Exterior Renovations, Floor Tile Cycle Replacement, Roofing, Security Upgrades, Termite Control, Lighting, Window Replacement, Rewiring, Plumbing Improvements (1460).	Lump Sum	186,390.20	SC001000020: Unit Modernization Including: Exterior Painting, Interior and Exterior Renovations, Floor Tile Cycle Replacement, Roofing, Security Upgrades, Termite Control, Lighting, Window Replacement, Rewiring, Plumbing Improvements (1460).	Lump Sum	215,261.51
Annual Statement		SC001000030: Unit Modernization Including: Exterior Painting, Interior and Exterior Renovations, Floor Tile Cycle Replacement, Roofing, Security Upgrades, Termite Control, Lighting, Window Replacement, Rewiring, Plumbing Improvements (1460).	Lump Sum	66,584.53	SC001000030: Unit Modernization Including: Exterior Painting, Interior and Exterior Renovations, Floor Tile Cycle Replacement, Roofing, Security Upgrades, Termite Control, Lighting, Window Replacement, Rewiring, Plumbing Improvements (1460).	Lump Sum	50,062.40
		SC001000040: Unit Modernization Including: Exterior Painting, Interior and Exterior Renovations, Floor Tile Cycle Replacement, Roofing, Security Upgrades, Termite Control, Lighting, Window Replacement, Rewiring, Plumbing Improvements (1460).	Lump Sum	173,225.40	SC001000040: Unit Modernization Including: Exterior Painting, Interior and Exterior Renovations, Floor Tile Cycle Replacement, Roofing, Security Upgrades, Termite Control, Lighting, Window Replacement, Rewiring, Plumbing Improvements (1460).	Lump Sum	140,393.00
		HA WIDE: Unit Modernization Including: Bathroom Fixture Restoration, Interior Cycle Painting (1460).	Lump Sum	217,400.00	HA WIDE: Unit Modernization Including: Bathroom Fixture Restoration, Interior Cycle Painting (1460).	Lump Sum	222,962.00
		HA WIDE: Fees and Costs Including: Architect & Engineering Services, Professional Assessment Fees (1430).	Lump Sum	16,000.00	HA WIDE: Fees and Costs Including: Architect & Engineering Services, Professional Assessment Fees (1430).	Lump Sum	33,765.00
		Subtotal of Estimated Cost		\$659,600.13	Subtotal of Estimated Cost		\$662,443.90

Capital Fund Program—Five-Year Action Plan

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Work Statement for Year 1 FFY 2010	Work Statement for Year: 2011 FFY 2011			Work Statement for Year: 2012 FFY 2012		
	Development Number/Name General Description of Major Work Categories HA WIDE: Dwelling Equipment Non-Expendable: Energy Star Appliances (1465.1)	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories HA WIDE: Dwelling Equipment Non-Expendable: Energy Star Appliances (1465.1)	Quantity	Estimated Cost
Annual Statement	SC001000020: Non-Dwelling Structures. Renovations to 562 Meeting Street (1470).	Lump Sum	1,000.00	SC001000020: Non-Dwelling Structures. Renovations to 562 Meeting Street (1470).	Lump Sum	6,000.00
	SC001000030: Non-Dwelling Structures. Wraggborough Community Center Renovations (1470).	Lump Sum	5,000.00	SC001000030: Non-Dwelling Structures. Wraggborough Community Center Renovations (1470).	Lump Sum	4,000.00
				SC001000040: Non-Dwelling Structures. Renovations/Upgrades to Gadsden Green, Kiawah Homes Community Center & Septima Clark Child Care Center (1470).	Lump Sum	3,000.00
	AMP WIDE: Non-Dwelling Equipment Including Community Furniture, Computer Equipment Upgrades and Replacement (1475).	Lump Sum	15,600.00	AMP WIDE: Non-Dwelling Equipment Including Community Furniture, Computer Equipment Upgrades and Replacement (1475).	Lump Sum	21,600.00
	AMP WIDE: Non-Dwelling Equipment Including Maintenance Equipment and Vehicles (1475).	Lump Sum	30,920.00	AMP WIDE: Non-Dwelling Equipment Including Maintenance Equipment and Vehicles (1475).	Lump Sum	36,920.00
	SC001000040: Relocation Costs (1495).	Lump Sum	5,000.00	SC001000040: Relocation Costs (1495).	Lump Sum	5,000.00
	AMP WIDE: Capital Fund Financing – Debt Service (1501).	Lump Sum	665,801.37	AMP WIDE: Capital Fund Financing – Debt Service (1501).	Lump Sum	665,801.37
	Subtotal of Estimated Cost		\$773,510.37	Subtotal of Estimated Cost		\$792,510.37

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
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Part II: Supporting Pages – Physical Needs Work Statement(s)		Work Statement for Year: 2013 FFY 2013		Work Statement for Year: 2014 FFY 2014		
Work Statement for Year 1 FFY 2010	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 Annual Statement	HA-WIDE: Operations (1406) Administration (1410)	Lump Sum Lump Sum	495,323.40 247,661.70	HA WIDE: Operations (1406) Administration (1410)	Lump Sum Lump Sum	495,323.40 247,661.70
	SC001000020: Miscellaneous Site Work, including Erosion Control, Sewer Line Renovations / Replacement, Gas Line Renovations, Water Line Renovations, Playground Equipment, Irrigation Systems, Parking Lot Renovations (1450).	Lump Sum	59,115.67	SC001000020: Miscellaneous Site Work, including Erosion Control, Sewer Line Renovations / Replacement, Gas Line Renovations, Water Line Renovations, Playground Equipment, Irrigation Systems, Parking Lot Renovations (1450).	Lump Sum	69,865.67
	SC001000030: Miscellaneous Site Work, including Erosion Control, Sewer Line Renovations / Replacement, Gas Line Renovations, Water Line Renovations, Playground Equipment, Irrigation Systems, Parking Lot Renovations (1450).	Lump Sum	88,615.67	SC001000030: Miscellaneous Site Work, including Erosion Control, Sewer Line Renovations / Replacement, Gas Line Renovations, Water Line Renovations, Playground Equipment, Irrigation Systems, Parking Lot Renovations (1450).	Lump Sum	104,365.67
	SC001000040: Miscellaneous Site Work, including Erosion Control, Sewer Line Renovations / Replacement, Gas Line Renovations, Water Line Renovations, Playground Equipment, Irrigation Systems, Parking Lot Renovations (1450).	Lump Sum	91,115.66	SC001000040: Miscellaneous Site Work, including Erosion Control, Sewer Line Renovations / Replacement, Gas Line Renovations, Water Line Renovations, Playground Equipment, Irrigation Systems, Parking Lot Renovations (1450).	Lump Sum	70,615.66
	HA-WIDE: Landscaping and Sidewalk Renovations (1450).	Lump Sum	37,000.00	HA-WIDE: Landscaping and Sidewalk Renovations (1450).	Lump Sum	42,000.00
	Subtotal of Estimated Cost		\$1,018,832.10	Subtotal of Estimated Cost		\$1,018,832.10

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
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Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year: 2010		Work Statement for Year: 2013 FFY 2013		Work Statement for Year: 2014 FFY 2014	
Year FFY	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Quantity	Estimated Cost
2010	SC001000020: Unit Modernization Including: Exterior Painting, Interior and Exterior Renovations, Floor Tile Cycle Replacement, Roofing, Security Upgrades, Termite Control, Lighting, Window Replacement, Rewiring, Plumbing Improvements (1460).	Lump Sum	134,037.13	Lump Sum	148,506.20
Annual Statement	SC001000030: Unit Modernization Including: Exterior Painting, Interior and Exterior Renovations, Floor Tile Cycle Replacement, Roofing, Security Upgrades, Termite Control, Lighting, Window Replacement, Rewiring, Plumbing Improvements (1460).	Lump Sum	126,107.20	Lump Sum	108,475.50
	SC001000040: Unit Modernization Including: Exterior Painting, Interior and Exterior Renovations, Floor Tile Cycle Replacement, Roofing, Security Upgrades, Termite Control, Lighting, Window Replacement, Rewiring, Plumbing Improvements (1460).	Lump Sum	95,512.20	Lump Sum	101,328.83
	HA WIDE: Unit Modernization Including: Bathroom Fixture Restoration, Interior Cycle Painting (1460).	Lump Sum	130,654.00	Lump Sum	157,000.00
	HA WIDE: Fees and Costs Including: Architect & Engineering Services, Professional Assessment Fees (1430).	Lump Sum	27,000.00	Lump Sum	23,500.00
	Subtotal of Estimated Cost		\$513,310.53	Subtotal of Estimated Cost \$538,810.53	

Capital Fund Program—Five-Year Action Plan

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Work Statement for Year: 2013 FFY 2013		Work Statement for Year: 2014 FFY 2014		Part II: Supporting Pages – Physical Needs Work Statement(s)	
				Development Number/Name General Description of Major Work Categories	Quantity
Work Statement for Year 1 FFY 2010	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Quantity	Estimated Cost
See	HA WIDE: Dwelling Equipment Non-Expendable: Energy Star Appliances (1465.1)	Lump Sum	30,000.00	Lump Sum	22,500.00
Annual Statement	SC001000020: Non-Dwelling Structures. Renovations to 562 Meeting Street (1470).	Lump Sum	2,000.00	Lump Sum	2,500.00
	SC001000030: Non-Dwelling Structures. Wragborough and Robert Mills Manor Community Center Renovations (1470).	Lump Sum	2,000.00	Lump Sum	2,000.00
	SC001000040: Non-Dwelling Structures. Renovations/Upgrades to Gadsden Green, Kiawah Homes Community Center & Septima Clark Child Care Center (1470).	Lump Sum	7,000.00	Lump Sum	8,500.00
	HA WIDE: Non-Dwelling Equipment Including Community Furniture, Computer Equipment Upgrades and Replacement (1475).	Lump Sum	52,000.00	Lump Sum	36,500.00
	HA WIDE: Non-Dwelling Equipment Including Maintenance Equipment and Vehicles (1475).	Lump Sum	67,120.00	Lump Sum	51,620.00
	SC001000020: Contingency (1502)	Lump Sum	5,000.00	Lump Sum	5,000.00
	SC001000040: Contingency (1502)	Lump Sum	3,000.00	Lump Sum	3,000.00
	Subtotal of Estimated Cost		\$168,120.00	Subtotal of Estimated Cost	\$131,620.00

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
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 OMB No. 2577-0226
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Part I: Summary		Grant Type and Number		FFY of Grant: 2009	
PHA Name: The Housing Authority of the City of Charleston		Capital Fund Program Grant No: SC16P00150109		FFY of Grant Approval:	
Date of CFFP:		Replacement Housing Factor Grant No:			
Type of Grant	Original	Revised ²	Obligated	Total Actual Cost ¹	
<input type="checkbox"/> Original Annual Statement					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:					
Summary by Development Account					
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	235,840.00	1,000.00		
3	1408 Management Improvements	44,200.00	1,000.00		
4	1410 Administration (may not exceed 10% of line 21)	242,682.70	247,661.70	247,656.00	144,466.00
5	1411 Audit	0.00	0.00		
6	1415 Liquidated Damages	0.00	0.00		
7	1430 Fees and Costs	30,900.00	280,000.00	279,804.00	260,646.50
8	1440 Site Acquisition	0.00	0.00		
9	1450 Site Improvement	241,831.70	268,331.70	193,679.83	106,085.83
10	1460 Dwelling Structures	665,972.23	931,113.60	813,116.21	727,008.77
11	1465.1 Dwelling Equipment—Nonexpendable	50,796.00	61,708.63	61,708.63	55,504.11
12	1470 Non-dwelling Structures	46,000	20,000.00	20,000.00	19,750.00
13	1475 Non-dwelling Equipment	56,083.80	0.00		
14	1485 Demolition	0.00	0.00		
15	1492 Moving to Work Demonstration	0.00	0.00		
16	1495.1 Relocation Costs	0.00	0.00		
17	1499 Development Activities ⁴	0.00	0.00		

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

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

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

Part I: Summary		FFY of Grant: 2009			
PHA Name: The Housing Authority of the City of Charleston		FFY of Grant Approval:			
Grant Type and Number Capital Fund Program Grant No: SC16P00150109 Replacement Housing Factor Grant No: Date of CFFP:					
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report			
<input type="checkbox"/> Reserve for Disasters/Emergencies					
Summary by Development Account		Total Estimated Cost			
Line		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA	665,801.37	665,801.37	665,801.37	221,933.80
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)	0.00	0.00		
20	Amount of Annual Grant: (sum of lines 2 - 19)	2,426,827.00	2,476,617.00	2,281,766.04	1,535,395.01
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director <i>Raynie P. Jeyette for Donald Cameron</i>		Date 7-29-10		Signature of Public Housing Director	
				Date	

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
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Part II: Supporting Pages		Federal FFY of Grant: 2009						
PHA Name: The Housing Authority of the City of Charleston		Grant Type and Number Capital Fund Program Grant No: SC16P00150109 CFPP (Yes/No): Replacement Housing Factor Grant No:						
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 - 1450	Site Improvements	1450		19,560.00	268,331.70	193,679.83	106,085.83	
	Sub total			19,560.00	268,331.70	193,679.83	106,085.83	
HA WIDE - 1460	Site Improvements	1460		138,878.00	881,113.60	763,116.21	702,834.77	
	Interior Cycle Painting	1460		28,237.00	50,000.00	50,000.00	24,174.00	
	Sub total			167,115.00	931,113.60	756,986.00	727,008.77	
HA WIDE - 1465.1	Appliances - Energy Star	1465.1		50,796.00	61,708.63	61,708.63	55,504.11	
	Sub total			50,796.00	61,708.63	61,708.63	55,504.11	
HA WIDE - 1470	Non-Dwelling Structures	1470		0.00	20,000.00	20,000.00	19,750.00	
	Sub total			0.00	20,000.00	20,000.00	19,750.00	
HA WIDE - 1475	ADMIN Furniture	1475		15,383.80	0.00			
	Computer Equipment & Tools	1475		6,000.00	0.00			
	Laser Printers	1475		4,000.00	0.00			
	Maintenance Equipment/Tools	1475		11,100.00	0.00			
	Network Server Upgrades	1475		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.

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
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Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant: 2009				
PHA Name: The Housing Authority of the City of Charleston		Capital Fund Program Grant No: SC16P00150109 CFFP (Yes/No): Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
HA WIDE - 1475 Non Dwelling Equipment	PC Replacement	1475		3,600.00	0			
	Vehicles Replacement - Maintenance Sub total	1475		16,000.00	0			
HA WIDE - 1485 Demolition	Demolition	1485		0.00	0.00			
HA WIDE - 1490 Replacement Reserve	Replacement Reserve	1490		0.00	0.00			
HA WIDE - 1492 Moving to Work Demolition	Moving to Work Demolition	1492		0.00	0.00			
HA WIDE - 1495 Relocation Cost	Relocation Cost	1495		0.00	0.00			
HA WIDE - 1499 Development Activities	Development Activities	1499		0.00	0.00			

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Part II: Supporting Pages		Federal FFY of Grant: 2009						
PHA Name: The Housing Authority of the City of Charleston		Grant Type and Number Capital Fund Program Grant No: SC16P00150109 CFFP (Yes/No): Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PROJECT BASED								
SC 16-10 Meeting Street Manor	Erosion Control Measures	1450		5,000.00	0.00			
	Gas Line Renovation	1450		0.00	0.00			
	Landscaping	1450		1,500.00	25,392.04	25,392.04	25,392.04	lowcountry greens/natural directions
	Renovation of Water lines/cutoff valves	1450		0.00	2,700.00	2,700.00	2,700.00	lowcountry greens
	Sewer Line Exterior	1450		0.00	0.00			
	Exterior Painting & Renovations	1460		5,000.00	2,124.00	2,124.00	2,124.00	wayne downey
	Interior Renovation (Zero bedroom to two bedroom	1460		0.00	0.00			
	Interior Renovations	1460		0.00	0.00			
	Roof Renovations	1460		75,000.00	0.00			
	Security system camera - Emergency warning system	1460		0.00	0.00			
	Security upgrades - Entry Doors	1460		14,070.00	0.00			
	Security upgrades - Lighting	1460		3,000.00	0.00			
	Security upgrades - Mailboxes	1460		3,150.00	0.00			
	562 Meeting Renovations	1470		0.00	0.00			
	Marion Stroble - Community Center	1470		1,500.00	0.00			

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Part II: Supporting Pages		Federal FFY of Grant: 2009						
PHA Name: The Housing Authority of the City of Charleston		Grant Type and Number Capital Fund Program Grant No: SC16P00150109 CFFP (Yes/ No): Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
SC 16-12 Kiawah Homes	Landscaping and Site Improvement Playground Equipment Security Upgrades, lighting, cameras Sewer Line - Exterior Exterior Renovations Interior Renovations Plumbing Renovations Interior Kiawah Homes Community Center Relocation Expenses	1450 1450 1450 1450 1460 1460 1460 1470 1495		1,500.00 0.00 5,000.00 10,000.00 20,199.80 0.00 0.00 0.00 0.00	23,798.32 0.00 0.00 0.00 392,670.00 0.00 0.00 0.00 0.00	23,798.32 0.00 0.00 0.00 273,525.61 0.00 0.00 0.00 0.00	18,243.32 0.00 0.00 0.00 273,525.61 0.00 0.00 0.00 0.00	reclass
SC 13 Extensions Meeting Street Manor Ext.	Erosion Control Measures Exterior Renovations Landscaping Renovation of gas lines Sewer line - exterior Interior Renovations Plumbing Renovations - Water line inter. Roof Renovations	1450 1450 1450 1450 1460 1460 1460		2,500.00 1,200.00 1,500.00 10,000.00 0.00 0.00 0.00 75,000.00	0.00 0.00 0.00 0.00 0.00 500.00 0.00 75,000.00	0.00 0.00 0.00 0.00 0.00 326.16 0.00 0.00	0.00 0.00 0.00 0.00 0.00 326.16 0.00 0.00	wayne downey

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PHA Name: The Housing Authority of the City of Charleston		Grant Type and Number Capital Fund Program Grant No: SC16P00150109 CFFP (Yes/ No): Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PROJECT BASED								
SC 16-01 Robert Mills Manor	Erosion Control Measures	1450		2,741.90	2,741.90			
	Exterior Renovations	1450		4,000.00	4,000.00			
	Exterior Security Lighting	1450		1,000.00	1,000.00			
	Fences - Wrought Iron	1450		0.00	0.00			
	Interior Lighting Energy Efficient	1450		5,000.00	5,000.00			
	Landscaping	1450		1,500.00	1,500.00			
	Playground Equipment	1450		0.00	0.00			
	Exterior Stoops	1450		1,000.00	1,000.00			
	Cycle Painting	1460		0.00	500.00	345.00	345.00	
	Interior Renovations	1460		0.00	0.00			
	Roof Renovations	1460		6,202.40	6,202.40			
	Robert Mills Manor Community Center Renovations	1470		1,000.00	2,500.00			
	Sub Total			22,444.30	24,444.30	345.00	345.00	
SC 16-04 Wraggborough Homes	Erosion Control	1450		10,000.00	10,000.00			
	Fences	1450		4,500.00	4,500.00			
	Landscaping	1450		1,500.00	1,500.00			
	Playground Equipment	1450		0.00	0.00			
	Sewer Line	1450		20,000.00	25,300.00			

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Part II: Supporting Pages		Federal FFY of Grant: 2009						
PHA Name: The Housing Authority of the City of Charleston		Grant Type and Number Capital Fund Program Grant No: SC16P00150109 CFFP (Yes/No): Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
SC 16-04	Wraggborough Homes			0.00	3,000.00	2,115.00	2,115.00	
	Exterior Paint & Renovations	1460						
	Interior Renovations	1460		5,000.00	5,000.00			
	Rewire Units	1460		0.00	0.00			
	Roof Renovations	1460		6,202.40	6,202.40			
	Security Upgrades	1460		5,290.80	5,290.80			
	Wraggborough Community Center	1470		0.00	0.00			
	Subtotal			52,493.20	51,793.20	2,115.00	2,115.00	
SC 16-05	Gadsden Green Homes			3,000.00	3,000.00			
	Landscaping & Fencing	1450						
	Playground Equipment	1450		0.00	0.00			
	Security Upgrades	1450		0.00	0.00			
	Sewer Lines exterior	1450		0.00	0.00			
	Exterior Paint & Renovations	1460		5,000.00	15,000.00	7,974.00	7,964.00	
	Improvements to Common areas	1460		10,000.00	10,000.00			
	Interior Lighting - energy efficient	1460		0.00	0.00			
	Interior Renovations - Floors	1460		0.00	0.00			
	Plumbing Renovations - interior	1460		50,000.00	50,000.00			
	Rewire Units	1460		0.00	0.00			
	Roof Renovations	1460		20,000.00	20,000.00			
	Lighting - Front and back porches	1460		5,000.00	5,000.00			

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Part II: Supporting Pages		Federal FFY of Grant: 2009						
PHA Name: The Housing Authority of the City of Charleston		Grant Type and Number Capital Fund Program Grant No: SC16P00150109 CFFP (Yes/No): Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
SC 16-04	Wraggborough Homes	1460		0.00	3,000.00	2,115.00	2,115.00	
	Exterior Paint & Renovations	1460						
	Interior Renovations	1460		5,000.00	5,000.00			
	Rewire Units	1460		0.00	0.00			
	Roof Renovations	1460		6,202.40	6,202.40			
	Security Upgrades	1460		5,290.80	5,290.80			
	Wraggborough Community Center	1470		0.00	0.00			
	Subtotal			52,493.20	63,093.2			
SC 16-05	Gadsden Green Homes							
	Landscaping & Fencing	1450		3,000.00	3,000.00			
	Playground Equipment	1450		0.00	0.00			
	Security Upgrades	1450		0.00	0.00			
	Sewer Lines exterior	1450		0.00	0.00			
	Exterior Paint & Renovations	1460		5,000.00	15,000.00	7,974.00	7,964.00	
	Improvements to Common areas	1460		10,000.00	10,000.00			
	Interior Lighting - energy efficient	1460		0.00	0.00			
	Interior Renovations - Floors	1460		0.00	0.00			
	Plumbing Renovations - interior	1460		50,000.00	50,000.00			
	Rewire Units	1460		0.00	0.00			
	Roof Renovations	1460		20,000.00	20,000.00			
	Lighting - Front and back porches	1460		5,000.00	5,000.00			

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Part II: Supporting Pages		Federal FFY of Grant: 2009						
PHA Name: The Housing Authority of the City of Charleston		Grant Type and Number Capital Fund Program Grant No: SC16P00150109 CFFP (Yes/No): Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PROJECT BASED								
SC 16-05 Gadsden Green Homes	183 President Street Renovations	1470		45,000.00	45,000.00			
	Gadsden Green Community Center	1470		0.00	0.00			
	Sub Total			138,000.00	138,000.00	7,974.00	7,974.00	
SC 16-06 Robert Mills Manor Exten.	Erosion Control Measures	1450		2,741.90	8,041.90			
	Fences - Wrought Iron	1450		0.00	0.00			
	Landscaping	1450		1,500.00	1,500.00			
	Playground Equipment	1450		0.00	0.00			
	Emergency warning system / Security System	1460		0.00	0.00			
	Cycle Painting	1460		55,000.00	55,000.00	785.54	785.54	
	Interior Renovations	1460		0.00	0.00			
	Rewire Units	1460		54,720.00	54,720.00			
	Roof Renovations	1460		6,202.40	6,202.40			
	Sub Total			120,164.30	125,464.30	785.54	785.54	
SC 16-08 Cooper River Court	Bollards	1450		0.00	0.00			
	Erosion Control Measures	1450		2,500.00	2,500.00			
	Landscaping	1450		1,500.00	1,500.00			
	Playground Equipment	1450		2,000.00	2,000.00			

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Part II: Supporting Pages		Federal FFY of Grant: 2009						
PHA Name: The Housing Authority of the City of Charleston		Grant Type and Number Capital Fund Program Grant No: SC16P00150109 CFPP (Yes/No): Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
SC 16-08 Cooper River Court	Landscaping	1450		2,000.00	5,670.00	5,670.00	5,670.00	natural directions
	Sewer Replacement	1450		0.00	0.00			
	Cycle Painting	1460		0.00	5,000.00	4,158.76	4,158.76	
	Exterior Porch Renovations	1460		0.00	5,670.00			
	Interior Renovations	1460		0.00	0.00			
	Roof Renovations	1460		0.00	0.00			
	Security Upgrades - Entry Doors	1460		0.00	0.00			
	Security Upgrades - Mailboxes	1460		3,150.00	3,150.00			
	Sub Total			11,150.00	11,150.00	9,828.76	9,828.76	
SC 16-09 Edmund Jenkins	Irrigation System	1450		0.00	0.00			
	Landscaping	1450		1,500.00	16,290.00	14,040.00	14,040.00	warren/natural directions
	Playground Equipment	1450		0.00	0.00			
	Sewer Line	1450		0.00	0.00			
	Exterior Painting & Renovations	1460		0.00	200.00	163.08	163.08	
	Interior Renovations & Floors	1460		0.00	0.00			
	Roof Renovations	1460		0.00	0.00			
	Security Upgrades Storm and Entry Door	1460		14,000.00	14,000.00			
	Sub Total			15,500.00	15,500.00	14,213.08	14,213.08	

Part II: Supporting Pages		Federal FFY of Grant: 2009						
PHA Name: The Housing Authority of the City of Charleston		Grant Type and Number Capital Fund Program Grant No: SC16P00150109 CFPP (Yes/ No): Replacement Housing Factor Grant No:						
Development Number Name/PHA- Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
SC 13 Extensions								
Meeting Street Manor Ext.	Security System camera - Emergency warning system	1460		6,091.63	6,091.63			
Wraggborough Homes Ext.	Security Upgrades - Entry Doors Erosion Control Measures	1460 1450		7,000.00 0.00	7,000.00 0.00			
	Fence Preservation	1450		0.00	0.00			
	Landscaping	1450		1,500.00	1,500.00			
	Playground Equipment	1450		0.00	0.00			
	Renovation of Gas Lines	1450		30,995.20	30,995.20			
	Sewer Line - exterior	1450		0.00	0.00			
	Cycle Painting	1460		1,000.00	1,000.00	665.06	665.06	
	Interior Renovations	1460		1,794.00	1,794.00			
	Rewire Units	1460		0.00	0.00			
	Roof Renovations	1460		20,000.00	20,000.00			
	Security Upgrades - lighting, camera	1460		5,000.00	5,000.00			
Gadsden Green Homes Ext.	Landscaping	1450		1,500.00	1,500.00			
	Playground Equipment	1450		0.00	0.00			
	Renovation of Gas lines	1450		0.00	0.00			
	Seal Parking lot & restripe	1450		0.00	0.00			
	Security Upgrades - lighting, cameras	1450		0.00	0.00			

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Part II: Supporting Pages		Federal FFY of Grant: 2009						
PHA Name: The Housing Authority of the City of Charleston		Grant Type and Number Capital Fund Program Grant No: SC16P00150109 CFFP (Yes/ No): Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Gadsden Green Homes Ext.	Sewer line - exterior	1450		60,000.00	0.00			
	Cycle Painting	1460		0.00	6,264.00	6,264.00	6,264.00	
	Interior lighting energy efficient	1460		1,200.00	0.00			
	Interior Renovations - floors	1460		0.00	0.00			
	Roof Renovations	1460		0.00	0.00			
	Septima Clark Child Care Center Renovations	1470		0.00	0.00			
	SUB-TOTAL			136,080.83	81,144.83	6,264.00	6,264.00	
SC 15 Scattered Site 15	Landscaping	1450		8,500.00	8,500.00			
	Interior Lighting - Energy Efficient	1460		6,000.00	6,000.00			
	Interior Renovations - Flooring	1460		16,794.00	16,794.00			
	Roof Renovations	1460		44,702.40	44,702.40			
	Rotten Wood - Termite Elimination	1460		2,000.00	2,000.00			
	Security Upgrades - Entry doors, storm, screen doors	1460		15,150.00	15,150.00			
	Window Replacements	1460		11,150.00	11,150.00			
	Cycle Painting	1460		0.00	0.00	566.00	566.00	
	Erosion Control Measures	1450		2,741.90	2,741.90			
	SUB-TOTAL			107,038.30	107,038.30	566.00	566.00	

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Part II: Supporting Pages		Federal FFY of Grant: 2009						
PHA Name: The Housing Authority of the City of Charleston		Grant Type and Number Capital Fund Program Grant No: SC16P00150109 CFPP (Yes/No): Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
SC 16 Scattered Site 16	Erosion Control Measures	1450		0.00	0.00			
	Landscaping	1450		3,000.00	50,000.00	45,595.47	40,040.47	brookington
	Exterior Painting & Renovations	1460		0.00	515,159.00	515,159.00	514,114.00	
	Interior Lighting - energy efficient	1460		5,000.00	5,000.00			
	Interior Renovations - Flooring	1460		2,500.00	2,500.00			
	Roof Renovations	1460		0.00	0.00			
	Rotten Wood - Termite Elimination	1460		1,357.40	1,357.40			
	Security Upgrades - storm, screen, entry doors	1460		9,150.00	9,150.00			
	Window Replacement	1460		1,000.00	1,000.00			
	Create new rear entries	1460		1,000.00	1,000.00			
	New Construction	1499		0.00	0.00			
	SUB-TOTAL			23,007.40	585,166.40	560,754.47	560,754.47	
SC 16-23 Scattered Site 23	Erosion Control Measures	1450		2,500.00	2,500.00			
	Landscaping	1450		5,000.00	5,000.00			
	Playground Equipment	1450		0.00	0.00			
	Security Upgrades, lighting	1450		5,000.00	5,000.00			
	Exterior Painting & Renovations	1460		0.00	0.00			
	SUB-TOTAL			12,500.00	12,500.00			

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Part III: Implementation Schedule for Capital Fund Financing Program							Federal FFY of Grant: 2009	Reasons for Revised Target Dates ¹
PHA Name: The Housing Authority of the City of Charleston								
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Original Expenditure End Date	Actual Expenditure End Date		
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date				
HA WIDE - Fees & Costs	6/12/2011		6/12/2013		6/12/2013			
HA WIDE -Sidewalks, Site Improvements	6/12/2011		6/12/2013		6/12/2013			
HA WIDE Bathroom Fixture Restoration (tub liners)-	6/12/2011		6/12/2013		6/12/2013			
HA WIDE - Interior Cycle Painting	6/12/2011		6/12/2013		6/12/2013			
HA WIDE -Appliances - Energy Star	6/12/2011		6/12/2013		6/12/2013			
HA WIDE - Non- Dwelling Structures	6/12/2011		6/12/2013		6/12/2013			
HA WIDE - Non Dwelling Equipment	6/12/2011		6/12/2013		6/12/2013			
HA WIDE - Relocation Cost	6/12/2011		6/12/2013		6/12/2013			
HA WIDE - Development Activities	6/12/2011		6/12/2013		6/12/2013			
HA WIDE - Collateralization or Debt Service	6/12/2011		6/12/2013		6/12/2013			
SC 16-01 Robert Mills Manor	6/12/2011		6/12/2013		6/12/2013			
SC 16-04 Wraggborough Homes	6/12/2011		6/12/2013		6/12/2013			
SC 16-05 Gadsden Green	6/12/2011		6/12/2013		6/12/2013			

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Part I: Summary

PHA Name: The Housing Authority of the City of Charleston	Grant Type and Number Capital Fund Program Grant No: SC16S901501-09 Replacement Housing Factor Grant No: Date of CFP:	FFY of Grant: 2009 FFY of Grant Approval:
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Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: Summary by Development Account	Reserve for Disasters/Emergencies <input type="checkbox"/>	Original	Revised Annual Statement (revision no:1) <input checked="" type="checkbox"/> Final Performance and Evaluation Report		Obligated	Total Actual Cost ¹ Expended
				Total Estimated Cost ² Revised ³	Total Actual Cost ¹ Expended		
1	Total non-CFP Funds						
2	1406 Operations (may not exceed 20% of line 21) ⁴						
3	1408 Management Improvements						
4	1410 Administration (may not exceed 10% of line 21)		15,359.00	305,232.83	305,232.83	305,232.83	
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs		0	252,153.50	252,153.50	252,153.50	
8	1440 Site Acquisition						
9	1450 Site Improvement		295,000.00	79,654.88	79,654.88	79,654.88	
10	1460 Dwelling Structures		2,511,524.00	2,260,769.49	2,260,769.49	2,260,769.49	
11	1465.1 Dwelling Equipment—Nonexpendable						
12	1470 Non-dwelling Structures		250,000.00	174,072.30	174,072.30	174,072.30	
13	1475 Non-dwelling Equipment						
14	1485 Demolition						
15	1492 Moving to Work Demonstration						
16	1495.1 Relocation Costs						
17	1499 Development Activities ⁴						

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:	Grant Type and Number Capital Fund Program Grant No: SC16S001501-09 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2009 FFY of Grant Approval:
-----------	---	--

Type of Grant: Original Annual Statement Reserve for Disasters/Emergencies

Performance and Evaluation Report for Period Ending: Revised Annual Statement (revision no: 1) Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
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)	3,071,883.00	3,071,883.00	3,071,883.00	3,071,883.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director:  Date: 1-29-10

Signature of Public Housing Director:  Date: 1/29/10

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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.

Larry Knightner
 Director
 Public Housing Program Center

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 II: Supporting Pages		Grant Type and Number		Federal FFY of Grant: 2009				
PHA Name: The Housing Authority of the City of Charleston		Capital Fund Program Grant No. SC16S001501-09						
		CFPP (Yes/ No):						
		Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work		
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 20	Fees and Costs	1430	0	0	44,689.00	44,689.00	44,689.00	
AMP 30	Fees and Costs	1430	0	0	99,779.50	99,779.50	99,779.50	
AMP 40	Fees and Costs	1430	0	0	107,685.00	107,685.00	107,685.00	
	Total	1430	0	0	252,153.50	252,153.50	252,153.50	
SC 16-05 Gadsden Green Homes	Sewer Repair	1450	15,000	15,000	33,860.00	33,860.00	33,860.00	
SC 16-12 Kiawah	Site Improvement	1450	110,000	110,000	45,794.88	45,794.88	45,794.88	
SC 16-15 Scattered	Site Improvements	1450	60,000	60,000	0	0	0	
SC 16-15 Scattered	Site Improvements	1450	60,000	60,000	0	0	0	
SC 16-15 Scattered	Site Improvements	1450	50,000	50,000	0	0	0	
	Total	1450	295,000	295,000	79,654.88	79,654.88	79,654.88	
PHA-Wide	Energy Efficient light bulbs	1460	0	0	4,996.68	4,996.68	4,996.68	
PHA-Wide	Energy & Sustainability Support	1460	0	0	14,963.00	14,963.00	14,963.00	
SC 16-1 Robert Mills Manor	Roofing / Exterior Repairs	1460	737,370.00	737,370.00	755,049.42	755,049.42	755,049.42	
SC 16-4 Waggborough Homes	Reroofing / Exterior Repairs	1460	342,575.00	342,575.00	270,912.68	270,912.68	270,912.68	
SC 16-10 Meeting Street Manor	Reroofing/Exterior Repairs	1460	293,880.00	293,880.00	260,767.58	260,767.58	260,767.58	
SC 16-13	Reroofing	1460	163,020	163,020	239,940.10	239,940.10	239,940.10	

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		Grant Type and Number		FFY of Grant:	
PHA Name: Housing Authority of Charleston 550 Meeting Street Charleston SC, 29403		Capital Fund Program Grant No: SC00180000109G Replacement Housing Factor Grant No: Date of CFPF:		FFY of Grant Approval:	
Type of Grant		Reserve for Disasters/Emergencies		Revised Annual Statement (revision no: 1 May 31, 2010)	
Original Annual Statement		Performance and Evaluation Report for Period Ending:		Final Performance and Evaluation Report	
Summary by Development Account		Total Estimated Cost		Total Actual Cost ¹	
Line		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds	0			
2	1406 Operations (may not exceed 20% of line 21) ³	0			
3	1408 Management Improvements	0			
4	1410 Administration (may not exceed 10% of line 21)	324,756	328,004	328,004	
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	194,854	497,909	497,909	236,566.26
8	1440 Site Acquisition	0			
9	1450 Site Improvement	543,136	236,833	236,833	
10	1460 Dwelling Structures	2,217,292	2,217,292	2,217,292	42,610
11	1465.1 Dwelling Equipment—Nonexpendable	0			
12	1470 Non-dwelling Structures	0			
13	1475 Non-dwelling Equipment	0			
14	1485 Demolition	0			
15	1492 Moving to Work Demonstration	0			
16	1495.1 Relocation Costs	0			
17	1499 Development Activities ⁴	0			

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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		FFY of Grant:	
PHA Name: Housing Authority of Charleston 550 Meeting Street Charleston SC, 29403	Grant Type and Number Capital Fund Program Grant No: SC00180000109G Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval:	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost¹
		Original	Obligated
18a	1501 Collateralization or Debt Service paid by the PHA	0	
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	0	
19	1502 Contingency (may not exceed 8% of line 20)	0	
20	Amount of Annual Grant: (sum of lines 2 - 19)	3,280,038	279,176.26
21	Amount of line 20 Related to LBP Activities	0	
22	Amount of line 20 Related to Section 504 Activities	0	
23	Amount of line 20 Related to Security - Soft Costs	0	
24	Amount of line 20 Related to Security - Hard Costs	0	
25	Amount of line 20 Related to Energy Conservation Measures	0	
Signature of Executive Director		Signature of Public Housing Director	
		Date	

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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 II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:				
PHA Name: Housing Authority of Charleston 550 Meeting Street Charleston SC, 29403		Capital Fund Program Grant No: SC00180000109G CFFP (Yes/No): Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Project 16 - Reid St.	Architect & Engineer Fees	1430		97,427	400,482	400,482	236,566.26	
Project 16 - Reid St.	Env. Assessment, Testing & Cleanup	1430		9,743	9,743	9,743		
Project 16 - Reid St.	Legal Expense, Developer & Lender	1430		19,485	19,485	19,485		
Project 16 - Reid St.	Marketing & Lease-up Expense	1430		9,743	9,743	9,743		
Project 16 - Reid St.	Other: Contingency	1430		58,456	58,456	58,456		
		1430-Total		194,854	497,909	497,909	236,566.26	
Project 16 - Reid St.	Site Improvement	1450		543,136	236,833	236,833		
Project 16 - Reid St.	Residential Construction	1460		1,575,316	1,575,316	1,575,316	42,610	
Project 16 - Reid St.	Residential Rehabilitation	1460		358,820				
Project 16 - Reid St.	Builder's General Requirements	1460		169,894				
Project 16 - Reid St.	Builder's Overhead	1460		56,631				
Project 16 - Reid St.	Builder's Profit	1460		56,631				
Project 16 - Reid St.		1460-Total		2,217,292	2,217,292	2,217,292	42,610	

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		Grant Type and Number		FFY of Grant:	
PHA Name: Housing Authority of Charleston 550 Meeting Street Charleston SC, 29403		Capital Fund Program Grant No: SC00100002509R Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant Approval:	
Type of Grant		Reserve for Disasters/Emergencies		Total Actual Cost ¹	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		Expended	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		Summary by Development Account		Total Estimated Cost	
Line		Original		Revised ²	
		Obligated		Total Actual Cost ¹	
1	Total non-CFP Funds	104,000.00	104,000.00		
2	1406 Operations (may not exceed 20% of line 21) ³	0	0		
3	1408 Management Improvements	0	0		
4	1410 Administration (may not exceed 10% of line 21)	6,146.63	6,146.60	6,146.60	6,146.60
5	1411 Audit	0	0		
6	1415 Liquidated Damages	0	0		
7	1430 Fees and Costs	3,687.98	3,682.57	3,682.57	2,072.50
8	1440 Site Acquisition	0	0		
9	1450 Site Improvement	0	0		
10	1460 Dwelling Structures	47,636.06	50,714.79	50,714.79	0
11	1465.1 Dwelling Equipment—Nonexpendable	922.35	922.04	922.04	0
12	1470 Non-dwelling Structures	0	0		
13	1475 Non-dwelling Equipment	0	0		
14	1485 Demolition	0	0		
15	1492 Moving to Work Demonstration	0	0		
16	1495.1 Relocation Costs	0	0		
17	1499 Development Activities ⁴	0	0		

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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.
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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		FFY of Grant: FFY of Grant Approval:	
PHA Name: Housing Authority of Charleston 550 Meeting Street Charleston SC, 29403	Grant Type and Number Capital Fund Program Grant No: SC00100002509R Replacement Housing Factor Grant No: Date of CFFP:		
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Revised Annual Statement (revision no:) <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
18a	1501 Collateralization or Debt Service paid by the PHA	0	
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	0	
19	1502 Contingency (may not exceed 8% of line 20)	3,073.32	
20	Amount of Annual Grant:: (sum of lines 2 - 19)	61,466.34	8,219.10
21	Amount of line 20 Related to LBP Activities	0	
22	Amount of line 20 Related to Section 504 Activities	0	
23	Amount of line 20 Related to Security - Soft Costs	0	
24	Amount of line 20 Related to Security - Hard Costs	0	
25	Amount of line 20 Related to Energy Conservation Measures	61,466.34	61,466.00
Signature of Executive Director		Signature of Public Housing Director	
		Date	Date
		7-19-10	

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² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
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⁴ RHF funds shall be included here.

HOUSING AUTHORITY OF THE CITY OF CHARLESTON
Charleston, South Carolina

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

FOR THE YEAR ENDED SEPTEMBER 30, 2009

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MALCOLM JOHNSON COMPANY

CERTIFIED PUBLIC ACCOUNTANTS

P.O. Box 530848

210 N. Highway 17-92

DeBary, Florida 32753-0848

Phone (386) 668-6464 Fax (386) 668-6463

INDEPENDENT AUDITOR'S REPORT

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

Columbia Office
Public Housing Division
1835 Assembly Street
Columbia, South Carolina 29201-2480

We have audited the basic financial statements of the Housing Authority of the City of Charleston ("the Authority") as of and for the year ended September 30, 2009, as listed in the table of contents. These basic financial statements are the responsibility of the Authority's management. Our responsibility is to express an opinion on these basic financial statements based on our audit.

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

In our opinion, the basic financial statements referred to above present fairly, in all material respects, the financial position of the Authority as of September 30, 2009, and the changes in financial position and cash flows for the year then ended in conformity with accounting principles generally accepted in the United States of America.

In accordance with *Government Auditing Standards*, we have also issued our report dated February 22, 2010, on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards*, and should be considered in assessing the results of our audit.

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

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



Malcolm Johnson Company
Certified Public Accountants

DeBary, Florida
February 22, 2010

HOUSING AUTHORITY OF THE CITY OF CHARLESTON
Charleston, South Carolina

MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2009

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

Since the Management's Discussion and Analysis (MD&A) is designed to focus on the current years activities, resulting changes and currently known facts, please read it in conjunction with the Authority's financial statements.

Financial Highlights

- The Authority's net assets increased by \$2,390,019 or 5.36 % during 2009. The increase in net assets is due primarily to increases in funding from the U.S. Department of Housing and Urban Development (HUD). Net assets were \$44,598,897 and \$46,988,916 for 2008 and 2009 respectively.
- The total revenues increased by \$4,837,769 or 20.50% during 2009, and were \$ \$23,597,117 and \$28,434,886 for 2008 and 2009, respectively. The increase in revenues is due primarily to increases in HUD subsidies of \$4,808,159.
- The total expenses for all Authority programs increased by \$3,192,890 or 13.97%. See the expense category explanation for the detailed changes.
- The total excess of revenues over expenses increased by \$1,694,977.
- HUD rates each Authority under the Public Housing Assessment System (PHAS). The Authority received the high performer designation for fiscal year ended September 30, 2007 but has not been scored since fiscal year 2007 due to changes by HUD in their reporting systems and no final rule on the new PHAS formula and scoring method. HUD expects to begin to score PHA's starting with year ending dates of December 31, 2009.
- HUD also rates each Authority under the Section Eight Management Assessment Program (SEMAP). The Authority received the high performer designation for the fiscal year ended September 30, 2009 and high performer designation for the fiscal year ended September 30, 2008.
- The Authority continued with Phase 2 of the project to install central heating and air conditioning systems in each public housing unit during the fiscal year. The project is financed with a prior year loan in the amount of \$ 8,665,346 from Fannie Mae.
- The Authority acquired St. Charles Apartments and rehabilitated it into 10 units of low to moderate-income housing. St. Charles Apartments was subsequently renamed Simmons Commons. The Authority is currently building 26 units at Enston Home and 28 units on Daniel Island. The Enston Home and Daniel Island projects are expected to be completed in Fiscal Year 2009. Interim financing is provided by Bank of America. The City of Charleston did issue general obligation bonds on March 15, 2009 as the permanent financing, which will be repaid by the Authority through rents on these units.

HOUSING AUTHORITY OF THE CITY OF CHARLESTON
Charleston, South Carolina

MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2009

Using This Annual Report (Continued)

Authority-Wide Financial Statements (Continued)

The Authority-wide financial statements are designed to be corporate-like in that all business type activities are consolidated into columns which add to a total for the entire Authority.

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

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

Net Assets, Invested in Capital Assets, Net of Related Debt: This component of Net Assets consists of all Capital Assets, reduced by the outstanding balances of any bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.

Restricted Net Assets: This component of Net Assets consists of restricted assets, when constraints are placed on the asset by creditors (such as debt covenants), grantors, contributors, laws, regulations, etc.

Unrestricted Net Assets: Consists of Net Assets that do not meet the definition of "Net Assets Invested in Capital Assets, Net of Related Debt", or "Restricted Net Assets".

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

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

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

Fund Financial Statements

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

Many of the funds maintained by the Authority are required by HUD. Others are segregated to enhance accountability and control.

HOUSING AUTHORITY OF THE CITY OF CHARLESTON
Charleston, South Carolina

MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2009

The Authority's Funds

Business Type Funds

Conventional Public Housing – Under the Conventional Public Housing Program, the Authority rents units that it owns to low-income households. The Conventional Public Housing Program is operated under an Annual Contributions Contract (ACC) with HUD, and HUD provides Operation Subsidy and Capital Grant funding to enable the PHA to provide the housing at a rent that is based upon 30% of household income. The Conventional Public Housing Program also includes the Capital Fund Program, which is the primary funding source for physical and management improvements to the Authority's properties.

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

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

- Section-8 Moderate Rehabilitation
- State/Local fund
- Component Unit
- Resident Opportunities and Supportive Services

These programs provide a variety of services and opportunities for the residents of the City of Charleston such as Housing Assistance payments through federal and state funding, long-term loans for Enston Homes Limited Partnership which provides rental assistance for low-moderate income residents, and supportive services for Low-Income Public Housing residents.

Non-major funds are defined as funds that have assets, liabilities, revenues or expenses of at least 5% or more of the Authority's total assets, liabilities, revenues or expenses:

Housing Finance Agency – Under other business activities, the Authority has funds for Project 2000 which consists of 356 units of non-subsidized housing targeted to citizens with less than 150% of area median income, Magnolia Downs formerly Ashley Oaks Apartments which consists of 420 units of non-subsidized housing with 147 units set aside for low and very low-income citizens and the rest of the units at fair market rent, Transitional and Special Needs housing which consists of 42 units of subsidized housing targeted to homeless and special needs citizens in transition and 20 units managed for a partnership in which the Authority, through its component unit WEH, Inc, is a partner.

Capital Fund Program – a grant program funded by HUD that is to be used primarily for modernization of public housing units and management improvements.

HOUSING AUTHORITY OF THE CITY OF CHARLESTON
Charleston, South Carolina

MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2009

Comparable Data and Explanations

Table I reflects the statement of Net Assets in condensed form for the current and prior fiscal years. The table shows significant increases in current assets during 2009 in the amount of \$2,390,019 or 5.36 %, which is due to increases in cash and investments. The increases were due to increased operating income.

Current assets decreased by \$(230,792) or (1.11) % due to an overall decrease in cash exceeding the increases in HUD Accounts Receivable balances.

Noncurrent assets decreased by \$(38,078) or (1.84) % due to changes in payments on Notes Receivable balances and amortization of financing fees.

Current liabilities increased by \$1,381,530 due to increases in accounts payable, \$701,906, due to timing of invoices received and larger ARRA Stimulus program payments received after the end of fiscal year 2009 but dated prior to that date.

Noncurrent liabilities decreased by \$(1,718,350) do to payments of debt, \$(820,849) in long-term debt, and \$(746,203) in other noncurrent liabilities related to elimination entries that were not made in the prior year for intercompany activity.

Capital Assets Net of Related Debt increased by \$3,500,658 or 14.47 % due to debt proceeds and capital improvements exceeding depreciation expense and principal debt payments.

Restricted Net Assets decreased by \$(3,227,961) or (70.55) % mainly do the reduction in HAP equity and increased utilization of HAP funds during fiscal year 2009 as well as utilization of EPC funds for modernization needs in the Public Housing programs.

Unrestricted Net Assets increased by \$2,117,322 or 13.38 % net operating income.

HOUSING AUTHORITY OF THE CITY OF CHARLESTON
Charleston, South Carolina

MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2009

Comparable Data and Explanations (Continued)

Combined Statement of Net Assets
Table I

<u>Account Descriptions</u>	<u>2009</u>	<u>2008</u>	<u>Total Change</u>	<u>% Change</u>
Current Assets	\$ 20,643,981	\$ 20,874,773	\$ (230,792)	-1.11%
Noncurrent Assets	2,032,988	2,071,066	(38,078)	-1.84%
Capital Assets	65,614,954	63,293,065	2,321,889	3.67%
Total Assets	88,291,923	86,238,904	2,053,019	2.38%
Current Liabilities	4,480,366	3,098,836	1,381,530	44.58%
Noncurrent Liabilities	36,822,641	38,541,171	(1,718,530)	-4.46%
Total Liabilities	41,303,007	41,640,007	(337,000)	-0.81%
Invested in Capital Assets				
Net of Related Debt	27,696,745	24,196,087	3,500,658	14.47%
Restricted Net Assets	1,347,171	4,575,132	(3,227,961)	-70.55%
Unrestricted Net Assets	17,945,000	15,827,678	2,117,322	13.38%
Total Net Assets	46,988,916	44,598,897	2,390,019	5.36%
Total Liabilities & Net Assets	\$ 88,291,923	\$ 86,238,904	\$ 2,053,019	2.38%

Table II below presents the Statement of Revenues, Expenses and Net Assets in condensed form. Significant increases occurred in rental and interest income. Grant Revenues from the capital fund are recorded as earned when the funds are expended. Under the capital fund program, authorities have two years to obligate the funds and four years to actually expend the funds. The Authority typically receives approximately \$2.8 million in capital funds per year and the Authority is in compliance with all regulatory time frames.

The significant changes in income and expenses from the prior year occurred within the Grant Funding, Interest Income, Tenant Services, Protective Services, General Expense, Housing Assistance Payments, and Depreciation expense. We consider any change in excess of 10% as a significant change.

Administrative expenses increased by \$175,897 or 3.53 % due mainly to increased administrative salaries and office expenses. The main reason for the increase in office expenses was due to better accounting and classification of office expenses from other administrative expense line item which led to a decrease in other administrative expenses.

HOUSING AUTHORITY OF THE CITY OF CHARLESTON
Charleston, South Carolina

MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2009

Comparable Data and Explanations (Continued)

Tenant services decreased from \$154,610 to \$64,430, a decrease of \$(90,180) or (58.33)%. These changes were due to decreases in salaries and benefits and changes in funding by HUD for such programs.

Utility expenses decreased from \$1,518,535 to \$1,509,646, a decrease of \$(8,889) or (.59) %.

Maintenance expenses increased from \$3,767,547 to \$3,971,460, an increase of 203,913 or 5.41%. This increase was due to increased materials and contract costs which relates to increase units leased.

Protective services decreased from \$63,978 to \$42,534, \$(21,444) or (33.52) %. This was due to decreased security costs within the Public Housing projects.

General expenses increased from \$806,436 to \$900,150, an increase of \$93,714 or 11.62%. This was due to increases in property and liability costs.

Housing Assistance Payments increased from \$6,103,169 to \$7,880,259, an increase of \$1,777,090 or 29.12 %. This was due to increased lease-up rates as well as increased housing assistance payments.

Interest expense increased from \$1,278,660 to \$1,813,874, an increase of \$535,214 or 41.86 %. This was due to the full payment on the Bond program debt and interest activity.

Depreciation expense increased by \$527,575, due to assets being fully depreciated in the prior year.

Table II below presents the sources of revenue and associated percentage of the total revenues for the Authority for the current year. The table shows that federal funding accounts for 68% of the Authority's revenues.

HOUSING AUTHORITY OF THE CITY OF CHARLESTON
Charleston, South Carolina

MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2009

Comparable Data and Explanations (Continued)

Combined Statement of Revenues, Expenses and Change in Net Assets
Table II

<u>Account Descriptions</u>	<u>2009</u>	<u>2008</u>	<u>Total Change</u>	<u>% Change</u>
Tenant Revenue	\$ 8,110,250	\$ 8,116,153	\$ (5,903)	-0.07%
Grant Funding	19,363,820	14,555,661	4,808,159	33.03%
Interest Income	139,754	334,846	(195,092)	-58.26%
Other Income	821,062	590,457	230,605	39.06%
Total Revenue	28,434,886	23,597,117	4,837,769	20.50%
Administration	5,159,447	4,983,551	175,897	3.53%
Tenant Services	64,430	154,610	(90,180)	-58.33%
Utilities	1,509,646	1,518,535	(8,889)	-0.59%
Maintenance	3,971,460	3,767,547	203,913	5.41%
Protective services	42,534	63,978	(21,444)	-33.52%
General expense	900,150	806,436	93,714	11.62%
Housing Assistance Payments	7,880,259	6,103,169	1,777,090	29.12%
Interest expense	1,813,874	1,278,660	535,214	41.86%
Amortization expense	6,787	6,787	(0)	0.00%
Depreciation	4,696,280	4,168,705	527,575	12.66%
Total Expenses	26,044,867	22,851,978	3,192,890	13.97%
Special Items	-	(60,508)		
Prior year adjustments	-	10,410	(10,410)	-100.00%
Change in Net Assets	2,390,019	695,041	1,694,977	243.87%
Beginning Net Assets	44,598,897	43,903,856	695,041	1.58%
Ending Net Assets	\$ 46,988,916	\$ 44,598,897	\$ 2,390,019	5.36%

Table II graphically compares revenue sources for the current and prior years. As shown in the table, revenues increased by \$4,837,769 or 20.50%. (See table II)

Tenant revenue decreased by \$(5,903) or (.07)%. This was an immaterial change between year to year.

HOUSING AUTHORITY OF THE CITY OF CHARLESTON
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MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2009

Comparable Data and Explanations (Continued)

Grant funding increased by \$4,808,159 or 33.03%. This was due to the new ARRA Stimulus grant, \$2,382,351, \$3,612,970 in increased CFP funding, \$1,075,630 in Public Housing funding, and \$216,607 in DHAP funding. There were decreases in the Housing Choice Voucher program, \$280,364, and other minimal decreases in other programs.

Interest rates decreased during the year resulting in decreased interest income of \$(195,092) or (58.26%).

Other income increased by \$230,605 or 39.06 %. This was due to increases in Public Housing and Housing Choice Voucher programs.

Table III
HUD Funding Comparative

<u>Year</u>	<u>Public Housing</u>	<u>CFP</u>	<u>Vouchers</u>	<u>Mod Rehab</u>	<u>ARRA</u>
2009	\$ 5,772,109	\$ 3,612,970	\$ 7,034,122	\$ 151,289	\$ 2,382,351
2008	4,696,479	2,093,890	7,314,486	148,599	-
Net Change	1,075,630	1,519,080	(280,364)	2,690	2,382,351
% Change	22.90%	72.55%	-3.83%	1.81%	100.00%

<u>Year</u>	<u>Ross</u>	<u>State</u>	<u>DHAP</u>	<u>DVSH</u>	<u>Totals</u>
2009	\$ -	\$ 42,040	\$ 1,969	\$ 366,970	\$ 19,363,820
2008	13,094	68,973	69,777	150,363	14,555,661
Net Change	(13,094)	(26,933)	(67,808)	216,607	4,808,159
% Change	-100.00%	-39.05%	-97.18%	144.06%	33.03%

Table IV

Table IV reflects the changes in capital assets in the fiscal year ended September 30, 2009. The increase in the capital asset balance was due to a myriad of activities. The activity was as follows:

HOUSING AUTHORITY OF THE CITY OF CHARLESTON
Charleston, South Carolina

MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2009

Comparable Data and Explanations (Continued)

In the Business Activity program the Authority made \$189,869 in roofing and other modernization needs at the Transitional Housing site.

The Authority invested \$214,582 in preliminary costs to review the purchase of a tax credit property on 676 King Street.

There was \$2,556,912 in Capital Fund additions.

The Public Housing program entered into an Energy Performance Contract (EPC) to improve the energy efficiency of a majority of their Public Housing stock. The Authority incurred \$1,520,089 in EPC capital improvements.

Total depreciation expense for the fiscal year was \$4,696,280. This was an increase of \$527,575 from the prior year.

Combined Statement of Capital Assets
Table IV

<u>Account Descriptions</u>	<u>2009</u>	<u>2008</u>	<u>Total Change</u>	<u>% Change</u>
Land	\$ 5,305,618	\$ 5,305,618	\$ -	0.00%
Buildings & improvements	117,616,018	110,887,317	6,728,701	6.07%
Equipment	2,015,171	1,917,647	97,524	5.09%
	<u>124,936,807</u>	<u>118,110,582</u>	<u>6,826,225</u>	<u>5.78%</u>
Accumulated Depreciation	(59,321,853)	(54,817,517)	(4,504,336)	8.22%
Total Capital Assets	<u>\$ 65,614,954</u>	<u>\$ 63,293,065</u>	<u>\$ 2,321,889</u>	<u>3.67%</u>

Table VI reflects the changes in long-term debt during the year. The Authority paid down \$557,615 in principal during the year. The Authority had no issues of debt for capital projects or other Authority needs. The reduction in operating debt is due to the scheduled payments. See Note J in the financial statements for amortization schedules.

HOUSING AUTHORITY OF THE CITY OF CHARLESTON
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MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2009

Comparable Data and Explanations (Continued)

Schedule of Long-term Debt
Table V

Capital Debt	2009	2008	Changes	Variance
Public Housing	\$ 11,164,007	\$ 11,751,252	\$ (587,245)	-5.00%
Business Activities	26,095,344	26,065,714	29,630	0.11%
Totals	\$ 37,259,351	\$ 37,816,966	\$ (557,615)	-1.47%

Operating Debt	2009	2008	Changes	Variance
Public Housing	\$ 145,674	\$ 170,053	\$ (24,379)	-14.34%
COCC	185,403	216,431	(31,028)	-14.34%
Business Activities	93,887	109,600	(15,713)	-14.34%
Vouchers	69,180	80,758	(11,578)	-14.34%
Totals	\$ 494,144	\$ 576,842	\$ (82,698)	(0.143)

Economic Factors and Events Affecting Operations

- The Authority continued work on the installation of central heating and air conditioning systems in each public housing unit this fiscal year. Phase 2, the final stage of installation was begun and it is anticipated that final.
- With approximately 60 percent of our operating revenue tied directly to HUD and the often uncertainty in funding levels, sound planning decisions are often hampered. However, the Authority is anticipated to receive increased funding for public housing units under the new PLE versus the old AEL which will enhance our ability to extend the long-term useful life of the units.
- The Authority purchased 676 King Street, a tax credit property, in July of 2008 and is looking into purchasing additional apartment properties within the Business Activity program; specifically the 670 King Street, Historic Eastside Neighborhood Properties and Nunan Street Properties in FY 2010, all tax credit properties. The Authority plans to renovate the properties and rent the units out to low to moderate income residents of the city of Charleston.
- The tourism industry continues to provide the Charleston area with lower than state and national average unemployment. Several large industrial and technical employers are considering moving to the Charleston area. South Carolina as a whole is considered within the top 5 states for being business friendly which should continue to assist with the unemployment rate.

HOUSING AUTHORITY OF THE CITY OF CHARLESTON
Charleston, South Carolina

MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2009

Conclusions

Overall, the Authority had a very good year financially. Its' management is committed to staying abreast of regulations and appropriations as well as maintain an ongoing analysis of all budgets and expenses to ensure that the Authority continues to operate at the highest standards established by the Real Estate Assessment Center and HUD.

This financial report is designed to provide our residents, the citizens of Charleston, South Carolina, all federal and state regulatory bodies, and any creditors with a general overview of the Authority's finances. If you have any questions regarding these financial statements or supplemental information, you may contact Donald J. Cameron, Chief Executive Officer, or Norward Greene, Director of Finance at (843) 720-3970 or by writing: Housing Authority of City of Charleston, 550 Meeting Charleston, S.C. 29403.

HOUSING AUTHORITY OF THE CITY OF CHARLESTON
Charleston, South Carolina

STATEMENT OF NET ASSETS
SEPTEMBER 30, 2009

ASSETS

Current assets

Cash and cash equivalents, unrestricted	\$ 9,079,324
Cash and cash equivalents, restricted	2,205,083
Investments, unrestricted	7,312,647
Accrued interest receivable	79,273
Accounts receivable, net of allowance	665,049
Due from U.S. Dept of HUD	1,049,227
Inventories, net of obsolescence	149,042
Notes and mortgages receivable	30,481
Prepaid expenses	73,855
Total current assets	<u>20,643,981</u>

Noncurrent assets

Other assets

Notes and mortgages receivable	1,568,953
Unamortized loan costs	464,035
Total other assets	<u>2,032,988</u>

Capital assets

Not being depreciated	14,636,823
Depreciable, net	50,978,131
Total capital assets, net	<u>65,614,954</u>
Total noncurrent assets	<u>67,647,942</u>

Total assets

88,291,923

LIABILITIES

Current liabilities

Vendors and contractors payable	1,000,814
Accrued wages/taxes payable	80,961
Accrued compensated absences	104,977
Accrued interest payable	145,319
Due to City of Charleston (PILOT)	35,013
Deferred revenue	91,780
Notes and bonds payable	1,784,164
Accrued liability - contract retentions	731,298
Other accrued liabilities	71,694
Total current liabilities	<u>4,046,020</u>

Current liabilities payable from restricted assets

Resident security deposits	<u>434,346</u>
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Noncurrent liabilities

Notes and bonds payable	35,969,331
Accrued compensated absences	151,465
Other accrued liabilities	701,845
Total noncurrent liabilities	<u>36,822,641</u>

Total liabilities

41,303,007

NET ASSETS

Invested in capital assets	27,696,745
Restricted	1,347,171
Unrestricted	17,945,000
Total net assets	<u>\$ 46,988,916</u>

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

HOUSING AUTHORITY OF THE CITY OF CHARLESTON
Charleston, South Carolina

STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET ASSETS
FOR THE YEAR ENDED SEPTEMBER 30, 2009

Operating revenues	
Rental revenue	\$ 8,099,774
Other governmental grants	44,009
Other revenue	10,476
Total operating revenues	<u>8,154,259</u>
Operating expenses	
Administrative	5,159,447
Tenant services	64,430
Utilities	1,509,646
Ordinary maintenance & operation	3,945,880
Protective services	42,534
Insurance	755,593
General expenses	144,557
Housing assistance payments	7,880,259
Depreciation	4,696,280
Total operating expenses	<u>24,198,626</u>
Operating loss	<u>(16,044,367)</u>
Nonoperating revenues (expenses)	
HUD grants	14,380,548
Interest revenue, unrestricted	139,026
Interest revenue, restricted	728
Interest expense	(1,820,661)
Other revenue	799,630
Other expense	(25,580)
Gain/(loss) on disposition of capital assets	21,432
Total nonoperating revenues	<u>13,495,123</u>
Loss before contributions and transfers	<u>(2,549,244)</u>
Capital contributions	4,939,263
Transfers from (to) other programs	2,382,351
Transfers from (to) other entities	<u>(2,382,351)</u>
Increase in net assets	2,390,019
Net assets, beginning of year	<u>44,598,897</u>
Net assets, end of year	<u><u>\$ 46,988,916</u></u>

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

HOUSING AUTHORITY OF THE CITY OF CHARLESTON
Charleston, South Carolina

STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED SEPTEMBER 30, 2009

Cash Flows From Operating Activities	
Receipts from dwelling rentals	\$ 7,829,351
Other receipts	873,615
Payments to employees and suppliers	(10,345,549)
Payments to landlords and residents	(7,880,259)
Net cash used by operating activities	<u>(9,522,842)</u>
 Cash Flows From Noncapital Financing Activities	
Operating grants	<u>13,287,893</u>
 Cash Flows From Capital and Related Financing Activities	
Capital contributions	4,939,263
Purchases of capital assets	(7,018,169)
Proceeds from disposals of capital assets	21,432
Principal paid on capital debt	(1,400,813)
Interest paid on capital debt	(1,815,785)
Net cash used by capital and related financing activities	<u>(5,274,072)</u>
 Cash Flows From Investing Activities	
Purchase/sale of investments	(89,085)
Increase in notes receivable	84,453
Interest	116,890
Net cash provided by investing activities	<u>112,258</u>
 Net decrease in cash and cash equivalents	 (1,396,763)
Balance - beginning of the year	<u>12,681,170</u>
Balance - end of the year	<u>\$ 11,284,407</u>
 Reconciliation of Cash Flows to Statement of Net Assets	
Cash and cash equivalents, unrestricted	\$ 9,079,324
Cash and cash equivalents, restricted	2,205,083
	<u>\$ 11,284,407</u>

There are no non-cash transactions.

HOUSING AUTHORITY OF THE CITY OF CHARLESTON
Charleston, South Carolina

STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED SEPTEMBER 30, 2009
(Continued)

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

Operating loss	\$ (16,044,367)
Adjustments to reconcile net operating loss to net cash used by operating activities:	
Depreciation elimination	4,696,280
Increase in accounts receivable	(194,198)
Increase in inventory	118
Increase in prepaid expenses	36,649
Increase in other assets	6,697
Decrease in security deposits	(76,225)
Decrease in accounts payable	701,906
Decrease in accrued wages	(51,888)
Decrease in compensated absences	(12,664)
Decrease in accrued liabilities	621,300
Decrease in deferred credits	19,500
Fraud recovery, other revenue, other expense and transfers to other entities reported as nonoperating	774,050
Net cash used by operating activities	<u><u>\$ (9,522,842)</u></u>

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

HOUSING AUTHORITY OF THE CITY OF CHARLESTON
Charleston, South Carolina

NOTES TO BASIC FINANCIAL STATEMENTS
SEPTEMBER 30, 2009

A - Summary of Significant Accounting Policies And Organization:

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

- 2. Organization:** The Housing Authority of the City of Charleston ("The Authority") is a public body corporate and politic pursuant to the Laws of the State of South Carolina which was organized to provide low rent housing for qualified individuals in accordance with the rules and regulations prescribed the U.S. Department of Housing and Urban Development (HUD) and other federal agencies. To accomplish this purpose, the City appoints a Governing Board but the Board designates its own management. Additionally, the Authority has entered into annual contribution contracts with HUD to be the administrator of the housing and housing related programs described herein. The Authority is not subject to Federal or State income taxes and is not required to file Federal or State income tax returns.

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

Mr. Henry M. Williams, Chairman	May 14, 1990 to January 1, 2010
Mr. Edward Kronsberg, Vice-Chair	October 9, 2001 to January 1, 2014
Mr. Todd Brown	March 1, 2001 to January 01, 2011
Ms. Cynthia Graham Hurd	May 9, 1995 to January 1, 2010
Mrs. Frances Reeder	January 1, 1998 to January 1, 2013
Ms. Courtenay Brack	March 1, 2001 to January 1, 2010
Ms. Catherine Jones	January 27, 2009 to January 27, 2013
Mr. Donald J. Cameron, Secretary	(non Voting Position)

The City provides no financial support to the Authority and is not responsible for the debts or entitled to the surpluses of the Authority. The Authority has the power to approve its own budget and maintains its own accounting system. Although the City of Charleston appoints the governing board of the Authority, no other criteria established by Governmental Accounting Standards Board for inclusion of the Authority in the financial reports of the City of Charleston are met. Therefore, a separate financial report is prepared for the Authority.

HOUSING AUTHORITY OF THE CITY OF CHARLESTON
Charleston, South Carolina

NOTES TO BASIC FINANCIAL STATEMENTS
SEPTEMBER 30, 2009
(Continued)

A - Summary Of Significant Accounting Policies and Organization: (Continued)

3. Reporting Entity: In determining how to define the reporting entity, management has considered all potential component units. The decision to include a component unit in the reporting entity was made by applying the criteria set forth in Section 2100 and 2600 of the *Codification of Governmental Accounting and Financial Reporting Standards and Statement No. 14, (amended) of the governmental Accounting Standards Board: The Financial Reporting Entity*. These criteria include manifestation of oversight responsibility including: financial accountability; appointment of a voting majority; imposition of will; financial benefit to or burden on a primary organization; financial accountability as a result of fiscal dependency; potential for dual inclusion; and organizations included in the reporting entity although the primary organization is not financially accountable.

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

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

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

On the basis of the application of these criteria, the Authority is a legally separate entity that is fiscally independent of other governments, and there are no other entities that are to be reported as component units of the Authority, except for WEH, Inc., which is noted below under other funds. Nor is the Authority to be included in the City of Charleston financial reports therefore, the Authority reports independently.

4. Summary of HUD and Other Authority Programs: The accompanying basic financial statements consist of the activities of the housing programs subsidized by HUD and Authority owned entities. A summary of each of these programs is provided below.

- a. **Low Rent Public Housing** - Funding for the Housing Authority of the City of Charleston is primarily from HUD and from payments received from tenants of the Authority-owned housing. Under the Low Rent Public Housing Program, low income tenants pay a portion of the rental cost of public housing, based upon the income and need of the tenants. HUD funds the difference between the actual costs to operate the Low Rent Housing Program and the amounts paid by tenants through operating subsidies. These subsidies and debt service payments are made to or on behalf of the Authority under the terms and conditions of the annual contributions contract with HUD.

HOUSING AUTHORITY OF THE CITY OF CHARLESTON
Charleston, South Carolina

NOTES TO BASIC FINANCIAL STATEMENTS
SEPTEMBER 30, 2009
(Continued)

A - Summary Of Significant Accounting Policies and Organization: (Continued)

4. Summary of HUD and Other Authority Programs: (Continued)

- b. Capital Fund Program** - The objective of these programs is to improve the physical condition of the Low-Rent Public Housing units and upgrade the management of the program. The Authority received notes payable proceeds for the improvement of public housing units. The total proceeds were \$8,665,346.
- c. The Housing Choice Voucher and Moderate Rehabilitation Programs** – The Section 8 Program provides rental supplements to the owners of existing private housing who rent to qualifying individuals. The Authority processes all applicants for the Section 8 Housing Assistance Payments Program, places approved applicants in housing and pays the owner of the private housing a monthly rental supplement. Under the conditions of an annual contributions contract, HUD reimburses the Authority for the rental supplements and the administrative cost of managing the Program.

The following programs represent the non-governmental portion of the Authority's operations, which is not funded by the federal government. These financial statements are consolidated within the Business Activities portion of the fund statements.

Other Funds - Included in the consolidated financial statements is the component unit known as W.E.H., Incorporated. We consider WEH, Inc. to be a blended component unit due to the common board and financial dependency on the Authority. Within the Business Activities Fund known as the Housing Finance Agency the Housing Authority has started "Project 2000" which is a \$17 million to \$25 million affordable housing project for citizens living in the Charleston area. Through this project the Housing Authority has purchased 356 apartments for low to moderate-income residents. This project is still in development as of September 30, 2009. The other funds within Business Activities also include the Ashley Oaks Apartments, Transitional Housing and the Local Housing program.

- 5. Basis of Presentation and Accounting:** The Authority uses the accrual basis of accounting in the proprietary funds. Under this method, revenues are recorded when earned, and expenses are recorded when liabilities are incurred, regardless of when the related cash flow takes place.

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

HOUSING AUTHORITY OF THE CITY OF CHARLESTON
Charleston, South Carolina

NOTES TO BASIC FINANCIAL STATEMENTS
SEPTEMBER 30, 2009
(Continued)

A - Summary Of Significant Accounting Policies and Organization: (Continued)

5. Basis of Presentation and Accounting: (Continued)

Consolidated Proprietary fund:

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

6. Revenues and Expenses: Revenues and expenses are recognized in essentially the same manner as used in commercial accounting. Revenues relating to the Authority's operating activities including rental related income, interest income and other sources of revenues are recognized in the accounting period in which they are earned. Other major sources of revenues include the operating subsidy from HUD and other HUD funding for capital and operating expenses.

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

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

9. Inventories: Inventories are recorded at average cost. The consumption method is used to account for inventories. Under the consumption method, inventories are charged to expense when consumed.

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

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

Buildings & improvements	10-30 years
Furniture, fixtures & equipment	7 years
Vehicles	5 years

11. Collection Losses: Collection losses on accounts receivable are expensed, in the appropriate Fund, on the specific write-off method.

HOUSING AUTHORITY OF THE CITY OF CHARLESTON
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NOTES TO BASIC FINANCIAL STATEMENTS
SEPTEMBER 30, 2009
(Continued)

A - Summary Of Significant Accounting Policies and Organization: (Continued)

- 12. Insurance:** The primary technique used for risk financing is the purchase of insurance policies primarily from the South Carolina State Insurance Reserve Fund. The insurance has a \$1,000 deductible for buildings and contents and \$200 for vehicles. As of the date of the field work, the Authority had required coverage in force.
- 13. Cash and Investments:**
- a. The Authority cash and cash equivalents are considered to be cash on hand, demand deposits, and short-term investments with an original maturity of three months or less when purchased to be cash equivalents.
 - b. Short term Investments are stated at fair value, except for U. S. Treasury Bills, recorded per the dedicated method, which are reported at amortized cost. The Authority reports all money market investments having a remaining maturity at time of purchase of one year or less at amortized cost. Investment securities are normally held to mature at par value and adjustments are not made to the investment portfolio to reflect unrealized gains or losses made in compliance with GAAP and the "Held To Maturity" Investment method. All interest earning are recorded when earned and recognizable.
- 14. Compensated Absences:** Compensated absences are absences for which, employees will be paid, i.e., sick leave, vacation, and other approved leaves. In accordance with *GASB Statement No.16, Accounting for Compensated Absences*, the Authority accrues the liability for those absences that the employee has earned the rights to the benefits. A maximum of 400 hours of unused vacation time may be carried forward annually by each employee, but pay out upon termination is limited to 240 hours. Accrued amounts are based on the current salary rates. Vacation and sick pay is recorded as an expense and related liability in the year earned by employees.
- 15. Operating Revenue:** Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the Authority are charges to customers for rents. Operating expenses include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses are meeting this definition are reported as non-operating revenues and expenses.

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

HOUSING AUTHORITY OF THE CITY OF CHARLESTON
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NOTES TO BASIC FINANCIAL STATEMENTS
SEPTEMBER 30, 2009
(Continued)

B - Cash, Cash Equivalents & Investments:

All the deposits of the Authority are either insured or collateralized by using the Dedicated Method whereby all deposits that exceed the federal depository insurance coverage level are collateralized with securities held by the Authority's agents in these units' names. The Authority has no policy regarding custodial credit risk for deposits.

At September 30, 2009, the Authority's deposits had a carrying amount of \$11,282,562 and a bank balance of \$11,409,672. Of the bank balances held in various financial institutions, \$400,000 was covered by federal depository insurance and the remainder was covered by collateral held under the dedicated method. At September 30, 2009, the Authority's petty cash/change funds totaled \$1,845.

Investments

Investment Type	Cost	Rate	Maturity	Rating
Cash Investments	\$ 31,773	3.66%	N/A	N/A
Money Market	887,087	5.00%	N/A	AAA
Insured Deposits	240,014	5.00%	N/A	AAA
FHLB Bond 31337PX3	895,000	3.25%	11/30/2009	AAA
FHLB Bond 313385SZ0	750,000	3.10%	02/10/2010	AAA
Columbia Res Sec 19765K787	508,773	4.50%	04/01/2009	AAA
FHLB - 3133XDUT6	2,500,000	5.00%	11/04/2009	AAA
FHLB - 3133XD7L9	500,000	4.50%	11/13/2009	AAA
Freddie Mac - 3128X2TY1	1,000,000	4.25%	02/24/2010	AAA
Totals	\$ 7,312,647			

Interest rate risk – As a means of limiting its exposure to fair value losses arising from rising interest rates, the Authority's typically limits its investment portfolio to maturities of 3 months or more. The Authority has no specific policy regarding interest rate risk.

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

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

Concentration of credit risk – The Authority places no limit on the amount that the Authority may invest any one issuer. The PHA uses excess funds for investment purposes and utilizes federal bonds and notes along with State secured treasury funds. See the investment note for descriptions of the individual investments and types of investments. The Authority has no policy regarding credit risk.

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NOTES TO BASIC FINANCIAL STATEMENTS
SEPTEMBER 30, 2009
(Continued)

B - Cash, Cash Equivalents & Investments: (Continued)

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

Checking accounts	\$ 7,349,479
Money market	298,920
Reserve funds	3,634,163
Petty cash/change funds	<u>1,845</u>
Totals	<u>\$ 11,284,407</u>

Cash & Investments – Unrestricted & Restricted:

Bank of America - Checking accounts	\$ 7,147,964
Bank of America – Federal Home Loan	2,153,773
Bank of America – Reserve Funds	1,095,009
Morgan Keegan – Federal Home Loan	4,031,773
Baird – Federal Home Loan	1,127,100
Wachovia – Checking accounts	201,516
Wachovia – Savings accounts	298,920
Office of State Treasurer	1,601,113
JP Morgan Reserve Funds	938,031
Petty Cash	<u>1,945</u>
Totals	<u>\$ 18,597,054</u>

Restricted Cash & Investment Funds:

Capital Fund Bond/EPC Proceeds	\$ 938,031
VASH Restricted HAP Funds	517,333
Self Insurance Fund	198,956
Pension Funds	33,984
Security Deposit Funds	434,346
Family Self-Sufficiency Deposits	<u>82,434</u>
Totals	<u>\$ 2,205,084</u>

Collateralization: As of September 30, 2009 all of the Authority's cash and investments were properly secured in accordance with federal regulations. The Authority considers all funds, federal and non-federal, as funds that should be properly secured by collateral by banking institution.

HOUSING AUTHORITY OF THE CITY OF CHARLESTON
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NOTES TO BASIC FINANCIAL STATEMENTS
SEPTEMBER 30, 2009
(Continued)

C - Accounts Receivable, net of allowance:

Current receivables at September 30, 2009, consisted of the following:

Accounts receivable – Tenants (net of allowance \$3,145)	\$ 103,928
Accounts receivable – due from affiliate	370,400
Due from private management company	188,260
Accounts receivable - other	<u>2,461</u>
Total	<u>\$ 665,049</u>

Accounts receivable does not include interfund amounts totaling \$8,541,491, intercompany notes receivable amounts totaling \$579,966, \$78,892 of intercompany notes receivable. This has been eliminated from the consolidated financial statements.

D - Notes Receivable:

Notes receivable totaled \$1,599,434 of which \$1,568,953 is noncurrent and \$30,481 is current as of September 30, 2009. This represents amounts due from the following:

Various notes receivable from Enston Home Limited Partnership exist in the amount of \$845,531. These loans bear interest at a note of 1% to 7% per annum. These loans are secured by the property known as Enston Home. No balance is current as of September 30, 2009.

During 2000, the Housing Authority of the City of Charleston made a loan to the Humanities Foundation to develop the Grand Oaks Apartments, to provide housing opportunities for low-income residents. The monthly payment on the note is \$2,723.67 at an interest rate of 4% per annum. As of September 30, 2009, a note receivable of \$444,848 existed. The loan shall be repaid in 360 installments beginning in January 2000. The current portion due is \$13,000.

Notes receivable from Lincolnville Apartments Limited Partnership in the amount of \$160,773 has an interest rate of 3.64% with no payments due until 20 units are occupied. Thereafter, interest only payments will be paid monthly for 119 months at which time the principal amount is due. This loan is secured by the Lincolnville Apartments. The partnership received \$1,510 in advances during the fiscal year and began making principal and interest payments on July 2, 2009. The current balance due is \$143,533 and the current portion due is \$6,948.

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NOTES TO BASIC FINANCIAL STATEMENTS
SEPTEMBER 30, 2009
(Continued)

D - Notes Receivable: (Continued)

Notes receivable was issued on July 18, 2003 from Charleston Development Academy, Inc. in the amount of \$227,000. There was an additional \$62,609 in principal advances in fiscal year 2004 and an \$8,080 advance in 2007. As of September 30, 2009 the balance of the loan was \$161,130. This note bears interest at 4.0% per annum. Commencing on September 1, 2004, the note is to be repaid in the amount of 20% of the total amount advanced. On each anniversary the same principal amount and accrued interest was due until September 1, 2009 when the entire balance would have been paid. The Academy did not meet the obligation due dates during fiscal year 2005 nor part of fiscal year 2008. The Authority renegotiated the terms of the loan during the fiscal year and the entity began making interest only payments on July 1, 2006. Principal payments began in March 2008. The entity is current on their payments since March 1, 2008. The current portion due is \$8,900.

Non-interest bearing notes receivables were issued internally to the WEH, Inc. for grant revenue of \$760,500 that will be forgiven after the compliance period. This is considered to be a pass through obligation, but because of the contingency of the grant compliance, the interfund amount has not been eliminated. There is no portion due in fiscal year 2009. This amount has been eliminated from the upper level financials.

The Authority issued a construction loan to the ELPIS foundation. The total loan balance, \$53,971, was paid off during fiscal year 2009.

On January 17, 2009 the Authority issued a construction loan to the Episcopal Diocese of South Carolina Community Housing Development Organization for the development of housing for low-income individuals. The loan carries an interest rate of 5.5% and will begin to accrue interest on the date of the second advance. The Authority's total advances are \$4,391 as of September 30, 2009.

On December 11, 2001, an internal purpose note was issued from the Local Housing Agency to the Housing Finance Agency. For purpose of presentation this note has been shown as both a Note Receivable and a Note Payable in business activities. The note was issued in the amount \$948,354 at 4.75% interest with monthly payments of \$8,190.99 beginning December, 2001. The balance of the note at September 30, 2009 was \$444,276. This amount has been eliminated from the upper level financials.

E - Prepaid Expenses:

Deferred charges at September 30, 2009, consisted of the following:

Prepaid insurance & expenses	\$ 72,222
Prepaid postage	<u>1,633</u>
Total:	<u>\$ 73,855</u>

HOUSING AUTHORITY OF THE CITY OF CHARLESTON
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NOTES TO BASIC FINANCIAL STATEMENTS
SEPTEMBER 30, 2009
(Continued)

F - Capital Assets:

A summary of changes in capital assets were as follows:

	<u>Balance</u> <u>September 30,</u> <u>2008</u>	<u>Additions</u>	<u>Deletions</u>	<u>Transfers</u>	<u>Balance</u> <u>September 30,</u> <u>2009</u>
Not being depreciated:					
Land	\$ 5,305,618	\$ -	\$ -	\$ -	\$ 5,305,618
Construction in progress	4,629,460	6,687,401	(100)	(1,985,556)	9,331,205
Total not being depreciated	9,935,078	6,687,401	(100)	(1,985,556)	14,636,823
Depreciable:					
Buildings & improvements	106,257,856	189,869	-	1,837,088	108,284,813
Accumulated depreciation	(53,170,870)	(4,566,350)	-	-	(57,737,220)
Net buildings & improvements	53,086,986	(4,376,481)	-	1,837,088	50,547,593
Equipment	1,917,647	194,437	(245,381)	148,468	2,015,171
Accumulated depreciation	(1,646,646)	(129,930)	191,943	-	(1,584,633)
Net equipment	271,001	64,507	(53,438)	148,468	430,538
Net depreciable assets	53,357,987	(4,311,974)	(53,438)	1,985,556	50,978,131
TOTAL	\$ 63,293,065	\$ 2,375,427	\$ (53,538)	\$ -	\$ 65,614,954

G - Other Noncurrent Assets:

Other noncurrent assets include an investment in the Enston Home Limited Partnership of \$355,353 as of September 30, 2009. This balance has remained unchanged during the year. Additionally, the Authority received Bond proceeds on September 29, 2008 from the HUD Capital Fund program to improve the public housing units of the Authority. The Authority had \$135,741 in related financing fees which will be amortized over the 20 year life of the bonds. The current year amortization expense for the fiscal year was \$6,787, net amortization is \$(27,059) and the net financing costs were \$108,682 as of September 30, 2009.

H - Other Accrued Liabilities:

Accrued liabilities and unearned revenue at September 30, 2009, consisted of the following:

Security deposit interest	<u>\$ 71,694</u>
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HOUSING AUTHORITY OF THE CITY OF CHARLESTON
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NOTES TO BASIC FINANCIAL STATEMENTS
SEPTEMBER 30, 2009
(Continued)

I - Noncurrent Liabilities:

	<u>Balance</u> <u>October 1,</u> <u>2008</u>	<u>Increases</u>	<u>Decreases</u>	<u>Balance</u> <u>October 1,</u> <u>2009</u>	<u>Current</u> <u>Portion</u> <u>of Balance</u>
Long-term debt payable	\$ 37,816,966	\$ -	\$ (557,615)	\$ 37,259,351	\$ 1,696,505
Operational notes payable	576,842	-	(82,698)	494,144	87,659
Compensated absences	269,106	-	(12,664)	256,442	104,977
FSS escrow	94,545	13,097	-	107,642	-
Other non-current liabilities	593,003	108,842	-	701,845	-
Total long-term liabilities	<u>\$ 39,350,462</u>	<u>\$ 121,939</u>	<u>\$ (652,977)</u>	<u>\$ 38,819,424</u>	<u>\$ 1,889,141</u>

Noncurrent debt liabilities at September 30, 2009 consisted of the following:

Long-Term Debt Payable:

Ashley Oaks: Notes payable to Bank of America at September 30, 2009 had a balance of \$1,160,616 with a long-term portion of \$1,160,617 and a short term portion of \$119,225. The interest rate on this loan is 5.69%. This loan is secured by Ashley Oaks Apartments. Maturities of long-term debt for each of the five succeeding years and in the aggregate were as follows at September 30, 2009:

	<u>Principal</u>	<u>Interest</u>	<u>Totals</u>
2010	\$ 133,964	\$ 63,068	\$ 197,032
2011	134,170	55,520	189,690
2012	141,952	47,738	189,690
2013	150,469	39,221	189,690
2014	159,350	30,340	189,690
2015-2019	440,711	63,854	504,565
	<u>\$ 1,160,616</u>	<u>\$ 299,741</u>	<u>\$ 1,460,357</u>

HOUSING AUTHORITY OF THE CITY OF CHARLESTON
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NOTES TO BASIC FINANCIAL STATEMENTS
SEPTEMBER 30, 2009
(Continued)

I - Noncurrent Liabilities: (Continued)

Notes Payable – Business Activities:

Project 2000: Notes payable to Bank of America at September 30, 2009 had a balance of \$15,008,002. This loan was a refinancing of the prior loan for Project 2000. The current interest rate is a variable rate equal to the LIBOR fixed rate plus 48 basis points per annum. The rate will change each month per the posted British Bankers Association LIBOR rate as published by Reuters. All payments are due on a quarterly basis commencing December 1, 2008 and continuing the same day each successive March, June, September and December thereafter with all principal and interest due on December 10, 2010. Maturities of long-term debt for each of the five succeeding years and in the aggregate were as follows at September 30, 2009:

	<u>Project 2000</u>		
	<u>Principal</u>	<u>Interest</u>	<u>Totals</u>
2010	\$ 750,000	\$ 925,659	\$ 1,675,659
2011	14,258,002	223,454	14,481,456
	<u><u>\$ 15,008,002</u></u>	<u><u>\$ 1,149,113</u></u>	<u><u>\$ 16,157,115</u></u>

Housing Finance Agency: Notes payable to Bank of America at September 30, 2009 is \$9,903,528. The Authority paid off the prior year loan and entered into an agreement with the City of Charleston government to pay the interest and principal payments on the City's bond issue. In the month of March 2009, The City of Charleston government issued Municipal Bonds in the amount of \$10,000,000.00 on behalf of The Authority. The Authority has an agreement with the City of Charleston to repay the ten million dollar loan over a period of 25 years in quarterly installments ending on December 31, 2032. Under the terms of the agreement the Authority will pay interest only at 5% from March 15, 2009 through March 1, 2010. The total proceeds received as of September 30, 2009 was \$9,788,368. The loan is currently in the form of a construction loan for the purposes of financing the costs of the following (Collectively, the "2000 Projects"): the acquisition and rehabilitation of 10 low income apartments in the downtown Charleston, South Carolina area; the construction of 28 new, low to moderate income multifamily units on Daniel Island, in Charleston and Berkeley Counties; and the construction of 26 new, low to moderate income multifamily units on the Charleston, South Carolina peninsula (Enston Homes). Starting March 1, 2010 the payments are to include principal and interest at a fixed schedule with a pre-determined interest rate between four and five percent per annum.

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NOTES TO BASIC FINANCIAL STATEMENTS
SEPTEMBER 30, 2009
(Continued)

I- Noncurrent Liabilities: (Continued)

Housing Finance Agency

	<u>Principal</u>	<u>Interest</u>	<u>Totals</u>
2010	\$ 200,000	\$ 215,219	\$ 415,219
2011	200,000	210,219	410,219
2012	225,000	205,219	430,219
2013	225,000	199,594	424,594
2014	250,000	193,969	443,969
2015-2020	1,600,000	875,592	2,475,592
2021-2024	2,250,000	667,343	2,917,343
2025-2029	2,950,000	412,359	3,362,359
2030-2032	2,003,528	90,312	2,093,840
	<u>\$ 9,903,528</u>	<u>\$ 3,069,826</u>	<u>\$ 12,973,354</u>

Notes Payable – Capital Fund:

Notes payable to Capital Fund as of September 30, 2009 had a balance of \$7,557,372. The bonds were issued on September 29, 2005, in the amount of \$8,665,345.70 through the Capital Fund bond program. The current interest rate on the loan is 4.55%. The rate is fixed over the life of the loan, 20 years. This loan is scheduled to mature on September 1, 2025. Monthly payments are \$55,483.45. The loan is secured by the future proceeds from HUD Capital Fund and all payments will be made by a fiscal agent. The payments will be made by HUD through the fiscal agent with the Authority recording all activity related to the servicing of the debt. Estimated maturity of long-term debt for each of the five succeeding years and in the aggregate were as follows at September 30, 2009:

HOUSING AUTHORITY OF THE CITY OF CHARLESTON
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NOTES TO BASIC FINANCIAL STATEMENTS
SEPTEMBER 30, 2009
(Continued)

I - Noncurrent Liabilities: (Continued)

Public Housing - Capital Fund FNMA Loan

	<u>Principal</u>	<u>Interest</u>	<u>Totals</u>
2010	\$ 328,740	\$ 337,061	\$ 665,801
2011	344,014	321,787	665,801
2012	359,997	305,804	665,801
2013	376,723	289,078	665,801
2014	394,226	271,576	665,802
2015-2019	2,263,495	1,065,512	3,329,007
2020-2024	2,840,499	488,508	3,329,007
2025	649,678	16,124	665,802
	<u>\$ 7,557,372</u>	<u>\$ 3,095,450</u>	<u>\$ 10,652,822</u>

Notes Payable – Public Housing EPC Loan:

Notes payable for Public Housing EPC as of September 30, 2009 had a balance of \$3,629,833. The notes were issued on April 17, 2007, in the amount of \$3,930,000. The current interest rate on the loan is 4.2%. The rate is fixed over the life of the loan, 144 months with the first payment due on February 27, 2008 with the first 10 months interest capitalized within the principal balance of the loan. This loan is scheduled to mature on February 1, 2020. Monthly payments are \$35,902.55. The loan is secured by the Authority's public housing properties. Estimated maturity of long-term debt for each of the five succeeding years and in the aggregate were as follows at September 30, 2009:

Public Housing EPC Loan

	<u>Principal</u>	<u>Interest</u>	<u>Totals</u>
2010	\$ 283,800	\$ 147,031	\$ 430,831
2011	295,951	134,879	430,830
2012	308,624	122,207	430,831
2013	321,838	108,992	430,830
2014	335,619	95,212	430,831
2015-2019	1,906,358	247,795	2,154,153
2020	177,643	1,870	179,513
	<u>\$ 3,629,833</u>	<u>\$ 857,986</u>	<u>\$ 4,487,819</u>

HOUSING AUTHORITY OF THE CITY OF CHARLESTON
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NOTES TO BASIC FINANCIAL STATEMENTS
SEPTEMBER 30, 2009
(Continued)

I- Noncurrent Liabilities: (Continued)

Notes Payable – Public Housing EPC Loan: (Continued)

Operating Financing – Consists of financing obtained through the SC State Retirement system in order to allow employees to be vested in the State plan. The Authority was able to purchase into the Retirement System over a ten year period. The total amount of the funds needed to buy into the system was \$932,398. This loan is at an annual interest rate of 6% and was issued on June 30, 2004 and matures in ten years. The balance of the Notes Payable at September 30, 2009 is \$576,842. This loan has been allocated to the following programs:

	Balance at October 1, 2008	Payments	Balance at September 30, 2009
Public Housing	\$ 170,053	\$(23,982)	\$ 146,071
COCC	216,431	(31,425)	185,006
Business Fund	109,600	(15,713)	93,887
Section 8	80,758	(11,578)	69,180
TOTAL	\$ 576,842	\$(82,698)	\$ 494,144

Maturities of long-term debt for each of the five succeeding years and in the aggregate were as follows at September 30, 2009:

For fiscal year ending September 30,

	Principal	Interest	Totals
2011	\$ 87,659	\$ 29,649	\$ 117,308
2012	92,919	24,389	117,308
2013	98,494	18,814	117,308
2014	104,404	12,904	117,308
2015	110,668	6,640	117,308
	\$ 494,144	\$ 92,396	\$ 586,540

HOUSING AUTHORITY OF THE CITY OF CHARLESTON
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NOTES TO BASIC FINANCIAL STATEMENTS
SEPTEMBER 30, 2009
(Continued)

I- Noncurrent Liabilities: (Continued)

Other non-current liabilities:

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

Deferred liability – self insurance	\$ 198,556
Deferred liability – pension funds	33,983
HFA - Deferred grant revenue from EHLP	<u>361,664</u>
TOTAL	<u>\$ 594,203</u>

- J- Employee Retirement Plan:** The Authority currently contributes to the South Carolina Retirement System, which is a defined benefit pension plan. During the current year the Authority opted to buy into the system for their employees. As a result of this the Retirement System is be paid a total of \$932,398 plus accrued interest as disclosed above. This loan will be repaid within a ten year period.

The South Carolina Retirement System (SCRS) and the Police Officers Retirement System (PORS) are costs sharing, multi-employer life insurance benefits and survivor benefits administered by the South Carolina Retirement Systems, a Division of the State Budget and Control Board.

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

A Comprehensive Annual Financial Report (CAFR) containing financial statements and required Supplemental information for the South Carolina Retirement System and Police Officers Retirement System is publicly available on our website at www.retirement.sc.gov, or a copy may be obtained by submitting request to the South Carolina Retirement Systems, P.O. Box 11960, Columbia, SC 29211-1960.

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

A defined benefit pension plan provides benefits in return for services rendered; the plan specifies the amount of benefits the individual is to receive. The contributions made to the pension plan based on actuarial calculations, are administered by the South Carolina Retirement System, and are independently audited on an annual basis. All full-time and some part-time employees must participate in the pension plan beginning one year from the date of hire. Contributions made by an employee vest after five years service, and an employee is entitled to a deferred annuity at age 60. Retirement stipulations are as follows: normal retirement age is 65; requirements for full service retirement are 28 years of credited service; early retirement may be taken at age 60 with a 5% reduction in benefits for each year under 65. The formula to determine benefits is 1.45% of average final employment of the Authority is entitled to his or her contributions and the Authority's contributions to the extent vested and the earnings on these amounts.

HOUSING AUTHORITY OF THE CITY OF CHARLESTON
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NOTES TO BASIC FINANCIAL STATEMENTS
SEPTEMBER 30, 2009
(Continued)

J - Employee Retirement Plan: (Continued)

During the year ended September 30, 2009, the Authority's required and actual contributions amounted to \$553,693.95 which was 15.75% of its current-year covered payroll of \$3,515,931.52. The employer share of the contributions was \$325,158.40 which was 9.25% and the employee share was \$228,535.55 which was 6.5%. Total payroll for the year was \$4,089,573.

K - Other Post Employment Benefits (OPEB): In relation to its employee benefit programs, the Authority does not provide any Other Post Employment Benefits, as outlined under GASB 45.

L - Economic Dependency: Both the Authority owned Housing Program and the Section 8 Program are economically dependent on annual contributions and grants from HUD. Both programs operate at a loss prior to receiving the contributions and grants.

M - Risk Management: The Authority is exposed to all common perils associated with the ownership and rental of real estate properties. A risk management program has been established to minimize loss occurrence and to transfer risk through various levels of insurance. Property, casualty, employee dishonesty and public official's liability forms are used to cover the respective perils.

Commercial carriers insure all common perils such as business auto, computer and other miscellaneous policies.

N - Contingencies: The entity is subject to possible examinations made by federal regulators who determine compliance with terms, conditions, laws and regulations governing grants given to the entity in the current and prior years. These examinations may result in required refunds by the entity to federal grantors and/or program beneficiaries.

The Authority had a review of their Housing Choice Voucher program completed by the Columbia, S.C. HUD area office to review the calculations of Housing Assistance Payments. The HUD Area office determined that the Authority had incorrectly calculated residents HAP for the period covering April 2005 through March 2009. HUD has a preliminary estimate of total underpayment of HAP at roughly \$1.4 million. The Authority is still negotiating the final underpayment of residents HAP as well as the method of payment to the residents affected as of the audit field date.

O - Related Party Transactions: The Enston Home Limited Partnership was formed in 1995 for the purpose of acquiring and rehabilitating 58 units of low income housing, named Enston Home, primarily for elderly citizens. This for profit partnership has as its general partner, WEH, Inc, a component unit of The Authority, and National Equity Fund, Inc., as its limited partner. The majority of the board of WEH, Inc is comprised of directors and officers of the Authority. WEH, Inc has a 1% participation in the profits/losses of the partnership but is responsible for the day to day operations of the partnership. The partnership chose as its management agent of the Enston Home, the Authority. The partnership pays the Authority a 7.5% management fee which is recorded as income to offset Authority staff and administrative costs in its transitional housing fund. In fiscal year 2009, the Authority received \$15,251 in management fees from the Enston Home Limited Partnership and owed the partnership \$152,271.74. In addition to this there are amounts receivable from Enston Home Limited Partnership totaling \$371,400 in accounts receivable and \$845,531 in notes receivable as of September 30, 2009. There is also unearned revenue in the amount of \$760,500 which will be used to offset the amounts receivable.

HOUSING AUTHORITY OF THE CITY OF CHARLESTON
Charleston, South Carolina

NOTES TO BASIC FINANCIAL STATEMENTS
SEPTEMBER 30, 2009
(Continued)

O - Related Party Transactions: (Continued)

The City of Charleston government issued Municipal Bonds in the amount of \$10,000,000.00 on behalf of the Authority. The Authority has an agreement with the City of Charleston to repay the ten million dollar loan over a period of 25 years in quarterly installments ending on December 31, 2032. Under the terms of the agreement the Authority will pay interest only at 5% from March 15, 2009 through March 1, 2010. The total proceeds received as of September 30, 2009 was \$9,788,368. The loan is currently in the form of a construction loan for the purposes of financing the costs of the following (Collectively, the "2008 Projects"): the acquisition and rehabilitation of 10 low income apartments in the downtown Charleston, South Carolina area; the construction of 28 new, low to moderate income multifamily units on Daniel Island, in Charleston and Berkeley Counties; and the construction of 26 new, low to moderate income multifamily units on the Charleston, South Carolina peninsula (Enston Homes).

P - Impairment Of Capital Assets:

In accordance with financial reporting standards issued by the Government Accounting Standards Board's, "Statement No. 42, "Accounting and Financial Reporting for Impairment of Capital Assets and for Insurance Recoveries" requires certain note disclosures. There were no permanent impairments experienced by the Housing Authority that required material adjustments to the Statement of Net Assets.

Q - Supplemental Information:

The supplemental information has been included in order to show the financial statements of the Housing Authority on the GAAP basis of accounting but in the format of the HUD Handbook 7476.3, *Audit Guide*. This is due to the fact that some supplemental information is reviewed by the field office and provides greater detail concerning the operations of the Housing Authority.

HOUSING AUTHORITY OF THE CITY OF CHARLESTON
Charleston, South Carolina

NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
SEPTEMBER 30, 2009

A - Basis Of Presentation:

The accompanying schedule of expenditures of federal awards includes the federal grant activity of the Authority and is presented on the full accrual basis of accounting. The information in this schedule is presented in accordance with the requirements of OMB Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*.

B - Subrecipients:

The Housing Authority provided no federal awards to subrecipients during the fiscal year ending September 30, 2009.

C - Disclosure Of Other Forms Of Assistance:

The Authority received tenant based rental assistance South Carolina State Housing Finance & Development Authority in the amount of \$44,009. The total award amount is \$135,000 and is a pass through of Housing Choice Voucher rental payment assistance.

The Authority had no loans, loan guarantees, or federally restricted endowment funds required to be disclosed for the fiscal year ended September 30, 2009.

Property	\$	136,075,597
Liability	\$	1,000,000
Commercial Auto	\$	1,190,002
Worker Compensation		Statutory
Inland Marine	\$	72,496
Directors and Officers Liability	\$	1,000,000
Employee Theft	\$	100,000

Settled claims have not exceeded the above commercial insurance coverage limits over the past three years.

SUPPLEMENTAL INFORMATION

HOUSING AUTHORITY OF THE CITY OF CHARLESTON
Charleston, South Carolina

COMBINING SCHEDULE OF NET ASSETS
SEPTEMBER 30, 2009

	Business Activities - Total Programs	Public Housing Projects	Section 8 Moderate Rehabilitation	American Recovery and Reinvestment Act (ARRA)	Housing Choice Vouchers	Tenant Based Rental Assistance (State/Local)	Section 8 Disaster Vouchers (DHAP)	Veteran Affairs Supporting Housing (VASH)	WEH, Inc. (Component Unit)	Central Office Cost Center	Elimination	Total
ASSETS												
Current assets												
Cash and cash equivalents, unrestricted	\$ 3,966,311	\$ 1,500,002	\$ 181,569	\$ -	\$ 946,782	\$ 125,196	\$ 40,326	\$ -	\$ 102,359	\$ 2,216,779	\$ -	\$ 9,079,324
Cash and cash equivalents, restricted	479,879	1,125,437	-	-	82,434	-	-	517,333	-	-	-	2,205,083
Investments, unrestricted	7,312,647	-	-	-	-	-	-	-	-	-	-	7,312,647
Accrued interest receivable	79,273	-	-	-	-	-	-	-	-	-	-	79,273
Accounts receivable, net of allowance	206,739	87,599	-	-	-	-	-	-	370,400	311	-	665,049
Due from U.S. Dept of HUD	-	234,657	-	681,908	107,497	25,165	-	-	-	-	-	1,049,227
Due from/to other programs	(1,340,516)	3,343,978	(100,741)	(529,061)	174,494	(150,361)	8,645	(111,073)	(1,658)	(1,293,707)	-	-
Inventories, net of obsolescence	7,149	139,181	-	-	-	-	-	-	-	2,712	-	149,042
Notes and mortgages receivable	109,373	-	-	-	-	-	-	-	-	-	(78,892)	30,481
Prepaid expenses	22,070	31,820	-	-	3,094	-	-	-	-	16,871	-	73,855
Total current assets	10,842,925	6,462,674	80,828	152,847	1,314,301	-	48,971	406,260	471,101	942,966	(78,892)	20,643,981
Noncurrent assets												
Other assets												
Notes and mortgages receivable	2,909,419	-	-	-	-	-	-	-	-	-	(1,340,466)	1,568,953
Unamortized loan costs	-	108,682	-	-	-	-	-	-	355,353	-	-	464,035
Total other assets	2,909,419	108,682	-	-	-	-	-	-	355,353	-	(1,340,466)	2,032,988
Capital assets												
Not being depreciated	2,833,120	11,803,703	-	-	-	-	-	-	-	-	-	14,636,823
Depreciable, net	24,089,378	26,300,095	-	-	-	-	-	-	588,658	-	-	50,978,131
Total capital assets, net	26,922,498	38,103,798	-	-	-	-	-	-	588,658	-	-	65,614,954
Total noncurrent assets	29,831,917	38,212,480	-	-	-	-	-	-	355,353	588,658	(1,340,466)	67,647,942
Total assets	40,674,842	44,675,154	80,828	152,847	1,314,301	-	48,971	406,260	826,454	1,531,624	(1,419,358)	88,291,923
LIABILITIES												
Current liabilities												
Vendors and contractors payable	124,637	810,252	-	-	7,443	-	-	-	-	58,482	-	1,000,814
Accrued wages/taxes payable	9,914	21,294	-	-	4,737	-	-	-	45,016	-	-	80,961
Accrued compensated absences	13,115	40,948	-	-	8,968	-	-	-	41,946	-	-	104,977
Accrued interest payable	116,665	28,654	-	-	-	-	-	-	-	-	-	145,319
Due to City of Charleston (PILOT)	-	-	35,013	-	-	-	-	-	-	-	-	35,013
Deferred revenue	67,827	23,953	-	-	-	-	-	-	-	-	-	91,780
Notes and bonds payable	1,179,511	638,383	-	-	12,272	-	-	-	32,890	(78,892)	-	1,784,164
Accrued liability - contract retentions	5,165	432,681	-	152,847	-	-	-	-	140,605	-	-	731,298
Other accrued liabilities	-	68,128	-	-	-	-	-	-	-	-	-	71,694
Total current liabilities	1,516,834	2,064,293	35,013	152,847	33,420	-	-	-	322,505	(78,892)	-	4,046,020
Current liabilities payable from restricted assets												
Resident security deposits												
Noncurrent liabilities												
Notes and bonds payable	25,668,578	10,671,298	-	-	56,908	-	-	-	152,513	(579,966)	-	35,969,331
Accrued compensated absences	13,672	61,420	-	-	-	-	-	-	62,920	-	-	151,465
Other accrued liabilities	594,603	24,808	-	-	82,434	-	-	-	760,500	(760,500)	-	701,845
Total noncurrent liabilities	26,276,853	10,757,526	-	-	152,795	-	-	-	760,500	(1,340,466)	-	36,822,641
Total liabilities	28,040,627	13,009,225	35,013	152,847	186,215	-	-	-	760,500	537,938	(1,419,358)	41,303,007
NET ASSETS												
Invested in capital assets	168,296	26,939,791	-	-	-	-	-	-	588,658	-	-	27,696,745
Restricted	-	938,031	-	-	-	-	-	406,260	-	2,880	-	1,347,171
Unrestricted	12,465,919	3,788,107	45,815	-	1,128,086	-	48,971	-	65,954	402,148	-	17,945,000
Total net assets	\$ 12,634,215	\$ 31,665,929	\$ 45,815	\$ -	\$ 1,128,086	\$ -	\$ 48,971	\$ 406,260	\$ 65,954	\$ 993,686	\$ -	\$ 46,988,916

HOUSING AUTHORITY OF THE CITY OF CHARLESTON
Charleston, South Carolina

**COMBINING SCHEDULE OF REVENUES, EXPENSES AND CHANGES IN NET ASSETS
FOR THE YEAR ENDED SEPTEMBER 30, 2009**

	Business Activities - Total Programs	Public Housing Projects	Section 8 Moderate Rehabilitation	American Recovery and Reinvestment Act (ARRA)	Housing Choice Vouchers	Tenant Based Rental Assistance (State/Local)	Section 8 Disaster Vouchers (DHAP)	Veteran Affairs Supporting Housing (VASH)	WEH, Inc. (Component Unit)	Central Office Cost Center	Elimination	Total
Operating revenues												
Rental revenue	\$ 6,127,904	\$ 1,971,870	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,099,774
Fee revenue	-	-	-	-	-	-	-	-	-	3,123,945	(3,123,945)	-
Other governmental grants	-	-	-	-	-	42,040	1,969	-	-	-	-	44,009
Other revenue	-	10,476	-	-	-	-	-	-	-	-	-	10,476
Total operating revenues	6,127,904	1,982,346	-	-	-	42,040	1,969	-	-	3,123,945	(3,123,945)	8,154,259
Operating expenses												
Administrative	2,105,897	2,697,794	7,330	-	589,897	54	-	-	-	1,406,545	(1,648,070)	5,159,447
Tenant services	4,169	33,122	-	-	27,082	-	-	-	-	57	-	64,430
Utilities	585,138	851,434	1,424	-	13,514	-	-	-	-	58,136	-	1,509,646
Ordinary maintenance & operation	1,149,404	2,816,933	-	-	17,288	-	-	-	-	1,324,650	(1,362,395)	3,945,880
Protective services	-	41,922	-	-	-	-	-	-	-	612	-	42,534
Insurance	327,338	310,449	-	-	19,819	-	-	-	-	97,987	-	755,593
General expenses	115,410	38,741	-	-	(9,615)	-	-	-	-	21	-	144,557
Housing assistance payments	-	-	138,269	-	7,561,388	65,529	4,000	111,073	-	-	-	7,880,259
Depreciation	2,340,376	2,258,121	-	-	-	-	-	-	-	97,783	-	4,696,280
Total operating expenses	6,627,732	9,161,996	147,023	-	8,219,373	65,583	4,000	111,073	-	2,985,791	(3,123,945)	24,198,626
Operating income (loss)	(499,828)	(7,179,650)	(147,023)	-	(8,219,373)	(23,543)	(2,031)	(111,073)	-	138,154	-	(16,044,367)
Nonoperating revenues (expenses)												
HUD grants	-	6,828,167	151,289	-	7,034,122	-	-	366,970	-	-	-	14,380,548
Interest revenue, unrestricted	136,520	17,761	291	-	5,720	-	-	-	641	2,640	(24,547)	139,026
Interest revenue, restricted	-	-	-	-	728	-	-	-	-	-	-	728
Interest expense	(1,500,579)	(344,629)	-	-	-	-	-	-	-	-	24,547	(1,820,661)
Other revenue	582,410	147,154	-	-	1,317	-	-	-	-	68,749	-	799,630
Other expense	(1)	(7,822)	-	-	(467)	-	-	-	-	(17,290)	-	(25,580)
Gain/(loss) on disposition of capital assets	-	4,060	-	-	-	-	-	-	-	17,372	-	21,432
Total nonoperating revenues	(781,650)	6,644,691	151,580	-	7,041,420	-	-	366,970	641	71,471	-	13,495,123
Income (loss) before contributions and transfers	(1,281,478)	(534,959)	4,557	-	(1,177,953)	(23,543)	(2,031)	255,897	641	209,625	-	(2,549,244)
Capital contributions												
Transfers from (to) other programs	-	2,556,912	-	2,382,351	-	-	-	-	-	-	-	4,939,263
Transfers from (to) other entities	-	2,382,351	-	(2,382,351)	-	-	-	-	-	-	-	2,382,351
Increase (decrease) in net assets	(1,281,478)	4,404,304	4,557	-	(1,177,953)	(23,543)	(2,031)	255,897	641	209,625	-	2,390,019
Net assets, beginning of year	13,915,693	27,261,625	41,258	-	2,306,039	23,543	51,002	150,363	65,313	784,061	-	44,598,897
Net assets, end of year	\$ 12,634,215	\$ 31,665,929	\$ 45,815	\$ -	\$ 1,128,086	\$ -	\$ 48,971	\$ 406,260	\$ 65,954	\$ 993,686	\$ -	\$ 46,988,916

HOUSING AUTHORITY OF THE CITY OF CHARLESTON
Charleston, South Carolina

**CERTIFICATION OF ACTUAL CAPITAL FUND
MODERNIZATION COSTS
SEPTEMBER 30, 2009**

PROGRAM	<u>501-06</u>	<u>501-07</u>
Funds approved	\$ 2,179,430	\$ 2,168,439
Funds expended	<u>2,179,430</u>	<u>2,168,439</u>
Excess of funds approved	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>
Funds advanced	\$ 2,179,430	\$ 2,168,439
Funds expended	<u>2,179,430</u>	<u>2,168,439</u>
Excess of funds advanced	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>

The distribution of costs as shown on the Actual Modernization Cost Certificate submitted to HUD for approval is in agreement with Authority's records.

All modernization costs have been paid and all related liabilities have been discharged through payment.

HOUSING AUTHORITY OF THE CITY OF CHARLESTON
Charleston, South Carolina

**SCHEDULE AND RECONCILIATION OF ACTUAL
CAPITAL FUND PROGRAMS COSTS AND ADVANCES
FOR THE YEAR ENDED SEPTEMBER 30, 2009**

PROGRAM	501-06	501-07	501-08	501-09	ARRA	Total
BUDGET	<u>\$ 2,179,430</u>	<u>\$ 2,168,439</u>	<u>\$ 2,426,827</u>	<u>\$ 2,476,617</u>	<u>\$ 3,071,883</u>	<u>\$ 12,323,196</u>
ADVANCES:						
Cash receipts - prior years	\$ 2,017,279	\$ 1,075,615	\$ -	\$ -	\$ -	\$ 3,092,894
Cash receipts - current year	<u>162,151</u>	<u>1,092,824</u>	<u>2,093,926</u>	<u>91,269</u>	<u>1,700,443</u>	<u>5,140,613</u>
Cumulative as of September 30, 2009	<u><u>\$ 2,179,430</u></u>	<u><u>\$ 2,168,439</u></u>	<u><u>\$ 2,093,926</u></u>	<u><u>\$ 91,269</u></u>	<u><u>\$ 1,700,443</u></u>	<u><u>\$ 8,233,507</u></u>
COSTS:						
Prior years	\$ 2,022,196	\$ 1,132,554	\$ -	\$ -	\$ -	\$ 3,154,750
Current year	<u>157,234</u>	<u>1,035,885</u>	<u>2,122,581</u>	<u>297,270</u>	<u>2,382,351</u>	<u>5,995,321</u>
Cumulative as of September 30, 2009	<u><u>\$ 2,179,430</u></u>	<u><u>\$ 2,168,439</u></u>	<u><u>\$ 2,122,581</u></u>	<u><u>\$ 297,270</u></u>	<u><u>\$ 2,382,351</u></u>	<u><u>\$ 9,150,071</u></u>
Deficiency of advances due from HUD (net)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ (28,655)</u>	<u>\$ (206,001)</u>	<u>\$ (681,908)</u>	<u>\$ (916,564)</u>
Modernization Cost Certificate issued?	<u>Yes</u>	<u>Yes</u>	<u>No</u>	<u>No</u>	<u>No</u>	
Soft costs						
Prior years	\$ 489,285	\$ 589,372	\$ -	\$ -	\$ -	\$ 1,078,657
Current year	<u>-</u>	<u>59,889</u>	<u>294,099</u>	<u>7,614</u>	<u>-</u>	<u>361,602</u>
Cumulative as of September 30, 2009	<u><u>\$ 489,285</u></u>	<u><u>\$ 649,261</u></u>	<u><u>\$ 294,099</u></u>	<u><u>\$ 7,614</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 1,440,259</u></u>
Hard costs						
Prior years	\$ 867,111	\$ 210,281	\$ -	\$ -	\$ -	\$ 1,077,392
Current year	<u>157,233</u>	<u>643,095</u>	<u>1,466,927</u>	<u>289,656</u>	<u>2,382,351</u>	<u>4,939,262</u>
Cumulative as of September 30, 2009	<u><u>\$ 1,024,344</u></u>	<u><u>\$ 853,376</u></u>	<u><u>\$ 1,466,927</u></u>	<u><u>\$ 289,656</u></u>	<u><u>\$ 2,382,351</u></u>	<u><u>\$ 6,016,654</u></u>
Hard cost transfers to LRP						
Prior years	\$ 40,634	\$ -	\$ -	\$ -	\$ -	\$ 40,634
Current year	<u>983,711</u>	<u>853,377</u>	<u>148,468</u>	<u>-</u>	<u>-</u>	<u>1,985,556</u>
Cumulative as of September 30, 2009	<u><u>\$ 1,024,345</u></u>	<u><u>\$ 853,377</u></u>	<u><u>\$ 148,468</u></u>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 2,026,190</u></u>
Hard costs remaining on CFP	<u>\$ 2,048,689</u>	<u>\$ 1,706,753</u>	<u>\$ 1,615,395</u>	<u>\$ 289,656</u>	<u>\$ 2,382,351</u>	<u>\$ 8,042,844</u>
Debt service transfers						
Prior years	\$ 665,801	\$ 332,901	\$ -	\$ -	\$ -	\$ 998,702
Current year	<u>-</u>	<u>332,901</u>	<u>361,555</u>	<u>-</u>	<u>-</u>	<u>694,456</u>
Cumulative as of September 30, 2009	<u><u>\$ 665,801</u></u>	<u><u>\$ 665,802</u></u>	<u><u>\$ 361,555</u></u>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 1,693,158</u></u>
Cumulative hard and soft costs	<u><u>\$ 2,179,430</u></u>	<u><u>\$ 2,168,439</u></u>	<u><u>\$ 2,122,581</u></u>	<u><u>\$ 297,270</u></u>	<u><u>\$ 2,382,351</u></u>	<u><u>\$ 9,150,071</u></u>

HOUSING AUTHORITY OF THE CITY OF CHARLESTON
Charleston, South Carolina

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED SEPTEMBER 30, 2009

Federal Grantor:

<u>CFDA Number</u>	<u>Program Title</u>	<u>Pass Through Entity</u>	<u>Federal Expenditures</u>
U.S. Department of Housing and Urban Development			
14.850	Low Rent Public Housing	NA	\$ 5,772,109
	Capital Fund Cluster		
14.872	Capital Fund Program	NA	3,612,970
14.885	Capital Fund Recovery Grant	NA	2,382,351
	Total Capital Fund Cluster		5,995,321
		State of South	
14.239	Tenant Based Rental Assistance (State/Local)	Carolina	42,040
14.856	Section 8 Moderate Rehabilitation	NA	151,289
14.DVP	Section 8 Disaster Vouchers (DHAP)	NA	1,969
14.871	Housing Choice Vouchers	NA	7,034,122
14.VSH	Vetreran Affairs Supportive Housing (VASH)	NA	366,970
	Total Federal Awards Expenditures		\$ 19,363,820

Notes to the Schedule of Expenditures of Federal Awards

A. Basis of Accounting

This schedule is prepared on the accrual basis of accounting.

B. The information in this schedule is presented in accordance with the requirements of OMB Circular A-133, "Audits of States, Local Governments and Non-Profit Organizations".

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

FDS line 706	HUD PHA Grants	\$ 14,380,548
FDS line 706.1	Capital Grants	4,939,263
FDS line 708	Other government grants	44,009
		\$ 19,363,820

D. FHA Loan:

This loan was used to determine major program testing. It was not used to compute major program percentages. This program was audited by other auditors.

SINGLE AUDIT SECTION

HOUSING AUTHORITY OF THE CITY OF CHARLESTON
Charleston, South Carolina

SCHEDULE OF FINDINGS AND QUESTIONED COSTS
SEPTEMBER 30, 2009

SECTION I - SUMMARY OF AUDITORS' RESULTS

Basic Financial Statements

Type of auditors' report issued:	Unqualified
Internal control over financial reporting:	
~ Material weakness(es) identified?	No
~ Significant deficiency(s) identified that are not considered to be material weaknesses?	None reported
Noncompliance material to basic financial statements noted?	No

Federal Awards

Internal control over major programs:	
~ Material weakness(es) identified?	No
~ Significant deficiency(s) identified that are not considered to be material weakness(es)?	None reported
Type of auditors' report issued on compliance for major programs:	Unqualified
Any audit findings disclosed that are required to be reported in accordance with section 510(a) of OMB Circular A-133?	No

Identification of major programs:

CFDA Number	Name of Federal Program
14.872	Public Housing Capital Fund Program
14.885	American Recovery and Revitalization Act

Dollar threshold used to distinguish between type A and type B programs:	\$580,915
Auditee qualified as low-risk auditee?	Yes

MALCOLM JOHNSON COMPANY

CERTIFIED PUBLIC ACCOUNTANTS

P.O. Box 530848

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

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

Columbia Office
Public Housing Division
1835 Assembly Street
Columbia, South Carolina 29201-2480

We have audited the basic financial statements of the Housing Authority of the City of Charleston ("the Authority") as of and for the year ended September 30, 2009, and have issued our report thereon dated February 22, 2010, which included a disclaimer of opinion on Management's Discussion and Analysis. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

Internal Control Over Financial Reporting

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

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

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

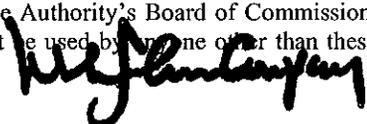
Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and would not necessarily identify all deficiencies in internal control that might be significant deficiencies or material weaknesses. We did not identify any deficiencies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

Compliance and Other Matters

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

We noted certain matters that we reported to management of the Authority in a separate letter dated February 22, 2010.

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



Malcolm Johnson Company
Certified Public Accountants

DeBary, Florida
February 22, 2010

MALCOLM JOHNSON COMPANY
CERTIFIED PUBLIC ACCOUNTANTS
P.O. Box 530848
210 N. Highway 17-92
DeBary, Florida 32753-0848

Phone (386) 668-6464 Fax (386) 668-6463

**REPORT ON COMPLIANCE WITH REQUIREMENTS APPLICABLE TO ITS MAJOR PROGRAMS AND ON
INTERNAL CONTROL OVER COMPLIANCE IN ACCORDANCE WITH OMB CIRCULAR A-133**

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

Columbia Office
Public Housing Division
1835 Assembly Street
Columbia, South Carolina 29201-2480

Compliance

We have audited the compliance of the Housing Authority of the City of Charleston ("the Authority") with the types of compliance requirements described in the U.S. Office of Management and Budget (OMB) *Circular A-133 Compliance Supplement* that are applicable to its major federal programs for the year ended September 30, 2009. The Authority's major federal programs are identified in the summary of auditor's results section of the accompanying Schedule of Findings and Questioned Costs. Compliance with the requirements of laws, regulations, contracts and grants applicable to its major federal programs is the responsibility of the Authority's management. Our responsibility is to express an opinion on the Authority's compliance based on our audit.

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States; and OMB Circular A-133, *Audits of States, Local Governments and Non-Profit Organizations*. Those standards and OMB Circular A-133 require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the Authority's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our audit provides a reasonable basis for our opinion. Our audit does not provide a legal determination on the Authority's compliance with those requirements.

In our opinion, the Authority complied, in all material respects, with the requirements referred to above that are applicable to each of its major federal programs for the year ended September 30, 2009.

Internal Control Over Compliance

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

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

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

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

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



Malcolm Johnson Company
Certified Public Accountants

DeBary, Florida
February 22, 2010

**HOUSING AUTHORITY OF THE CITY OF CHARLESTON
Charleston, South Carolina**

**SCHEDULE OF FINDINGS AND QUESTIONED COSTS
SEPTEMBER 30, 2009
(Continued)**

SECTION II - FINANCIAL STATEMENT FINDINGS

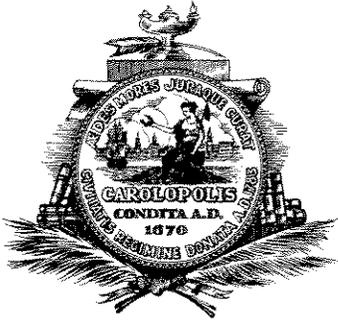
There were no Financial Statement Findings.

SECTION III – FEDERAL AWARD FINDINGS AND QUESTIONED COSTS

There were no Federal Award Findings.

SECTION IV - SUMMARY SCHEDULE OF PRIOR AUDIT FINDINGS

There were no Prior Audit Findings.



HOUSING AUTHORITY OF THE CITY OF CHARLESTON

550 MEETING STREET, CHARLESTON, SOUTH CAROLINA 29403
TELEPHONE (843) 720-3970 FAX # (843) 720-3977 TDD (843) 720-3685
Donald J. Cameron, SPHM - Chief Executive Officer

June 22, 2010

Mr. Larry Knightner
Public Housing Division
U.S. Department of Housing & Urban Development
1835 Assembly Street
Columbia, SC 29201

Dear Mr. Knightner,

Per HUD guidelines, Public Housing Agencies are required to submit PHA Plan Certification forms as part of the agency's PHA Five-Year and Annual Plan submission process.

Included herewith please find the following certifications:

- Form HUD-50077:** PHA Certifications of Compliance with PHA Plans and Related Regulations.
- Form HUD-50070:** Certification for a Drug-Free Workplace.
- Form SF-LLL:** Disclosure of Lobbying Activities and Disclosure of Lobbying Activities Continuation Sheet.
- Form HUD-50071:** Certification of Payments to Influence Federal Transactions.
- Form HUD-50077-CR:** Civil Rights Certifications.
- Form HUD-50077-SL:** Certification by State or Local Office of PHA Consistency with the Consolidated Plan.

Please accept this correspondence as The Housing Authority of the City of Charleston's official submission of abovementioned requirement.

Should you have any questions, please feel free to contact me at (843) 727-3167 (telephone) or djc@chacity.org (email).

Sincerely,


Donald J. Cameron
President and CEO

2000
HOUSING ACHIEVEMENT AWARD
S.C. STATE HOUSING FINANCE
AND DEVELOPMENT AUTHORITY

1999
SECRETARY'S COMMENDATION
U.S. DEPARTMENT OF HOUSING AND
URBAN DEVELOPMENT

1991-98
CERTIFICATE OF EXCELLENCE
IN MANAGEMENT OPERATIONS
U.S. DEPARTMENT OF HOUSING AND
URBAN DEVELOPMENT

1997
FOUNDERS AWARD
HISTORIC CHARLESTON FOUNDATION

1994
SUSTAINED PERFORMANCE AWARD
U.S. DEPARTMENT OF HOUSING AND
URBAN DEVELOPMENT

1989, 1990, 1997
CAROLOPOLIS AWARD
PRESERVATION SOCIETY
OF CHARLESTON

1991
SPECIFIC ACTIVITY AWARD
U.S. DEPARTMENT OF HOUSING AND
URBAN DEVELOPMENT

1991
HONOR AWARD
AMERICAN INSTITUTE OF ARCHITECTS

1988
AWARD FOR
NATIONAL EXCELLENCE
U.S. DEPARTMENT OF HOUSING AND
URBAN DEVELOPMENT

1986
HONOR AWARD
AMERICAN INSTITUTE OF ARCHITECTS

1985
AWARD FOR
DESIGN EXCELLENCE
PRESIDENT RONALD REAGAN

1985
HONOR AWARD
NATIONAL ASSOCIATION OF HOUSING
AND REDEVELOPMENT OFFICIALS

1984
FEDERAL DESIGN
ACHIEVEMENT AWARD
NATIONAL ENDOWMENT
FOR THE ARTS



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

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 2010 – 2015 5-Year and the 2010 - 2011 Annual PHA Plan for the PHA fiscal year beginning October 1, 2010, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

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

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

The Housing Authority of the City of Charleston

SC001

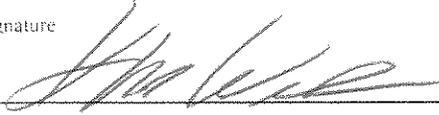
PHA Name

PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 2010 - 2015

Annual PHA Plan for Fiscal Years 2010 - 2011

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

Name of Authorized Official	Title
<i>Mr. Henry M. Williams</i>	<i>Chairman</i>
Signature	Date
	<i>6/21/2010</i>

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

The Housing Authority of the City of Charleston

Program/Activity Receiving Federal Grant Funding

Public Housing

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

See attached.

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

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

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

Name of Authorized Official

Donald J. Cameron

Title

President and CEO

Signature

Date

X

6/22/10

WORK ORDER NUMBER: 577-2204

Benjamin Leggette (Randy) – Director of Property Management

Phone: 722-4564

AMP #20 OFFICE – 562(A) Meeting Street - Phone: 720-3984

CORDELIA DAVIS – PUBLIC HOUSING MANAGER (501 TOTAL UNITS)

- | | | |
|--------------------|--|---|
| <i>Project #8</i> | Cooper River Court
(216 Units) | America (230, 240, 231 - 245) (170-184)
East Bay (775, 777, 779, 781, 783, 785, 787, 789)
Morrison Drive (831, 845, 855)
Harris (2 - 12)
Hanover (242 - 256)
Jackson (5, 9)
Lee (6, 10)
Stuart (49, 69, 79)
Johnson (82 - 84) |
| <i>Project #9</i> | Edmund Jenkins Homes
(28 Units) | 429 Bank (1, 2, 3)
428 Ferry (4, 5, 6) |
| <i>Project #10</i> | Meeting Street Manor
(201 Units) | Harris (37 - 83) (56 - 100)
Hanover (239 - 249) (192, 194 - 240)
Johnson (55 - 97) (88 - 98)
Jackson (140 - 170)
Meeting (562)
Nassau (235 - 253) (234 - 270) |

<i>Project #13CO or Project #33</i>	Meeting Street Manor Ext. (44 Units)	Conroy (20 - 26) Meeting (670) Nassau (423) Romney (59, 61)
<i>Project #15</i>	Scattered Site (12 Units)	Huger (275)

AMP #30 OFFICE - 20 Franklin Street - Phone: 720-3986

VALERIE GREER - PUBLIC HOUSING MANAGER (455 TOTAL UNITS)

Project #1 Robert Mills Manor
(132 Units)
Cromwell (1 - 2) (4 - 8) 7
Franklin (29, 31) (16)
Logan (105)
Magazine (20, 22)
Queen (146)
Smith (12, 14)
Wilson (2)

Project #6 Robert Mills Manor Ext.
(90 Units)
Beaufain (59, 63, 67, 75, 83)
Logan (125, 129, 139)
Wilson (1, 3, 5, 9)

Project #4 Wraggborough Homes
(128 Units)
America (2, 4, 6, 8)
Alexander (128, 130, 132, 134, 136, 138, 140, 142)
Chapel (18)
Drake (1, 3, 5, 7, 9, 11) (15, 17, 19)
South (1, 3, 5, 7)

*Project #13AB
or Project #31* Wraggborough Homes Ext.
(50 Units)
Drake (44, 50)
East Bay (601, 617)
Reid (1, 3) (2)
South (2)

Comment [MSOffice1]: Spelling corrected on 2/11/09

<i>Project #15</i>	Scattered Site (31 Units)	Amherst (42A - 48B) Coming (149) Line (139 - 147) Marion (5, 7) St. Phillip (213 - 219)
<i>Project #16</i>	Scattered Site (24 Units)	Cannon (49) Reid (44) South (20, 26) St. Phillip (121, 123) Nassau (6, 8)

AMP #40 - 183 President Street - Phone: 720-3988

MARLIN BURWELL - MANAGER (443 TOTAL UNITS)

Project #5	Gadsden Green Homes (172 Units)	Allway (2 - 12) Flood (2 - 44) Line (215 - 229) Norman (25 - 75) (28 - 58) President (175 - 191)
Project #13DO or Project #34	Gadsden Green Ext. (92 Units)	Allway (14 - 18) Flood (33, 37) Hagood (34, 38) Line (231 - 235)
Project #12	Kiawah Homes (61 Units)	Ashley (1306, 1307, 1311, 1315, 1316, 1317, 1321, 1322, 1329, 1335, 1341) (1326, 1328, 1332, 1338, 1342) Mt. Pleasant (2212, 2216, 2220, 2232) Rutledge (1309, 1315, 1319, 1323) Sunnyside (2205, 2221) (2204, 2208, 2214, 2218, 2222)
Project #15	Scattered Site (24 Units)	Athens (7 - 25) Romney (129 - 137) Sequoia (696 - 712)
Project #16	Scattered Site (22 Units)	King (1031)

Project #23	Scattered Sites (56 Units)	Walter Drive (3250, 3252, 3254, 3256, 3258, 3260) Pamlico Terrace (100 – 110) Chipley Terrace (100 – 109) (111) Parsonage Road (2219, 2221, 2225, 2227) Doris Drive (2192 – 2197, 2199)
Project #25	Parkdale Town Homes (16 Units)	Applebee Way (2332, 2334, 2336, 2338, 2340, 2342, 2344, 2346, 2348, 2350, 2352, 2354, 2356, 2458, 2360, 2362)

Certification of Payments to Influence Federal Transactions

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

Applicant Name

The Housing Authority of the City of Charleston

Program/Activity Receiving Federal Grant Funding

Public Housing

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

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

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

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

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

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

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

Name of Authorized Official

Mr. Donald J. Cameron

Title

President and CEO

Signature

Date (mm/dd/yyyy)

6/22/10

DISCLOSURE OF LOBBYING ACTIVITIES

Approved by OMB

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

0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input checked="" type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	2. Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Housing Authority City of Charleston 550 Meeting Street Charleston S.C. 29403 Congressional District, if known:	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:	
6. Federal Department/Agency:	7. Federal Program Name/Description: CFDA Number, if applicable: _____	
8. Federal Action Number, if known:	9. Award Amount, if known: \$	
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI): N/A	b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI): N/A	
11. information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature: _____ Print Name: <u>Donald J. Cameron</u> Title: <u>President and CEO</u> Telephone No.: <u>(843) 720-3970</u> Date: <u>6/22/10</u>	
Federal Use Only:	Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)	

DISCLOSURE OF LOBBYING ACTIVITIES
CONTINUATION SHEET

Approved by OMB
0348-0046

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

Civil Rights Certification

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

Civil Rights Certification

Annual Certification and Board Resolution

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

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

The Housing Authority of the City of Charleston

SC001

PHA Name

PHA Number/HA Code

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

Name of Authorized Official

Mr. Henry M. Williams

Title

Chairman

Signature



Date

6/21/2010

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan**

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

**Certification by State or Local Official of PHA Plans Consistency with the
Consolidated Plan**

I, Billy Swails the Mayor of Mount Pleasant certify that the Five Year and
Annual PHA Plan of the City of Charleston is consistent with the Consolidated Plan of
Town of Mount Pleasant prepared pursuant to 24 CFR Part 91.

 6/3/2011
Signed/ Dated by Appropriate State or Local Official

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan**

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

**Certification by State or Local Official of PHA Plans Consistency with the
Consolidated Plan**

I, Joseph P. Riley the Mayor of the City of Charleston certify that the Five Year and
Annual PHA Plan of the City of Charleston is consistent with the Consolidated Plan of
City of Charleston prepared pursuant to 24 CFR Part 91.



Signed / Dated by Appropriate State or Local Official

List of Supporting Documents Available for Local Review

(Applicable to All PHA Plan Types)

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

Applicable & On Display	Supporting Document	Applicable Plan Component
✓	Form HUD-50077, <i>Standard PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual PHA Plans.</i>	Standard 5-Year and Annual Plans Streamlined 5-Year Plans
✓	Form HUD-50076, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Streamlined Annual PHA Plan, including required PHA certification and assurances for policy and program changes since last Annual Plan.</i>	Streamlined Annual Plans
✓	State/Local Government Certification of Consistency with the Consolidated Plan	5-Year and Annual Plans 5-Year Streamlined Plans
✓	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5-Year and Annual Plans
✓	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments (AI) to Fair Housing Choice); and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
✓	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA’s public housing and Section 8 tenant-based waiting lists.	Streamlined Annual Plan: Housing Needs
✓	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
✓	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan (TSAP) and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
✓	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
✓	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
✓	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input checked="" type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
✓	Public housing rent determination policies, including the methodology for setting public housing flat rents. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
✓	Schedule of flat rents offered at each public housing development. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
✓	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input checked="" type="checkbox"/> Check here if included in the Section 8 Administrative Plan.	Annual Plan: Rent Determination
✓	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
✓	Results of latest Public Housing Assessment System (PHAS) assessment (or other applicable assessment).	Annual Plan: Management and Operations
N/A	Follow-Up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary).	Annual Plan: Operations and Maintenance and Community Service and Self-Sufficiency
✓	Results of latest Section 8 Management Assessment System (SEMAP).	Annual Plan: Management and Operations
✓	Any policies governing any Section 8 special housing types <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Management and Operations

List of Supporting Documents Available for Local Review

(Applicable to All PHA Plan Types)

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Applicable & On Display	Supporting Document	Applicable Plan Component
✓	Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Grievance Procedures
✓	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
✓	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement/Performance and Evaluation Report (form HUD-52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (form HUD-52825) for any active CIAP grant	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
✓	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See Notice 99-52 (HA).	
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the U.S. Housing Act of 1937, or Section 33 of the U.S. Housing Act of 1937.	Annual Plan: Conversion of Public Housing
N/A	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
✓	Policies governing any Section 8 Homeownership program (Section 15 of the Section 8 Administrative Plan).	Annual Plan: Homeownership
✓	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	
	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	
	Most recent self-sufficiency (ED/SS, TOP, or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
✓	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	
✓	The results of the most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Consortium agreements and certifications that agreements are in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection.	Joint PHA Plans for Consortia
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

The Post and Courier

134 Columbus St., Charleston, SC 29403

Classified Ad to publish in		Post and Courier, Charleston Net			
Customer Name		CITY OF CHAS HOUSING AUTH/MAIN			
Order	289978	Class	985	Lines	19.0
Account	103193	Start Date	04/11/2010	Payments	\$0.00
Name	,	Stop Date	05/02/2010	Total Price	\$187.69
Phone	(843) 720-3680	Insertions	8	Ad Rep	Ginger Harley

PUBLIC HEARING

The HOUSING AUTHORITY OF THE CITY OF CHARLESTON will host a public hearing that will address the annual agency plan and capital fund program updates for the Fiscal Year 2010. The hearing will be held on May 13, 2010 at 5:00 p.m. at Klawah Homes Community Center, 2226 Sunnyside Drive, Charleston, SC 29403. Contact D. Marty Thomas, Jr. at (843) 720-3983 for inquiries. AD# 289978

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THE HOUSING AUTHORITY OF THE CITY OF CHARELSTON

VIOLENCE AGAINST WOMEN ACT OF 2005

The Housing Authority of the City of Charleston's policies and procedures incorporate and support the laws and requirements outlined in the Violence Against Women Act of 2005 (VAWA). The CHA will continue to administer its programs in ways that support program participants and applicants who may be or become victims of domestic violence, dating violence, sexual assault or stalking. CHA will continue to revise policies and procedures as needed to implement the requirements of VAWA and to collaborate with other agencies to prevent and respond to victims of domestic violence, dating violence, sexual assault or stalking.

A. Activities, services, or programs provided by CHA, directly or in partnership with other service providers to child and adult victims of domestic violence, dating violence, sexual assault or stalking.

CHA offers an in-house program to assist women who are victims of domestic violence. The goal of the program is to help strengthen individuals and families by offering group and individual counseling. These support sessions are held on a weekly basis in a non-threatening environment on site in public housing. A licensed psychologist facilitates these sessions.

Support Services Specialists located at each AMP provide support and assistance to victims within their scope of expertise and act as liaison between the resident / victim and the appropriate local community service providers. For services required that is beyond the scope of expertise of the Specialist, victims are referred to:

Domestic Abuse Support Group:

My Sister's House
Charleston, SC
(843) 744-3242
Spouse/Domestic Partner Abuse Counseling, Abuse/Violence Related Support Groups

Charleston Domestic Violence Services:

City of Charleston Police Department
1525 Sam Rittenberg Blvd, Ste. D
Charleston, SC 29407
(843) 720-2473
Spouse/Domestic Partner Abuse Counseling, Crime Victim/Witness Counseling, General Crime Victim Assistance

Family Violence Intervention Program:

4925 LaCross Rd, Ste 215
North Charleston, SC 29406
(843) 735-7802
Spouse/Domestic Partner Abuse Counseling, Anger Management, Abuse/Violence Related Support Groups, Domestic Violence Intervention Programs

Family Violence Treatment Center:

1056 E. Montague Ave.

North Charleston, SC 29405

(843) 745-9111

Spouse/Domestic Partner Abuse Counseling, Crisis Intervention, Group Counseling, Abuse/Violence Related Support Groups

Dee Norton Lowcountry Children's Center:

1061 King St.

Charleston, SC 29403

(843) 723-3600

Child Sexual Abuse/Incest Counseling, Child Abuse Counseling, Abuse/Violence Related Support Groups, Sexual Assault Treatment

My Sister's House:

P.O. Box 71171

North Charleston, SC 29415

(843) 747 4069

School Supplies Donation Programs, Personal Care Supplies Donation Programs, Office Equipment/Supplies Donation Programs, Household Goods Donation Programs, Abuse Support Volunteer Opportunities, Criminal Justice/Legal Services Volunteer Opportunities

B. Activities, services, or programs provided or offered by CHA that help child and adult victims of domestic violence, dating violence, sexual assault, or stalking to obtain or maintain housing.

The CHA has revised its Admissions and Continued Occupancy Policy and Section 8 Housing Choice Voucher Administrative Plan to comply with and support the Violence against Women Act of 2005 (VAWA) by establishing procedures to support and assist victims of domestic violence, dating violence, or stalking from being evicted or terminated from housing assistance programs based on acts of such violence against them.

All applicants and participants are notified of their rights and responsibilities under VAWA .

Public Housing and HCV applicants who have been victim to domestic violence, dating violence, or stalking shall not be denied admission into the program if they are otherwise qualified.

CHA shall not terminate assistance to Public Housing Residents or HCV Tenants that are a victim of domestic violence, dating violence, or stalking based on activity associated with the act of domestic violence, or staling as long as the victim submits a completed HUD-50066 within 14 business days.

Definitions of domestic violence, dating violence, and stalking have been included in CHA's Admissions and Continued Occupancy Policy as well as all notices to applicants, residents and tenants.

Applicants who are victim to domestic violence, dating violence, sexual assault or stalking are given preference on the wait list.

CHA has implemented and is utilizing the form HUD-50066, *Certification of Domestic Violence, Dating Violence, or Stalking* for use in its Public Housing and Housing Choice Voucher Program.

In addition to the aforementioned, CHA has also implemented the use of revised from HUD-52641, *Housing Assistance Payments (HAP) Contract* and HUD-52641 (a), *Tenancy Addendum*.

C. Activities, services, or programs provided by CHA to prevent domestic violence, dating violence, sexual assault and stalking, or to enhance victim safety in assisted families.

Notices are posted in the lobby of the Applications office explaining VAWA and the protection available to victims who are either applicants to or participants in public housing or housing choice voucher programs.

An in-house counseling program designed to assist and counsel women who are victims of domestic violence, dating violence, sexual violence, or sexual assault or stalking.

As part of our overall plan to assist in keeping our assisted communities safe, CHA has chosen to employ a Director of Security. As part of his responsibilities is to hold conferences with victims, conduct home visits and act as liaison between the victim and the City of Charleston Police Department.

To further support our efforts, the CHA maintains a collaborative relationship with the City of Charleston Police Department and has increased the number of police officers assigned to each AMP.

**Capital Fund Resident Advisory Meeting
The Housing Authority of the City of Charleston
550 Meeting Street
Charleston, SC 29403
April 29, 2010**

Attendance:

There were twelve attendees in total, which include seven representatives from the Resident Advisory Board representing various public housing communities.

Ms. Renee Gailliard, Resident Advisor, Cooper River Court – AMP 20
Ms. Zakiya N. Johnson, Secretary, Cooper River Court - AMP 20
Mr. Darrell Brown, Co-Chair, Meeting Street Manor – AMP 20
Ms. Carolyn Dilligard, Chair, Gadsden Green Ext. – AMP 40
Ms. Sarah Green, Chaplin, Scattered Site 16 – AMP 40
Ms. Sarah Ford, Resident Advisor, Scattered Site 16 – AMP 40
Ms. Orlene Knotts, Resident Advisor, Kiawah Homes – AMP 40
Ms. Cordelia Davis, Public Housing Manager, AMP 20
Ms. Valerie Greer, Public Housing Manager, AMP 30
Mr. Benjamin R. Leggette, Director of Property Management
Mr. Marty Thomas, Capital Fund Manager
Ms. Nicolene Martley, Capital Fund Specialist

Call To Order:

The Capital Fund Resident Advisory Meeting was called to order at 5:10 p.m. Mr. Benjamin R. Leggette, Director of Property Management welcomed everyone and explained the purpose of the Resident Advisory Board (RAB) through making recommendations which will assist staff in the planning process of the Annual Agency Plan and Five Year Plan and gave a brief history of the Agency Plan Process. Mr. Leggette also explained that the Board of Commissioners will have final approval of the Annual and Five Year Plans before they are sent to HUD for approval in July. Copies of the Capital Fund/PHA plans were distributed to all present.

Meeting Notes:

An overview and discussion of the maintenance work for Capital Fund 719 and future years was given by each Property/AMP manager.

AMP 20 – Ms. Cordelia Davis

Question: Ms. Gailliard enquired when the CHA will be replacing stoves in Public Housing units.

Response: Ms. Davis stated that the CHA have purchased larger stoves and stoves damaged beyond repair are being replaced. These replacements occur on an "as needed" basis.

Comment: Ms. Gailliard requested that CHA address the drainage / plumbing problem experienced between the upstairs bathroom and kitchen at Cooper River Court. Ms. Gilliard stated that water drainage from upstairs causes leaking in kitchen cabinets.

Ms. Gailliard also requested that CHA address termite problems being experienced at Cooper River Court and Meeting Street Manor.

Response: Mr. Leggette stated that the plan will be adjusted to include Plumbing at Cooper River Court and Termite Control at Cooper River Court and Meeting Street Manor.

AMP 30 – Ms. V. Greer

There being no resident representation for AMP 30, Mr. Leggette asked those present whether they had any comments, suggestions or concerns regarding planned maintenance work for AMP 30. There being none, Mr. Leggette proceeded with an overview of planned work for AMP 40.

AMP 40 – Mr. Randy Leggette (for Mr. M. Burwell)

Following the overview, Mr. Leggette asked those present whether they had any comments, suggestions or concerns regarding planned maintenance work for AMP 40. There were no comments, suggestions or concerns.

Mr. Leggette reminded all present of the Capital Fund Public Meeting scheduled for May 13, 2010 at 5:00 p.m. at Kiawah Homes Community Center. All present were invited to attend the Public meeting.

Meeting adjourned at 6:00 p.m.
Capital Fund: Resident Advisory Meeting Minutes