

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

5. Objective:
Conduct a minimum of one training program per year for landlords to increase their knowledge of the Section 8 Housing Choice Voucher Program.

6. Objective:
Maintain voucher payment standards at 90%-100% of the FMR.

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

1. Objective:
Increase the number of participants in CHA's Homeownership Training Program. By 2015, 750 families will have participated in the program.

2. Objective:
Increase the number of participants in the Section 8 Housing Choice Voucher Homeownership Program. Expand the program by 25 participants by 2010.

3. Objective:
Complete the HOPE VI Rosewood Hills Homeownership Plan by successfully selling 45 houses.

4. Objective:
Promote homeownership opportunities for public housing residents and Section 8 voucher participants. Twenty-five families will purchase homes over the next 5 years.

IV. Goal: Improve public housing community quality of life and economic vitality by providing an improved living environment.

1. Objective:
Continue to improve public housing security and expand the working relationship with the City of Columbia Police Department and the Richland County Sheriff's Department.

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

3. Objective:
Develop 15 units for assisted living.

4. Objective:
Incorporate green building practices in all new construction and renovation work where economically feasible within HUD Cost Caps.

5. Objective:
Implement programs that promote a healthy lifestyle, including community gardens and health education.

6. Objective:
Increase youth programs for public housing residents by fostering partnerships in the community.

7. Objective:
Increase resident participation in the Resident's Executive Council by 50% by 2015.

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

1. Objective:
Increase the number of employed residents by 10% over five years.

2. Objective:
Increase resident FSS escrow accounts by 10% over five years.

3. Objective:
Decrease the number of residents required to do community service by 10% over 5 years.

4. Objective:
Enroll 20 families will participate in IDA Programs over five years.

5. Objective:
Increase residents education levels by assisting 100 residents with earning their GEDs or high school diplomas over five years.

6. Objective:
Promote entrepreneurial development by assisting 10 residents with completing business development classes over five years.

	<p>VI. Goal: Ensure equal opportunity and affirmatively further fair housing for all Americans.</p> <p>1. Objective: Continue affirmative measures to ensure access and to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, or disability.</p> <p>2. Objective: Continue affirmative measures to ensure accessible housing to persons with all varieties of disabilities, regardless of unit size required.</p>
6.0	<p>PHA Plan Update</p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: (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.</p> <p>Since the CHA's last Annual Plan submission, most of the 20 sections of its Annual Plan have been revised or updated. In summary:</p> <p>Housing Needs – new data and analysis Financial Resources – new funding amounts to include several new grants Eligibility, Selection and Admissions – changes were made to the Admissions Policy (ACOP) and Section 8 Administrative Plan Rent Determinations – new communities were added to the Flat Rent Schedule Operations and Management – CHA program inventory was updated Capital Improvements – update provided and new Five Year Plan Demo/Disposition – update on current projects scheduled for Demo/Dispo as well as inclusion of Five Year Plans; Plans to demolish Allen Benedict Court and Gonzales Gardens Designation of Housing – newest Elderly Community opened in 2009; plans for Elderly Designation for new communities in 2010-2015 Community Service and Self-Sufficiency – Update on programs and inclusion of VAWA Civil Rights Certification – new form included Additional Information – new Resident Advisory Board members Policies – new ACOP, new Section 8 Administrative Policy, revision to Procurement Policy, and new Smoke Free Living Environment Policy. The CHA has a Violence Against Women Act Policy in place.</p> <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. The Plan is available for review at the CHA Central Office at 1917 Harden Street, Columbia. Additional copies of the plan are in every management office of the CHA, the City of Columbia Community Development Office, Richland County Community Development Office, and the Richland County Public Library. The entire plan is available on-line at www.chasc.org. The public hearing for the plan was conducted on April 15, 2010.</p>
7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p>(a) HOPE VI: CHA will continue to apply for funding for revitalization of the Allen-Benedict Court (AMP 2 – 244 units) and Gonzales Gardens (AMP 1 – 280 units) communities. CHA has completed the Celia Saxon HOPE VI and Rosewood Hills projects in the last two years. The CHA will consider Mixed-Financing and Development of new projects. Village at River's Edge is now in the planning stages (ARRA Award) but it is anticipated to consist of 60 units.</p> <p>(b) Demolition/Disposition: There are 6 AMPs under consideration for demo/dispo. AMP 4 is Rosewood Hills; CHA may dispose of part of the development through a long-term land lease for development of commercial and/or rental units and other parts through the sale of homeowner units. In AMPs 3, 4, and 7, the CHA may demolish up to five units in any of these AMPs. These are some of the oldest single family homes in our inventory and demolition may be more cost effective than rehabilitation. Allen-Benedict Court (AMP 2) may be totally demolished to meet the parameters of any funding, to include HOPE VI. Approval has been received from HUD. Portions of the property may be disposed to support homeownership sales and rental unit leases. The same thing may occur in the Gonzales Gardens (AMP 1) community. The CHA plans to apply for demolition in 2010. The CHA is developing a plan for a new community; the number of new units is unknown at this time.</p> <p>(c) Conversion of Public Housing – The CHA has determined that Conversion is not appropriate for any public housing community in its inventory at this time.</p> <p>(d) Homeownership: CHA is completing the sale of 60 homes at Rosewood Hills. The CHA may consider a homeownership component in the revitalization of ABC and GG.</p> <p>(e) Project Based Vouchers: The CHA has no plans for Project Based Vouchers at this time, but is open to the concept if funding should become available.</p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p>Attached – Included in Section 7 of all Plan Copies</p>

8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p>Attached – Included in Section 7 of all Plan Copies</p>
8.3	<p>Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p> <p>The CHA may use a portion of its CFP/RHP Funds for financing capital improvements, but does not have specific plans at this time.</p>
9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <ul style="list-style-type: none"> • The CHA has a combined waiting list of 6,903 applications. This is a decrease from our 2009 plan, but can be attributed to the number of Section 8 applications (see bullet 2). • Of the 6,903 applications on file, we have 2,570 Section 8 applications remaining on our waiting list. This indicates a significant need for additional housing choice vouchers. The last time the CHA accepted Section 8 applications was on January 14, 2008. We do not anticipate a re-opening of the list until (the earliest) 2011. • Based on phone calls, email correspondence, and applications received, the program of choice is the voucher program. • The number of applications on the Conventional Housing waiting list at the CHA has increased from 4,096 applications on December 31, 2008 to 4,333 applications as of December 31, 2009. This is a 9.5 percent increase in the number of applications on file. • Our Senior Housing (over age 50) waiting list has decreased from 510 applicants as of December 31, 2008 to 374 as of December 31, 2009. The waiting time for selection has increased from 9-12 months to 18 months. • There are a large number of single persons on our waiting list that are under age 50. Many of these applicants have disabilities and the CHA continues to identify housing resources for this population. (1,906 individuals on waiting list are under age 50). • The need for family housing continues to be at the one and two bedroom level, with a secondary need for three bedroom units. (Currently on list: 2,848 two-bedroom and 1,484 three-bedroom) • Of the 6,903 applications on file, only 109 applicants are above the 30% of Median Income range. The CHA is serving the very-low income persons living in the Midlands. • A large number of applicants seek other housing assistance because of our one-to-three year waiting period. By increasing affordable housing options, we will be better able to reach these families in need by decreasing the waiting time for an available unit. • The State of South Carolina, and in particular Richland County, has a high number of persons with AIDS. Working with the City of Columbia using HOPWA (Housing Opportunities for Persons with AIDS) funds, the CHA has created 95 additional vouchers for this population. The program began in January 2001. The CHA has evaluated this program during the past year, and has determined that it is a viable program. • The CHA was recently awarded 3 grants (2 from HUD and 1 from the City of Columbia) that will provide housing for disabled homeless persons. Forty-seven (47) persons are served through these programs. Because applications for these programs are accepted through CHA partners, these programs don't have an impact on our waiting list but has had an impact on the number of chronically homeless people in downtown Columbia. (a decrease) • Because of the Housing First and Permanent Supportive Housing Programs, the CHA is constantly trying to identify one-bedroom private market units. There are also problems in locating one-bedroom units that are handicapped accessible. • In addition, housing needs of Hurricane Katrina displaced families have been met through HUD and FEMA assistance as well as absorption of evacuees into public housing and voucher programs. • Because of the demolition of 300 units at Hendley Homes and 400 units at Saxon Homes in 2000-2001, the need for public housing in Richland County has increased significantly. The CHA had 2,500 units in 1999; in January 2009, the CHA only had 1,865 units. Although Celia Saxon Homes and the Rosewood Hills community have been completed, many of the HOPE VI units that were developed were homeownership units. In December 2008, the CHA moved the first public housing former residents back into Rosewood Hills (formerly known as Hendley Homes). • Many Section 8 applicants have had to also request Public Housing due to the long waiting period for Section 8 assistance; this has placed an extra burden on the Public Housing waiting list. • In previous years, the CHA has always indicated to applicants that the wait time for housing would be 1-2 years. The time

	<p>has increased to 2-3 years. This is only an estimate.</p> <ul style="list-style-type: none"> • The decline of the US economy and resulting loss of employment has brought about a greater urgent housing need for those who are losing homes through foreclosure and a greater need for affordable rents. • The gap between the average rent paid by public housing residents (\$281/month) and private market rent (\$1,020 for a two-bedroom unit in downtown Columbia) continues to increase. This makes the demand for affordable housing greater in the Columbia area. • A continuing problem for identification of affordable housing is location to a bus line. During 2009, many bus lines were eliminated due to fiscal constraints of the Central Midlands Transit System. • During the next five (5) years, the CHA plans to demolish 524 units of public housing (Allen-Benedict Court and Gonzales Gardens). Until new housing is constructed, this will place an additional burden on the agency's housing inventory.
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<p>9.1</p>	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>See Section 5.2 Goals and Objectives which is the agency's plan for next 5 years to address housing needs.</p>
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10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>The CHA has included a progress report on its 2005-2010 Agency Goals and Objectives in the Plan. For every objective, the CHA has met or exceeded its goals.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>Criteria for Substantial Deviations and Significant Amendments</p> <p>1) Amendment and Deviation Definitions</p> <p>a. Substantial Deviation from the 5-Year Plan</p> <p>A substantial deviation from the Plan will be when any of the following occurs:</p> <ul style="list-style-type: none"> - Changes to the calculation or determination of rent, admissions policies, or organization of the waiting list; - Changes in the use of funds under the Capital Fund; - Any change with regard to demolition or disposition, designation of housing, homeownership programs, or conversion activities. <p>b. Significant Amendment or Modification to the Annual Plan</p> <p>Significant Amendment/Modification will be defined as any of the following:</p> <ul style="list-style-type: none"> - Changes to the calculation or determination of rent, admissions policies, or organization of the waiting list; - Additions of non-emergency work items; - Any change with regard to demolition of disposition, designation of housing, homeownership programs, or conversion activities. <p>In the case of substantial deviation or a significant amendment/modification, the CHA will take the following actions as required:</p> <ul style="list-style-type: none"> - Consult with the Resident Advisory Board; - Ensure consistency with the Consolidated Plan of the State of South Carolina; - Provide for a review of the amendments/modifications by the public during a 45-day public review period; - Provide notification of the amendment or modification and await approval by HUD in accordance with HUD's plan review procedures before implementing the amendment/modification; - Conduct a public meeting of the Board of Directors in order to adopt the amendment/modification.
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11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>
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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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

Instructions form HUD-50075

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

1.0 PHA Information

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

2.0 Inventory

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

3.0 Submission Type

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

4.0 PHA Consortia

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

5.0 Five-Year Plan

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

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

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

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

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

PHA Plan Elements. (24 CFR 903.7)

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

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

appropriate police precincts for carrying out crime prevention measures and activities.

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

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

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

or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or that the public housing agency plans to voluntarily convert; **2)** An analysis of the projects or buildings required to be converted; and **3)** A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

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

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

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

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

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

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

8.2 Capital Fund Program Five-Year Action Plan

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

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

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

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

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

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

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

complete only for Annual Plan submitted with the 5-Year Plan.)

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

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

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

Part 1: Summary		Grant Type and Number	FY of Grant: 2010
PHA Name:		Capital Fund Program Grant No: SC16P00250110	Replacement Housing Factor Grant No:
The Housing Authority of the City of Columbia, SC		Date of CFFP:	FFY of Grant Approval: 2010

Line No.	Summary by Development Account	Original	Total Estimated Cost	Revised 2	Obligated	Total Actual Cost ¹	Expended
1	Total Non-CGP Funds		-				
2	1406 Operations (May not exceed 20% of line 21) 3	\$300,000					
3	1408 Management Improvements	\$587,100					
4	1410 Administration (May not exceed 10% of line 21)	\$301,000					
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs	\$45,000					
8	1440 Site Acquisition	\$0					
9	1450 Site Improvements	\$153,000					
10	1460 Dwelling Structures	\$1,806,000					
11	1465.1 Dwelling Equipment-Nonexpendable						
12	1470 Nondwelling Structures						
13	1475 Nondwelling Equipment						
14	1485 Demolition	\$500,000					
15	1492 Moving to Work Demonstration						
16	1495.1 Relocation Costs	\$60,000					
17	1499 Development Activities 4						
18a	1501 Collateralization or Debt Service paid by the PHA						
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment						
19	1502 Contingency (may not exceed 20% of line 20)						
20	Amount of Annual Grant (Sum of lines 2-19)		\$3,752,100			\$	-
21	Amount of line 20 Related to LBP Activities						
22	Amount of line 20 Related to Section 504 Compliance						
23	Amount of line 20 Related to Security - Soft Costs						
24	Amount of line 20 Related to Security - Hard Costs						
25	Amount of line 20 Related to Energy Conservation Measures						

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

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, 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
 Expires 4/30/2011

Part I: Summary		PHA Name: The Housing Authority of the City of Columbia SC		Grant Type and Number Capital Fund Program Grant No: SC16P06150110 Date of CRFP: _____		Replacement Housing Factor Grant No: _____		FFY of Grant: 2010	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Original	Total Estimated Cost	Revised ?	Obligated	Total Actual Cost ¹	Expend	Date	
Signature of Executive Director		Date		Signature of Public Housing Director		Date			

A		B		C		D		E		F		G		H		I	
1 Annual Statement/Performance and Evaluation Report																	
2 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFRRHF)																	
3 Part II: Supporting Pages																	
4 PFA Name:																	
5 The Housing Authority of the City of Columbia, SC				Grant Type and Number		Capital Fund Program Grant No: SC16R00250110		Development Account Number		Quantity		Original		Revised		Funds Obligated	
6				Replacement Housing Factor Grant No:												Federal FY of Grant: 2010	
7 Development NumberName		General Description of Major Work Categories		Development Account Number		Quantity		Total Estimated Cost		Funds Obligated		Total Actual Cost		Funds Expended		Status of Work	
8																	
9 HA-Wide Activities																	
10 Central Office		Administration fees		1410		1		\$301,000									
11																	
12 AMP 1		Gonzales Gardens															
13		Operations		1406		1		\$10,000									
14		Resident Initiatives		1408		1		\$37,000									
15		Security		1408		1		\$23,400									
16		A/E fees		1430		1		\$5,000									
17		Steward		1450		1		\$5,000									
18 AMP 2		Allen Benedict Court															
19		Operations		1406		1		\$10,000									
20		Resident Initiatives		1408		1		\$13,000									
21		Security		1408		1		\$23,400									
22		A/E fees		1430		1		\$5,000									
23		Resident relocation		1495		1		\$35,000									
24		Demolition of units		1485		200		\$500,000									
25 AMP 3		Arrington Manor: SE Housing															
26		Operations		1406		1		\$50,000									
27		Steward		1450		1		\$10,000									
28		Security		1408		1		\$42,000									
29		Cycle Painting		1460		1		\$5,000									
30		Replace windows		1460		191		\$75,000									
31		Resident Initiatives		1408		1		\$25,000									
32		A/E fees		1430		1		\$5,000									
33																	
34 AMP 4		Dorrah-Randall: NE Housing															
35		Panic alarms in Elderly bldgs.		1460		1		\$20,000									
36		Operations		1406		1		\$15,000									
37		Resident Initiatives		1408		1		\$23,000									
38		Security		1408		1		\$12,000									
39		A/E fees		1430		1		\$5,000									
40		Steward		1450		1		\$10,000									
41		Reserves: unit renovations		1460		20		\$230,000									
42 AMP 5		Central Housing															
43		Operations		1406		1		\$30,000									
44		Renovate units		1460		3		\$20,000									
45		Steward		1450		1		\$10,000									
46		Security		1408		1		\$12,000									
47		Resident Initiatives		1408		1		\$19,000									
48 AMP 6		HOPE VI Units															
49		Operations		1406		1		\$5,000									
50		Resident Initiatives		1408		1		\$13,000									
51		Security		1408		1		\$12,000									
52		Steward		1450		1		\$10,000									
53 AMP 7		SF West:															
54		Force Account: Sewer/plumbing repairs		1450		1		\$45,000									
55		Operations		1406		1		\$10,000									
56		Renovate units: siding, windows, HVAC etc		1460		5		\$130,000									
57		Renovations:Supervision/inspection costs		1460		1		\$10,000									
58		Steward		1450		5		\$30,000									
59		Steward: Supervision/inspection costs		1450		1		\$3,000									
60		Cycle Parking		1460		1		\$5,000									
61		Resident Initiatives		1408		1		\$25,000									
62		Security		1408		1		\$12,000									
63		A/E fees		1430		1		\$5,000									

A	B	C	D	E	F	G	H	I
1	Annual Statement/ Performance and Evaluation Report							
2	Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)							
3	Part II: Supporting Pages							
4	PHA Name:	Grant Type and Number						Federal FY of Grant:
5	The Housing Authority of the City of Columbia, SC	Capital Fund Program Grant No: SC16P00250110						2010
6		Replacement Housing Factor Grant No:						
7	Development	General Description of	Development	Quantity	Total Estimated Cost	Revised	Total Actual Cost	Status of Work
8	Number/Name	Major Work Categories	Account Number		Original		Funds Obligated	Funds Expended
9	HA-Wide Activities							
10	AMP 8	Oak Reed Highrise [elderly complex]						
11		Operations	1406	1	\$75,000			
12		Security	1408	1	\$93,600			
13		Resident Initiatives	1408	1	\$17,000			
14		Convert units to Assisted Living	1460	20	\$75,000			
15		A/E fees	1430	1	\$5,000			
16	AMP 9	Latimer Manor						
17		Operations	1406	1	\$10,000			
18		Resident Initiatives	1408	1	\$29,000			
19		Security	1408	1	\$23,700			
20		A/E fees	1430	1	\$5,000			
21		Relocation	1495	1	\$25,000			
22		Renovate units	1460	1	\$100,000			
23	AMP 10	Marion Highrise						
24		Operations	1406	1	\$75,000			
25		Cycle Painting	1460	1	\$5,000			
26		Resident Initiatives	1408	1	\$22,000			
27		Security	1408	1	\$48,000			
28		A/E fees	1430	1	\$5,000			
29	AMP 11	Single Family East						
30		Renovate units, siding, windows, HVAC	1460	6	\$180,000			
31		Installation: Supervisor/Inspection	1460	1	\$6,000			
32		Operations	1406	1	\$10,000			
33		Resident Initiatives	1408	1	\$19,000			
34		Cycle Painting	1460	1	\$5,000			
35		Security	1408	1	\$12,000			
36		Steward	1450	1	\$20,000			
37	AMP 12	Hammond Village[Broad River Rd Units]						
38		Operations	1406	1	\$10,000			
39		Renovate units	1460	30	\$900,000			
40		Renovation supervision/inspection	1460	1	\$40,000			
41		A/E fees	1430	1	\$5,000			
42		Resident Initiatives	1408	1	\$19,000			
43		Security	1408	1	\$12,000			
44		Steward	1450	1	\$10,000			
45					\$1,861,300			

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name: Columbia Housing Authority		Original 5-Year Plan			
Development Number/Name/HA-Wide	Year 1: 2010	Work Statement for Year 2 FFY Grant: 2011 PHA FY: 2011	Work Statement for Year 3 FFY Grant: 2012 PHA FY: 2012	Revision No: Work Statement for Year 4 FFY Grant: 2013 PHA FY: 2013	Work Statement for Year 5 FFY Grant: 2014 PHA FY: 2014
	Annual Statement				
Project 1		0	775,000	0	0
Project 2		900,000	750,000	800,000	850,000
Project 3		150,000	225,000	125,000	125,000
Project 4		350,000	250,000	200,000	100,000
Project 5		150,000	95,000	75,000	75,000
Project 6		0	0	0	75,000
Project 7		300,000	150,000	200,000	350,000
Project 8		170,000	170,000	270,000	170,000
Project 9		0	0	0	0
Project 10		125,000	245,000	125,000	125,000
Project 11		150,000	150,000	525,000	250,000
Project 12		750,000	350,000	850,000	1,050,000
Central Office		300,000	300,000	300,000	300,000
CFP Funds Listed for 5-year planning	3,752,100	3,345,000	3,460,000	3,470,000	3,470,000
Replacement Housing	625,000	625,000	625,000	625,000	625,000

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year : 2013 FFY Grant: 2013 PHA FY: 2013		Activities for Year: 2014 FFY Grant: 2014 PHA FY: 2014	
Development Name/Number	Major Work Categories	Development Name/Number	Major Work Categories
Cost Center	Administration	Cost Center	Administration
Project 2	ABC Stewwork	Project 2	ABC Stitwork
	ABC Demolition		ABC Construction of units
Project 3	Operations	Project 3	Operations
	Security		Arrington Manor: Security
Project 4	Renovate units	Project 4	Sitework as required
Project 5	Operations	Project 5	Operations
Project 7	Single Family Houses renovate units	Project 6	Operations
Project 8	Operations	Project 7	Single Family East: New HVAC, Windows, Roofs
	Paving sites as needed	Project 8	Operations
	Oakread Highrise: Security		Oakread Highrise: Security
Project 10	Operations	Project 10	Operations
	Marion Highrise: Security		Marion Highrise: Security
Project 11	Single Family East: Renovate Units	Project 11	Single Family East: Renovate Units
	Single Family East: Install HVAC,		Single Family East: Install HVAC,
	Operations	Project 12	Hammond Village: Renovate units
Project 12	Hammond Village: Renovate units		Hammond Village: construct new units
	Total CFP Estimated Cost		

\$3,470,000

\$3,470,000

\$3,470,000

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. 2577-0225
 Expires 4/30/2111

Part 1: Summary
 PHA Name:
 The Housing Authority of the City of Columbia, SC

Grant Type and Number
 Capital Fund Program Grant No: SC18P02250109 Replacement Housing Factor Grant No.
 Date of CFFP:

FY of Grant 2009
 FY of Grant Approval: 2009

Line No.	Summary by Development Account	Total Estimated Cost		Obligated	Total Actual Cost ¹	Expended
		Original	Revised 2			
1	Total Non-CGP Funds					
2	1406 Operations (May not exceed 20% of Line 21) 3	\$308,972	\$308,972	\$18,000		
3	1408 Management Improvements	\$260,000	\$260,000			
4	1410 Administration (May not exceed 10% of line 21)	\$309,500	\$309,500	\$309,500		\$3,395
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs					
8	1440 Site Acquisition	\$240,000	\$240,000	\$240,000		\$240,000.00
9	1450 Site Improvements	\$257,253	\$257,253			
10	1460 Dwelling Structures	\$1,700,000	\$1,700,000			
11	1465.1 Dwelling Equipment-Nonexpendable					
12	1470 Nondwelling Structures					
13	1475 Nondwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs	\$24,000	\$24,000			
17	1499 Development Activities 4					
18a	1501 Collateralization or Debt Service paid by the PHA					
18b	\$000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 20% of line 20)					
20	Amount of Annual Grant (Sum of lines 2-19)	\$3,099,725	\$3,099,725	\$567,500		\$248,394.89
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Compliance					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					

1 To be completed for the Performance and Evaluation Report
 2 To be completed for the Performance and Evaluation Report of a Revised Annual Statement
 3 PHA's with under 250 units in management may use 100% of CFP Grants for operations
 4 RYF 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
 Expires 4/30/2011

Part I: Summary		Grant Type and Number Capital Fund Program Grant No: SC16P00250109		Replacement Housing Factor Grant No:		FFY of Grant: 2009	
PBA Name The Housing Authority of the City of Columbia SC		Date of CFFP:				FFY of Grant Approval: 2009	
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/09		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)			
Line Summary by Development Account		Original Total Estimated Cost		Revised Total Estimated Cost		Total Actual Cost	
Signature of Executive Director <i>[Signature]</i>		Date 1-26-10		Signature of Public Housing Director		Date	

Development Number/Activities	General Description of Major Work Category	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Central Office Administration fees								
		1410	1	\$309,500	\$309,500	\$309,500.00	\$3,384.89	
AMP 1: Gonzales Gardens								
Operations		1406	1	\$5,000	\$5,000			
Resident Initiatives		1408	1	\$10,000	\$10,000			
Security		1408	1	\$10,000	\$10,000			
AMP 2: Allen Benedict Court								
Operations		1406	1	\$5,000	\$5,000			
Resident Initiatives		1408	1	\$9,000	\$9,000			
Security		1408	1	\$10,000	\$10,000			
AMP 3: Arlington Manor SE Housing								
Operations		1406	1	\$75,000	\$75,000			
Security		1408	1	\$11,000	\$11,000			
Cycle Painting		1460	1	\$5,000	\$5,000			
Resident Initiatives		1408	1	\$7,000	\$7,000			
AMP 4: Dorrah-Randall NE Housing								
Renovate units, repair painting		1460	4	\$75,000	\$176,546			
Relocation for Dorrah-Randall renovation		1495	20	\$24,000	\$24,000			
Operations		1406	1	\$18,000	\$18,000	\$18,000.00		
Resident Initiatives		1408	1	\$3,000	\$3,000			
Security		1408	1	\$10,000	\$10,000			
Purchase units @ Rosewood Hills		1440	12	\$240,000	\$240,000	\$240,000.00	\$240,000.00	
Remove Reserves		1460	100	\$0	\$295,000			New Work Item
AMP 5: Central Housing								
Operations		1406	1	\$5,000	\$5,000			
Whelder Hill, Replace windows		1460	1S3	\$39,000	\$39,000			
Security		1408	1	\$2,000	\$2,000			
AMP 6: HOPE V Units								
Operations		1406	1	\$5,000	\$5,000			
Resident Initiatives		1408	1	\$13,000	\$13,000			
Security		1408	1	\$5,000	\$5,000			
AMP 7: SE Waste								
Force Account Sewer/pumping repairs		1460	1	\$85,000	\$85,000			
Operations		1406	1	\$4,972	\$4,972			
Renovate units, siding, windows, HVAC etc		1460	5	\$320,000	\$218,454			
Renovation/Supervision/inspection costs		1460	1	\$10,000	\$10,000			
Slipwork		1460	5	\$37,253	\$37,253			
Sitework Supervision/inspection costs		1460	1	\$3,000	\$3,000			
Cycle Painting		1460	1	\$5,000	\$5,000			
Resident Initiatives		1408	1	\$10,000	\$10,000			
Security		1408	1	\$10,000	\$10,000			
TOTAL				\$1,380,725	\$1,675,725			

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

PHA Name:		The Housing Authority of the City of Columbia, SC		Grant Type and Number		Capital Fund Program Grant No: SC1SP00250109		Replacement Housing Factor Grant No:		Federal FY of Grant	
Development Number/Name		General Description of Major Work Categories		Development Account Number		Quantity		Total Estimated Cost		Total Actual Cost	
HA-wide Activities								Original		Revised	
								Obligated		Expended	
								Funds Obligated		Funds Expended	
								Status of Work			
AMF 8											
Oak Road Highrise (elderly complex)											
	Operations	1405	1	\$88,000		\$88,000					
	Security	1408	1	\$30,000		\$30,000					
	Resident Initiatives	1408	1	\$16,000		\$16,000					
	Replace mixing valves	1460	1	\$89,000		\$89,000					
	Repair Balcony Handrails	1460	1	\$60,000		\$60,000					
AMF 9											
Lattimer Manor											
	Operations	1405	1	\$5,000		\$5,000					
	Resident Initiatives	1408	1	\$15,000		\$15,000					
	Security	1408	1	\$13,000		\$13,000					
AMF 10											
Marion Highrise											
	Operations	1406	1	\$88,000		\$88,000					
	Cycle Painting	1460	1	\$5,000		\$5,000					
	Resident Initiatives	1408	1	\$10,000		\$10,000					
	Security	1408	1	\$25,000		\$25,000					
AMF 11											
Single Family East											
	Install HVAC, siding, roofs, windows renovate units	1460	10	\$375,000		\$280,000					
	Installation: Supervision/Inspection	1460	1	\$6,000		\$6,000					
	Operations	1406	1	\$5,000		\$5,000					
	Resident Initiatives	1408	1	\$6,000		\$6,000					
	Cycle Painting	1460	1	\$5,000		\$5,000					
	Security	1408	1	\$15,000		\$15,000					
	Sitework	1450	1	\$20,000		\$20,000					
AMF 12											
Hammond Village/Broad River Rd Units											
	Operations	1406	1	\$5,000		\$5,000					
	Install new HVAC units	1460	39	\$300,000		\$300,000					
	Installation Supervision/Inspection	1460	1	\$6,000		\$6,000					
	Repair floors/renovate baths	1460	78	\$400,000		\$200,000					
	Resident Initiatives	1408	1	\$10,000		\$10,000					
	Security	1408	1	\$10,000		\$10,000					
	Sitework	1450	1	\$112,000		\$112,000					
				\$1,719,000		\$1,424,000.00					

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

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

OIMB No. 2577-0226
 Expires 4/30/2111

Part 1: Summary		Grant Type and Number	FY of Grant 2009
PHA Name: The Housing Authority of the City of Columbia, SC		Capital Fund Program Grant No: Date of CFFP:	Replacement Housing Factor Grant No. SC16R00250109
Type of Grant: Original Annual Statement		Revised Annual Statement/Revision Number: Final Performance and Evaluation Report	
Performance and Evaluation Report for Period Ending: 12/31/2009		Reserve for Disasters	
Line No. Summary by Development Account		Total Estimated Cost	

Line No.	Description	Original	Revised 2	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 20% of Line 21) 3				
3	1408 Management Improvements				
4	1410 Administration (May not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvements				
10	1460 Dwelling Structures				
11	1465: 1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495: 1 Relocation Costs				
17	1499 Development Activities 4				
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 20% of line 20)				
20	Amount of Annual Grant (Sum of lines 2-19)	\$2,075		\$	2,075.00
21	Amount of line 20 Related to LBP Activities	0			
22	Amount of line 20 Related to Section 504 Compliance	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			

- 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 CFF Grants for operations
- 4 RHFF 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
 Expires 4/30/2011

Part I: Summary

PHA Name The Housing Authority of the City of Columbia, SC		Grant Type and Number Capital Fund Program Grant No: Date of CEFF: _____		Replacement Housing Factor Grant No: SC/R 002 501 09		FFY of Grant: 2009	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies		Performance and Evaluation Report for Period Ending: 12/31/2009		Revised Annual Statement (version no:) <input type="checkbox"/> Final Performance and Evaluation Report		FFY of Grant Approval: 2009	
Label Summary by Development Account		Original		Revised		Total Actual Cost	
Signature of Executive Director <i>[Signature]</i>		Signature of Public Housing Director		Obligated		Date	
		1-26-10					

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 4/30/2111

Part 1: Summary

PHA Name: The Housing Authority of the City of Columbia, SC

Grant Type and Number: Capital Fund Program Grant No. Replacement Housing Factor Grant No. SC16R00250209

Date of CFSP: FFY of Grant Approval: 2009

FY of Grant: 2009

Line No.	Type of Grant	Original	Revised 2	Obligated	Expended	Revised Annual Statement/Revision Number:	
						Final Performance and Evaluation Report	Final Performance and Evaluation Report
	Original Annual Statement						
X	Performance and Evaluation Report for Period Ending: 12/31/2009						
	Summary by Development Account						
1	Total Non-CGP Funds						
2	1406 Operations (May not exceed 20% of Line 21) 3						
3	1408 Management Improvements						
4	1410 Administration (May not exceed 10% of line 21)						
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs						
8	1440 Site Acquisition						
9	1450 Site Improvements						
10	1460 Dwelling Structures						
11	1465.1 Dwelling Structures-Nonexpendable						
12	1470 Nondwelling Structures						
13	1475 Nondwelling Equipment						
14	1485 Demolition						
15	1492 Moving to Work Demonstration						
16	1495.1 Relocation Costs						
17	1499 Development Activities 4						
18a	1501 Collateralization of Debt Service paid by the PHA						
18b	9000 Collateralization of Debt Service paid Via System of Direct Payment						
19	1502 Contingency (may not exceed 20% of line 20)						
20	Amount of Annual Grant (Sum of lines 2-19)	\$969,902		\$	969,902	\$	969,902.00
21	Amount of line 20 Related to LRF Activities	0					
22	Amount of line 20 Related to Section 504 Compliance	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					

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 RLF 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
 Expires 4/30/2011

Part I: Summary			
PHEA Name: The Housing Authority of the City of Columbia, SC		Grant Type and Number Capital Fund Program Grant No: _____ Date of CFRP: _____	
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2009		<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
Signature of Executive Director <i>[Signature]</i>		Signature of Public Housing Director _____	
Date 1-26-10		Date _____	
Total Estimated Cost		Total Actual Cost	
Obligated		Expended	

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 4/30/2111

Part 1: Summary		Grant Type and Number	Capital Fund Program Grant No: SC16P00250108	Replacement Housing Factor Grant No.	FFY of Grant Approval: 2007
PHA Name:		The Housing Authority of the City of Columbia, SC			
Type of Grant		Original Annual Statement			
Performance and Evaluation Report for Period Ending: 12/30/2009		Reserve for Disasters			
Summary by Development Account		Revised Annual Statement/Revision Number:			
		Final Performance and Evaluation Report			

Line No.	Description	Original	Total Estimated Cost	Revised 2	Obligated	Total Actual Cost 1	Expended
1	Total Non-CGP Funds						
2	1406 Operations (May not exceed 20% of Line 21) 3	\$67,000			45,000		
3	1408 Management Improvements	\$300,000			\$24,000		\$9,709.97
4	1410 Administration (May not exceed 10% of line 21)	\$307,000			307,000		\$302,885.84
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs		\$100,000		83,054		\$83,053.75
8	1440 Site Acquisition						
9	1450 Site Improvements		\$218,000		52,350		\$15,000
10	1460 Dwelling Structures		\$2,081,237		1,477,098		\$396,532.42
11	1465 1 Dwelling Equipment-Nonexpendable						
12	1470 Nondwelling Structures						
13	1475 Nondwelling Equipment						
14	1485 Demolition						
15	1492 Moving to Work Demonstration						
16	1495 1 Relocation Costs						
17	1499 Development Activities 4						
18a	1501 Collateralization or Debt Service paid by the PHA						
18b	1500 Collateralization or Debt Service paid Via System of Direct Payment						
19	1502 Contingency (may not exceed 20% of line 20)						
20	Amount of Annual Grant (Sum of lines 2-19)		\$3,073,237		\$	1,988,502	\$
21	Amount of line 20 Related to LBP Activities		0				
22	Amount of line 20 Related to Section 504 Compliance		0				
23	Amount of line 20 Related to Security - Soft Costs		\$120,000				
24	Amount of line 20 Related to Security - Hard Costs		0				
25	Amount of line 20 Related to Energy Conservation Measures		0				

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
 Expires 4/30/2011

Part I: Summary

PHA Name: The Housing Authority of the City of Columbia, SC		Grant Type and Number Capital Fund Program Grant No: SC16S00250108 Date of CFFP: _____		Replacement Housing Factor Grant No: _____		FYE of Grant 2008	
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2009		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (Provision no: 8)		FYE of Grant Approval: 2008	
Late Summary by Development Account		Total Estimated Cost		Final Performance and Evaluation Report		Total Actual Cost	
Signature of Executive Director <i>[Signature]</i>		Date 1-26-10		Signature of Public Housing Director		Date	

Annual Statement of Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CEPICFRH-F)
 Part II: Supporting Pages

FYVA Name:		Grant Type and Number		Capital Fund and Program Grant No: SC16PRO0250108		Replacement Housing Factor Grant No:		Federal FY of Grant		2008	
The Housing Authority of the City of Columbia, SC		Development		Development Account Number		Quantity		Total Estimated Cost		Total Actual Cost	Status of Work
Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Original	Revised	Funds Obligated	Funds Expended				
Central Office											
	Administration fees	1410	1	\$397,000	\$307,000	307,000	\$302,885.84				
Project 1											
	Gonzales Gardens	1406	1	\$3,000	\$0						
	Operations	1408	1	\$33,300	\$33,300						
	Resident Initiatives	1408	1	\$10,000	\$10,000						
	Security	1408	1	\$10,000	\$10,000						
Project 2											
	Allen Benedict Court	1406	1	\$5,000	\$0						
	Operations	1408	1	\$29,000	\$29,000						
	Resident Initiatives	1408	1	\$10,000	\$10,000						
	Security	1408	1	\$10,000	\$10,000						
Project 3											
	Arthropon Manor SE Housing	1406	1	\$5,000	\$0						
	Operations	1408	1	\$10,000	\$10,000	10,000	\$3,282.63				
	Security	1408	1	\$10,000	\$10,000						
	Cycle Painting	1408	1	\$6,900	\$6,900						
	Resident Initiatives	1408	1	\$6,900	\$6,900						
	Repair plumbing lines	1408	58	\$87,000	\$0					work item moved	
	Estover Replace windows	1408	478	\$150,000	\$150,000						
Project 4											
	Dorrah-Fandall: NE Housing	1408	4	\$243,237	\$258,176	258,176	\$258,175.62			complete	
	Renovate units, reair plumbing	1408	1	\$15,000	\$5,224	5,224	\$5,223.14			complete	
	Supervisor/inspection costs	1408	1	\$2,000	\$22,000						
	Operations	1408	1	\$2,400	\$2,400						
	Resident Initiatives	1408	1	\$2,400	\$2,400						
	Security	1408	1	\$10,000	\$10,000						
Project 5											
	Central Housing	1406	1	\$1,000	\$45,000	45,000					
	Operations	1408	1	\$16,200	\$16,200						
	Resident Initiatives	1408	1	\$2,000	\$2,000						
	Security	1408	1	\$2,000	\$2,000						
Project 6											
	HOPE VI Units	1406	1	\$1,000	\$0						
	Operations	1408	1	\$13,200	\$13,200						
	Resident Initiatives	1408	4	\$42,000	\$0						
	Columbia Apts: wall repairs	1408	4	\$3,000	\$0						
	Supervisor/inspection costs	1408	1	\$5,000	\$5,000						
	Security	1408	1	\$5,000	\$5,000						
Project 7											
	SE Wacker	1408	1	\$45,000	\$45,000	45,000	\$16,431.00				
	Force Account Sewer/plumbing repairs	1408	1	\$3,000	\$0						
	Operations	1408	5	\$155,800	\$240,361	240,361	\$130,133.66				
	Renovate units, siding, windows, HVAC etc	1408	1	\$14,000	\$14,000						
	Supervisor/inspection costs	1408	5	\$10,000	\$10,000	7,350					
	Stewart	1408	1	\$3,000	\$3,000						
	Stewart: Supervisor/inspection costs	1408	1	\$10,000	\$10,000						
	Cycle Painting	1408	1	\$16,700	\$16,700						
	Resident Initiatives	1408	1	\$5,000	\$5,000						
	Security	1408	1	\$5,000	\$5,000						

Capital Fund Program and Capital Fund Program: Replacement Housing Factor (CRP/CFPRHF)
 Part II: Supporting Pages

PHA Name:		Grant Type and Number		Federal FY of Grant			
The Housing Authority of the City of Columbia, SC		Capital Fund Program Grant No: SC16P00250108		2008			
Development Number/Name		Replacement Housing Factor Grant No:					
Major Work Categories							
HA-Wide Activities							
Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
				Original	Revised		
Project 8							
	Oak Road Highrise (elderly complex)	1406	1	\$25,000	\$0		
	Security	1408	1	\$14,000	\$14,000	\$14,000.00	\$6,427.34
	Resident Initiatives	1408	1	\$16,300	\$16,300		
	Cycle Painting	1460	1	\$5,000	\$5,000		
	Repair Balcony Handrails	1460	1	\$50,000	\$50,000	\$1,550.00	\$1,549.36
Project 9							
	Lattimer Manor	1406	1	\$12,000	\$0		
	Operators	1460	1	\$1,050,000	\$1,050,000	\$970,337.00	
	Modernization	1430	1	\$100,000	\$100,000	\$83,054.00	\$83,053.75
	A/E Fees	1460	1	\$15,000	\$15,000	\$3,000.00	\$3,000.00
	Modernization Supervision/Inspection	1408	1	\$23,800	\$23,800		
	Resident Initiatives	1408	1	\$10,000	\$10,000		
	Security	1408	1	\$3,000	\$3,000		
Project 10							
	Marion Highrise	1406	1	\$3,000	\$0		
	Operators	1460	1	\$5,000	\$5,000		
	Cycle Painting	1408	1	\$17,400	\$17,400		
	Resident Initiatives	1408	1	\$10,000	\$10,000		
	Security	1460	58	\$0	\$87,000.00	\$1,339.00	\$197.71
	Replace plumbing lines						new item added
Project 11							
	Single Family East	1460	10	\$147,100	\$147,100		
	Install HVAC, siding, roofs, windows renovate units	1460	1	\$6,000	\$6,000		
	Installer: Supervisor/Inspection	1406	1	\$5,000	\$0		
	Operators	1408	1	\$13,800	\$13,800		
	Resident Initiatives	1460	1	\$10,000	\$10,000		
	Cycle Painting	1408	1	\$10,000	\$10,000		
	Security	1460	1	\$10,000	\$10,000		
	Stewwork	1450	1	\$10,000	\$25,000		
Project 12							
	Hammond Village/Broad River Rd Units	1406	1	\$2,000	\$0		
	Operations	1460	39	\$57,100	\$12,376		
	Install new HVAC units	1460	1	\$6,000	\$6,000		
	Installation Supervision/Inspection	1408	1	\$10,000	\$10,000		
	Resident Initiatives	1408	1	\$5,000	\$5,000		
	Security	1450	1	\$150,000	\$135,000		
	Stewwork	1450	1	\$1,788,500	\$1,783,776		

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 4/30/2111

Part 1: Summary		Grant Type and Number	Replacement Housing Factor Grant No. SC18R002S2028	FY of Grant: 2008
PHA Name: The Housing Authority of the City of Columbia, SC		Capital Fund Program Grant No:	SC18R002S2028	FY of Grant Approval: 2007
Type of Grant:		Original Annual Statement		
X Performance and Evaluation Report for Period Ending: 12/30/2009		Revised Annual Statement/Revision Number:		
Summary by Development Account		Final Performance and Evaluation Report		

Line No.	Summary by Development Account	Original	Revised 2	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 20% of Line 21) 3				
3	1408 Management Improvements				
4	1410 Administration (May not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvements				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities 4	\$1,059,499		1,059,499	\$ 985,846.50
18a)	1501 Collateralization or Debt Service paid by the PHA				
18b)	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 20% of line 20)				
20	Amount of Annual Grant (Sum of lines 2-19)	\$1,059,499		\$ 1,059,499	\$ 985,846.50
21	Amount of line 20 Related to LBP Activities	0			
22	Amount of line 20 Related to Section 504 Compliance	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			

- 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 PHA's with under 250 units in management may use 100% of CFP Grants for operations
- 4 PHF 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
 Expires 4/30/2011

Part I: Summary	
FHA Name: The Housing Authority of the City of Columbia, SC	Grant Type and Number Capital Fund Program Grant No: Date of CFFP: _____
Replacement Housing Factor Grant No: 5C16R002.50208	
<input type="checkbox"/> Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disaster/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2009 <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2009 <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account
Original	Total Estimated Cost
Revised 2	Total Actual Cost 1
Signature of Executive Director	Signature of Public Housing Director
Date	Date
Wax	1-26-10

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 4/30/2111

Part 1: Summary
 PHA Name: The Housing Authority of the City of Columbia, SC
 Grant Type and Number: Capital Fund Program Grant No: SC16P00250107 Replacement Housing Factor Grant No. F FY of Grant 2007
 Date of CSFP: Final Performance and Evaluation Report
 FFY of Grant Approval: 2005

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised 2	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 20% of line 21) 3	\$50,000	\$200,978	\$200,978	59,339.92
3	1408 Management Improvements	\$510,000	359,022	359,022	282,351.91
4	1410 Administration (May not exceed 10% of line 21)	\$277,000	\$277,000	\$277,000	\$277,000.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$75,000	\$75,000	\$75,000	74,999.68
8	1440 Site Acquisition	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000.00
9	1450 Site Improvements	\$74,640	\$74,640	\$74,640	74,490.00
10	1460 Dwelling Structures	\$787,249	\$787,249	\$787,249	745,918.30
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities 4				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 20% of line 20)				
20	Amount of Annual Grant (Sum of lines 2-19)	\$2,773,889	\$2,773,889	\$2,773,889	\$2,514,099.81
21	Amount of line 20 Related to LRF Activities	0			
22	Amount of line 20 Related to Section 504 Compliance	0			
23	Amount of line 20 Related to Security - Soft Costs	120,022	359,022	359,022	165,108
24	Amount of line 20 Related to Security - Hard Costs	0			
25	Amount of line 20 Related to Energy Conservation Measures	0			

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 PHA's with under 250 units in management may use 100% of CFP Grants for operations
 4 RHF funds shall be included here

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, 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
 Expires 4/30/2011

Part I: Summary		PHA Name The Housing Authority of the City of Columbia SC		Grant Type and Number Capital Fund Program Grant No. SC16P00250107 Date of CFFP: _____		Replacement Housing Factor Grant No:		FYE of Grant 2007 FYE of Grant Approval: 2007	
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2009		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2)		<input type="checkbox"/> Final Performance and Evaluation Report			
Line Summary by Development Account		Original		Total Estimated Cost		Revised 2		Total Actual Cost 1	
Signature of Executive Director		Date		Signature of Public Housing Director		Obligated		Date Expended	
<i>[Signature]</i>		1-26-10							

Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CPP/CFPRH)

Part II: Supporting Pages

Project Name: The Housing Authority of the City of Columbia, SC

Grant Type and Number: Capital Fund Program Grant No. SC16900250107
 Replacement Housing Factor Grant No.

Federal FY of Grant: 2007

Development Number/Activity	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
Central Office								
	Administrative fees	1410	1	\$277,000	\$277,000	277,000	\$277,000.00	Complete
Project 1								
	Gonzales Gardens	1405	1	\$5,000	\$5,000	5,000	\$5,000.00	Complete
	Operations	1408	1	\$20,000	\$0	0	\$0	
	Resident Initiatives	1408	1	\$10,000	\$30,000	30,000	\$20,508.42	
	Security	1408	1	\$10,000	\$0	0	\$0	
Project 2								
	Allen Benedict Court	1405	1	\$5,000	\$5,000	5,000	\$5,000.00	Complete
	Operations	1408	1	\$20,000	\$0	0	\$0	
	Resident Initiatives	1408	1	\$10,000	\$30,000	30,000	\$20,508.42	
	Security	1408	1	\$10,000	\$0	0	\$0	
Project 3								
	Arlington Manor: [SE Housing]	1405	1	\$5,000	\$5,000	5,000	\$3,027.55	
	Operations	1408	1	\$20,000	\$55,266	55,266	\$43,291.79	
	Security	1408	1	\$10,000	\$10,000	10,000	\$0	
	Cycle Parking	1408	1	\$35,000	\$0	0	\$0	
	Resident Initiatives	1408	1	\$35,000	\$0	0	\$0	
Project 4								
	Randall-Quarford: NE Housing	1450	4	\$230,642	\$172,514	172,514	\$170,022.00	Phase III
	Remove units, repair plumbing	1450	1	\$25,480	\$25,480	25,480	\$25,480.00	Complete
	Supervisor/Inspection costs	1405	1	\$2,000	\$14,978	14,978	\$13,191.00	
	Operations	1408	1	\$13,000	\$0	0	\$0	
	Resident Initiatives	1408	1	\$5,000	\$10,547	10,547	\$10,546.36	Complete
	Security	1440	1	\$1,000,000	\$1,000,000	1,000,000	\$1,000,000.00	Complete
Project 5								
	Central Housing	1405	1	\$1,000	\$45,000	45,000	\$23,460.15	Majority Slewwork
	Operations	1408	1	\$9,000	\$0	0	\$0	
	Resident Initiatives	1408	1	\$5,000	\$10,547	10,547	\$10,546.36	Complete
	Security	1408	1	\$5,000	\$0	0	\$0	
Project 6								
	HOPE VI Units	1405	1	\$1,000	\$16,000	16,000	\$3,191.00	
	Operations	1408	1	\$9,000	\$0	0	\$0	
	Resident Initiatives	1408	1	\$5,000	\$10,547	10,547	\$10,546.36	Complete
	Security	1408	1	\$5,000	\$0	0	\$0	
Project 7								
	SF West	1450	1	\$45,000	\$45,000	45,000	\$45,000.00	Complete
	Force Account Sewer/plumbing repairs	1405	1	\$5,000	\$20,000	20,000	\$485.74	
	Operations	1460	5	\$28,605	\$303,198	303,198	\$183,198.00	Complete
	Remove units	1460	1	\$22,620	\$6,628	6,628	\$5,827.97	Complete
	Renovation/Supervisor/Inspection costs	1450	5	\$15,000	\$15,000	15,000	\$15,000.00	Complete
	Slewwork	1450	1	\$4,640	\$4,640	4,640	\$4,640.00	Complete
	Slewwork Supervisor/Inspection costs	1460	1	\$10,000	\$10,000	10,000	\$0	
	Cycle Parking	1408	1	\$25,000	\$0	0	\$0	
	Resident Initiatives	1408	1	\$5,000	\$20,547	20,547	\$10,546.36	Complete
	Security	1408	1	\$5,000	\$0	0	\$0	
	TOTAL			\$2,153,987	\$2,221,892	2,221,892	\$2,107,017	

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

Development Number/Name	Major Work Categories	Grant Type and Number	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Federal FY of Grants	Status of Work
					Original	Revised	Obligated	Expended		
Grant Type and Number: Replacement Housing Factor Grant No.: SC16P00250107 Capital Fund Program Grant No.: SC16P00250107 Replacement Housing Factor Grant No.:										
The Housing Authority of the City of Columbia, SC Federal FY of Grants: 2007										
Project 3 Oak Road Highrise [elderly complex]										
Operations		1405	1	1	\$2,000	\$12,000	\$12,000.00	\$2,000.00		
Security		1408	1	1	\$20,000	\$61,978	\$61,978.00	\$35,660.64		
Resident Initiatives		1408	1	1	\$20,000	\$0	\$0.00			
Cycle Painting		1460	1	1	\$3,000	\$3,000	\$3,000.00			
Project 9 Latimer Manor										
Operations		1406	1	1	\$10,000	\$35,000	\$35,000.00	\$1,529.48		Funds moved
Modernization		1460	1	1	\$0	\$0	\$0.00			
ABE Fees		1430	1	1	\$75,000	\$75,000	\$75,000.00	\$74,999.68		Complete
Modernization Supervision/Inspection		1460	1	1	\$49,429	\$49,429	\$49,429.00	\$49,428.87		Complete
Resident Initiatives		1408	1	1	\$0	\$0	\$0.00			
Security		1408	1	1	\$10,000	\$32,568	\$32,568.00	\$20,851.03		
Project 10 Marlon Highrise										
Operations		1406	1	1	\$2,000	\$2,000	\$2,000.00			
Cycle Painting		1460	1	1	\$5,000	\$5,000	\$5,000.00			
Resident Initiatives		1408	1	1	\$38,000	\$0	\$0.00			
Security		1408	1	1	\$20,000	\$58,000	\$58,000.00	\$41,943.93		
Project 11 Simple Family East										
Install HVAC, siding, roofs, windows renovate units		1460	10	10	\$80,000	\$90,000	\$90,000.00	\$82,106.74		
Installation Supervision/Inspection		1460	1	1	\$22,000	\$22,000	\$22,000.00	\$21,179.72		
Operations		1406	1	1	\$10,000	\$45,000	\$45,000.00			
Resident Initiatives		1408	1	1	\$38,000	\$0	\$0.00			
Cycle Painting		1460	1	1	\$10,000	\$10,000	\$10,000.00			
Security		1408	1	1	\$5,000	\$15,000	\$15,000.00	\$10,546.36		
Sitework		1460	1	1	\$10,000	\$10,000	\$10,000.00	\$9,850.00		
Project 12 Hammond Village [Broad River Rd Units]										
Operations		1406	1	1	\$2,000	\$2,000	\$2,000.00			
Install new HVAC units		1460	39	39	\$145,001	\$0	\$0.00			
Installation Supervision/Inspection		1460	1	1	\$10,472	\$0	\$0.00			
Resident Initiatives		1408	1	1	\$18,000	\$0	\$0.00			
Security		1408	1	1	\$5,000	\$24,022	\$24,022.00	\$10,540.37		
TOTAL					\$619,902	\$551,997	\$551,997	\$380,836.82		

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. 2517-0226
 Expires 4/30/2111

Part 1: Summary	Grant Type and Number	FY of Grant 2006
PHA Name: The Housing Authority of the City of Columbia, SC	Capital Fund Program Grant No: SC16P00250106	Replacement Housing Factor Grant No.
	Date of CFFP:	FY of Grant Approval: 2005

Type of Grant: Original Annual Statement Performance and Evaluation Report for Period Ending: 12/30/2009
 Reserve for Disasters
 Revised Annual Statement/Revision Number: 2
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised 2	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operators (May not exceed 20% of Line 21) 3	\$263,000	\$263,000	263,000	\$263,000.00
3	1408 Management Improvements	\$412,500	\$412,500	\$412,500	\$348,839.47
4	1410 Administration (May not exceed 10% of line 21)	\$263,293	\$263,293	\$263,293	\$263,292.16
5	1411 Audit	\$0	\$0	0	0
6	1415 Liquidated Damages	\$0	\$0	\$0	\$
7	1430 Fees and Costs	\$75,000	\$0,300	\$0,300	\$79,940.00
8	1440 Site Acquisition	\$0			
9	1450 Site Improvements				
10	1460 Dwelling Structures	\$150,000	\$150,000	\$150,000	\$149,999.52
11	1465 1 Dwelling Equipment-Nonexpendable	\$1,448,238	\$1,452,953	\$1,452,953	\$1,403,193.15
12	1470 Nondwelling Structures	\$20,000	\$9,985	\$9,985	\$9,985.00
13	1475 Nondwelling Equipment	\$1,000	\$1,000	\$1,000	\$895.21
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495 1 Relocation Costs				
17	1499 Development Activities 4	\$0	\$0	\$0	\$0.00
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 20% of line 20)				
20	Amount of Annual Grant (Sum of lines 2-19)	\$2,633,031	\$2,633,031	\$2,633,031	\$2,519,134.51
21	Amount of line 20 Related to LBP Activities	\$0			
22	Amount of line 20 Related to Section 504 Compliance	\$0			
23	Amount of line 20 Related to Security - Soft Costs	\$100,000	\$100,000	\$100,000	\$100,000.00
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures	0	0		

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 PHA 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
 Expires 4/30/2011

Part I: Summary	
PHA Name: The Housing Authority of the City of Columbia SC	Grant Type and Number Capital Fund Program Grant No: SC18P00250106 Date of CFPP: _____ Replacement Housing Factor Grant No: _____
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2009	<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Final Performance and Evaluation Report
Line	Summary by Development Account
Signature of Executive Director	Date: 1-26-10
Original	Revised
Total Estimated Cost	Signature of Public Housing Director
Obligated	Total Annual Cost
Date	Expended
FFY of Grant: 2006	FFY of Grant Approval: 2006

Annual Statement Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program
 Part II: Supporting Pages

PHA Name:		Grant Type and Number		Capital Fund Program Grant No: SC18P00250105		CFPP No		Federal FY of Grant	
The Housing Authority of the City of Columbia, SC		Replacement Housing Factor Grant No:						2006	
Development Number/Name MA-Wide Activities CHA Wide	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Obligated	Expended		
Operations		1406	1	\$263,000	\$263,000	\$263,000	\$263,000.00	Complete	
Resident Initiative Programs		1408	1	\$91,000	\$97,621	\$97,621	\$97,620.75	Complete	
Maintenance Training		1408	1	\$2,000	\$2,000	\$2,000	\$2,000.00	Complete	
Grocery Store Training Program		1408	1	\$180,000	\$173,379	\$173,379	\$109,717.92	In work	
Security		1408	1	\$100,000	\$100,000	\$100,000	\$100,000.80	Complete	
Cell phone service Maintenance/Modernization Staff		1408	1	\$39,500	\$39,500	\$39,500	\$39,500.00	Complete	
Salaries		1410	1	\$182,184	\$182,184	\$182,184	\$182,183.16	Complete	
Benefits		1410	1	\$81,109	\$81,109	\$81,109	\$81,109.00	Complete	
A&E Services and Fees		1430	1	\$75,000	\$80,300	\$80,300	\$79,940.00	In work	
Force Account :Sewer		1430	1	\$75,000	\$0	\$0	\$0.00		
Sitework and Sidewalk Repair		1450	1	\$75,000	\$150,000	\$150,000	\$149,999.52	Complete	
Force Account/Comprehensive renovations SFH		1450	5	\$146,000	\$306,109	\$306,109	\$305,646.53	Complete	
Office Computer, Comm Equipment		1475	1	\$1,000	\$1,000	\$1,000	\$895.21	In work	
Replace roofing, HVAC, siding, windows		1480	59	\$0	\$0	\$0	\$0.00		
Cycle Painting		1480	1	\$75,000	\$75,000	\$75,000	\$25,683.15	In work	
SC 2-9 Latimer Manor									
Renovate Community Bldg		1470	1	\$20,000	\$9,985	\$9,985	\$9,985.00	Complete	
Comprehensive Modernization		1480	12	\$930,238	\$597,700	\$597,700	\$597,699.53	Complete	
SC 28, 29, 30 Denah/Randall									
Replace plumbing lines		1480	4	\$297,000	\$474,144	\$474,144	\$474,143.94	Complete	
TOTAL									
				\$2,633,031	\$2,633,031	\$2,633,031	\$2,519,134.51		



THE HOUSING AUTHORITY

of the City of Columbia, South Carolina
1917 HARDEN STREET • COLUMBIA, S.C. 29204-1015
TELEPHONE (803) 254-3886
TDD (803) 256-7762

June 2, 2010

Mr. Larry Knightner
Director, Public Housing Division
Department of Housing and Urban Development
1835-45 Assembly Street
Columbia, SC 29201

Re: FY 2010 Five Year PHA Plan Columbia Housing Authority

Dear Mr. Knightner:

Attached for your review and approval is the CFP Annual Statements/Performance and Evaluation Report for SC16S00250109 and SC0020000309G identified in your letter dated May 25, 2010 of the same subject. The attached report satisfies the deficiency stated in that letter.

Sincerely,

A handwritten signature in black ink, appearing to read "G Walker", with a long horizontal stroke extending to the right.

Gilbert Walker
Executive Director

1 Atch:
SC16S00250109 and SC0020000309G Annual Statements/Performance and Evaluation Report

Part 1: Summary		Grant Type and Number	FY of Grant: 2009
PHA Name:		Capital Fund Program Grant No: SC00200000309G	FFY of Grant Approval: 2009
The Housing Authority of the City of Columbia, SC		Date of CFFP:	
Type of Grant	Reserve for Disasters	Revised Annual Statement/Revision Number:	
	Original Annual Statement	Final Performance and Evaluation Report	
X	Performance and Evaluation Report for Period Ending: 12/30/2009		
Line No.	Summary by Development Account	Total Estimated Cost	
		Original	Revised 2
		Obligated	Expended
		Total Actual Cost :	
1	Total Non-CGP Funds		
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)	\$1,000,000	
5	1411 Audit	\$0	
6	1415 Liquidated Damages	\$0	
7	1430 Fees and Costs	\$250,000	
8	1440 Site Acquisition	\$1,200,000	
9	1450 Site Improvements	\$1,442,102	
10	1460 Dwelling Structures	\$6,107,898	
11	1465.1 Dwelling Equipment-Nonexpendable	\$0	
12	1470 Nondwelling Structures	\$0	
13	1475 Nondwelling 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	
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 20% of line 20)	0	
20	Amount of Annual Grant (Sum of lines 2-19)	\$10,000,000	\$0
21	Amount of line 20 Related to LBP Activities	\$0	
22	Amount of line 20 Related to Section 504 Compliance	\$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	

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 PHA's with under 250 units in management may use 100% of CFP Grants for operations
 4 RHF funds shall be included here

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, 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
 Expires 4/30/2011

Part I: Summary		Grant Type and Number Capital Fund Program Grant No.: SC00200000309G Replacement Housing Factor Grant No: <input type="checkbox"/>		FFY of Grant: 2009
PHA Name: The Housing Authority of the City of Columbia, SC		Date of CFFP: _____		FFY of Grant Approval: 2009
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/30/2009		<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Final Performance and Evaluation Report		
Line	Summary by Development Account	Total Estimated Cost	Revised ²	Total Actual Cost ¹
Signature of Executive Director <i>[Signature]</i>		Original	Obligated	Expended
Signature of Public Housing Director <i>[Signature]</i>		Signature of Public Housing Director		Date
				6-8-10

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

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

Development Number/Name HA-Wide Activities	General Description of Proposed Work Items	Development Account Number	Total Estimated Cost				Total Actual Cost		Federal FY of Grant: 2009
			Quantity	Original	Revised (1)	Obligated (2)	Funds Expended (2)	Status of Proposed Work (2)	
River's Edge Development									
Central Office	Administration Fee	1410	1	\$1,000,000					
	A/E design	1430	1	\$250,000					
	Site acquisition	1440	1	\$1,200,000					
	Site improvements	1450	1	\$1,442,102					
	Construct units	1460	60	\$6,107,898					
	TOTAL			\$10,000,000	\$0	\$0	\$0	\$0.00	

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2111

Part 1: Summary		Grant Type and Number	FY of Grant: 2009	
PHA Name:		Capital Fund Grant No: SC16S00250109	Replacement Housing Factor Grant No.	
The Housing Authority of the City of Columbia, SC		Date of CFFP:	FFY of Grant Approval: 2009	
Type of Grant	Original	Revised 2	Total Actual Cost 1	
Original Annual Statement	Revised Annual Statement/Revision Number: 2 (Informal)	Final Performance and Evaluation Report		
X Performance and Evaluation Report for Period Ending: 12/30/2009	Reserve for Disasters			
Line No.	Summary by Development Account	Total Estimated Cost	Total Actual Cost 1	
		Original	Revised 2	
		Obligated	Expended	
1	Total Non-CGP Funds	-		
2	1406 Operations (May not exceed 20% of Line 21) 3			
3	1408 Management Improvements			
4	1410 Administration (May not exceed 10% of line 21)	\$525,000	\$525,000	\$73,560.00
5	1411 Audit			
6	1415 Liquidated Damages			
7	1430 Fees and Costs	\$226,309	\$203,479	\$157,294.96
8	1440 Site Acquisition			
9	1450 Site Improvements			
10	1460 Dwelling Structures	\$4,508,385	\$4,531,215	\$1,277,892.30
11	1465.1 Dwelling Equipment-Nonexpendable			
12	1470 Nondwelling Structures			
13	1475 Nondwelling Equipment			
14	1485 Demolition			
15	1492 Moving to Work Demonstration			
16	1495.1 Relocation Costs			
17	1499 Development Activities 4			
18a	1501 Collateralization or Debt Service paid by the PHA			
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment			
19	1502 Contingency (may not exceed 20% of line 20)			
20	Amount of Annual Grant (Sum of lines 2-19)	\$5,259,694	\$5,259,694	\$1,508,747.26
21	Amount of line 20 Related to LBP Activities	0		
22	Amount of line 20 Related to Section 504 Compliance	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		

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 PHA's with under 250 units in management may use 100% of CFF 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
 Expires 4/30/2011

Part I: Summary	
PHA Name: The Housing Authority of the City of Columbia, SC	Grant Type and Number Capital Fund Program Grant No. SC16S00250109 Replacement Housing Factor Grant No. Date of CFFP: _____
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/30/2009 <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Final Performance and Evaluation Report	FFY of Grant: 2009 FFY of Grant Approval: 2009
Line Summary by Development Account	Total Estimated Cost Revised ² Total Actual Cost ¹
Signature of Executive Director <i>W</i>	Signature of Public Housing Director Date: 6-7-10
	Obligated Expended

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		CFPP: No	Federal FY of Grant:		Status of Work
				Original	Revised (1)		Funds Obligated (2)	Funds Expended (2)	
Central Office	Administration Fee	1410	1	\$0	\$525,000		\$525,000.00	\$73,560.00	New item
Project 9 Latimer Manor	Comprehensive Modernization	1460	66	\$3,898,534	\$3,898,534		\$3,898,534.00	\$1,065,742.40	
	A&E Fees	1430	1	\$322,560	\$203,479		\$203,479.00	\$157,294.96	
	Modernization Supervision/Inspection	1460	1	\$269,100	\$199,771		\$199,771.00	\$93,524.82	
Project 4 North East Housing	Dorrah-Randal unit renovation, plumbing repair	1460	20	\$720,000	\$432,910		\$432,910.00	\$118,625.08	
	Supervision/inspection	1460	1	\$49,500	\$0		\$0.00		
	TOTAL			\$5,259,694	\$5,259,694		\$5,259,694.00	\$1,508,747.26	

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



THE HOUSING AUTHORITY

of the City of Columbia, South Carolina
1917 HARDEN STREET • COLUMBIA, S.C. 29204-1015
TELEPHONE (803) 254-3886
TDD (803) 256-7762

April 19, 2010

Mr. Larry Knightner
Director of Public Housing
Department of Housing and Development
1835 Assembly Street
Columbia, SC 29201

RE: Annual and Five-Year Plan submission

Dear Mr. Knightner:

The Columbia Housing Authority has electronically submitted HUD-50075 in regards to the Annual Plan for 2010-2011 and Five-Year Plans for 2010-2015. Please find enclosed:

- (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*
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions*
- (d) Form SF-LLL, *Disclosure of Lobbying Activities*
- (e) Resident Advisory Board (RAB) comments
- (f) There were no Challenged Elements.
- (g) Statement of Consistency-City of Columbia
- (h) Statement of Consistency-Richland County
- (i) Copy of Board Approved VAWA (Violence Against Women Act) Policy

The Columbia Housing Authority has also submitted electronically:

- (j) Form HUD-50075.1, *Capital Fund Statement/Performance and Evaluation Report*
- (k) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan*

If there are any questions, please contact me at (808) 376-6103.

Sincerely,

A handwritten signature in black ink, appearing to read "G Walker".

Gilbert Walker
Executive Director

Public and Indian Housing

- Public Housing
- Public Housing Agency Plans
 - Submit plans**
 - Received plans
 - Review plans
 - Approved plans
 - Templates
 - Certifications
 - About PHA Plans
 - Common questions
 - Policy & guidance

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Thank You for using the PHA Plan Submission System

Your PHA Plan files have been successfully submitted to:

Field Office:	Columbia
PHA Code & Name:	SC002, Columbia
Fiscal Year:	2010
Total number of uploaded files:	2 file(s)

Your PHA Plan will be processed and posted for review by the HUD Field Office within 48 hours of the next business day. Your field office has been notified.

The **Received Plans** web page will be updated within 48 hours as well.

If you need to submit another PHA Plan, you may do so at the **Submit Plans** web page.

You may return to the **PHA Plans homepage** or go to **HUD's main page**.

Last modified: December 22, 2005 15:22

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U.S. Department of Housing and Urban Development
451 7th Street S.W., Washington, DC 20410
Telephone: (202) 708-1112 TTY: (202) 708-1455

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**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 x 5-Year and/or x Annual PHA Plan for the PHA fiscal year beginning 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.

Housing Authority of the City of Columbia, SC

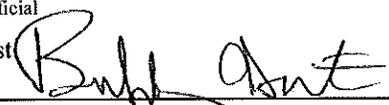
SC002

PHA Name

PHA Number/HA Code

- 5-Year PHA Plan for Fiscal Years 20 10 - 20 15
- Annual PHA Plan for Fiscal Years 20 10 - 20 11

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 Bobby Gist 	Title Chairman
Signature 	Date 04/15/2010

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

The Housing Authority of the City of Columbia SC

Program/Activity Receiving Federal Grant Funding

Public Housing Authority

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 Federalagency 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;

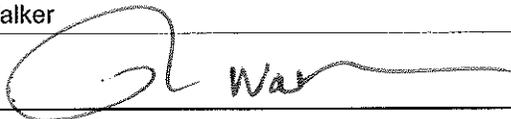
g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

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.)

1917 Harden Street
Columbia, SC 29204 (Richland County)

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 Gilbert Walker	Title Executive Director
Signature 	Date 1/29/2010
X	

**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 Columbia, S.C.

Program/Activity Receiving Federal Grant Funding

Public Housing Authority

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 Gilbert Walker	Title Executive Director
Signature 	Date (mm/dd/yyyy) 1/29/2010

DISCLOSURE OF LOBBYING ACTIVITIES

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

Approved by OMB

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 checked="" 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: The Housing Authority of the City of Columbia, SC 1917 Harden St Columbia, SC 29204 Congressional District, if known: SC 2 & 6	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:	
6. Federal Department/Agency: Department of Housing and Urban Development	7. Federal Program Name/Description: Public Housing Authority 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): Not Applicable	b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI):	
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: Gilbert Walker Title: Executive Director Telephone No.: (803) 376-6103 Date: 1/29/2010	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

Resident Advisory Board (RAB)
Columbia Housing Authority
April 13, 2010
Noon

The CHA Resident Advisory Board was called for noontime on April 13, 2010. Lunch was first served to all participants. Because of the City of Columbia Mayoral Run-off Election, several members to include the President of the Resident Executive Council (REC) could not attend.

Nancy Stoudenmire presented a Powerpoint on the Annual and Five Year Plan. She began by reviewing the agency process for the Plan leading up to the Public Hearing on April 15, 2010. All are invited to attend at the Tillis Center at 6:00 p.m.

The CHA is in the last year of its 2005-2010 Five Year Plan. The six goals were reviewed. The agency has made progress in almost all areas; in many cases it exceeded its goals.

The Annual Plan for 2010-2011 consists of 20 Sections. Although the CHA is a high performing housing authority and not required to complete all sections, the CHA believes in keeping the residents and public informed as to its activities. In Section 1, the CHA details its current housing needs. There are 6,903 applications on the current combined waiting list; this is down from 2009. This can be explained because the CHA stopped accepting applications for Section 8 in 2008. The list continues to be closed. The CHA receives numerous phone calls on a daily basis for assistance and most inquiries concern applying for the Section 8 Program. The largest bedroom need continues to be for 2 and 3 BR units. The elderly list has doubled in size in one year. With the economy, the CHA is constantly fielding questions for emergency housing, yet our availability for those programs is limited.

The CHA is financially sound. The audit for 2008-2009 was completed in March, 2010. Where it used to be that there were only two sources of funding for housing programs (Public Housing and Section 8), the CHA has multiple funding sources and there are constant changes in funding at the Authority. For example, the CHA has closed out its two HOPE VI Projects in the last year and is anxious to hear if the CHA will be awarded another HOPE VI. During the last two years, the VASH program was added and now can serve 105 veteran families. In March, 2010, the CHA closed out its Katrina Disaster Housing Assistance Program. The CHA also receives numerous grants for special programs such as the Neighborhood Stabilization Program and the Permanent Supportive Housing Program and Housing First. The anticipated rental income for public housing for 2010-2011 is \$3.6 million. The estimated budget is \$46,495,000.

The CHA made a lot of changes to the Admissions and Continued Occupancy Policy and the Section 8 Administrative Policy. The CHA used the 45 day review period for the plan to provide the same notice to the public for these plan changes. The changes were due to HUD updates, regulation changes, and CHA internal policy changes. The

Minimum Rent continues at \$50 a month and the Flat Rent Schedule was distributed. There were no increases to the Flat Rent Schedule due to the current economic situation, but this will be revisited next year.

The CHA has 2,050 units in its inventory but it is constantly changing; there are 3,399 Section 8 Housing Choice Vouchers. A complete organizational chart is included in the Plan. The CHA added five units in 2009 designated for HOPWA clients; these are not on the CHA's unit inventory. The results of the agency's PHAS and SEMAP scores were provided; CHA is a high performing housing authority by HUD standards.

There were no changes to the Grievance Policies for either program.

There is a lot of activity under the Capital Fund program. A short review of the CF Program was included. A list of projects was presented. The CHA applied in November, 2009 for funding from HOPE VI to renovate Allen-Benedict Court. We anticipate hearing whether our plan was awarded in the next month. The CHA is also in the planning process for the Gonzales Gardens community; the CHA will continue to look for funding sources to renovate these two obsolete public housing communities. In each of these plans, the CHA may be required to request demolition or disposition (see Section 8 of Annual Plan). At Rosewood Hills, we may purchase the surrounding properties for demolition or disposition. Most of the disposition activity will be required for home ownership activities. Other Capital Fund activities include the Latimer Manor Community which is undergoing a major renovation; \$5 million in ARRA funding will complete the project. Dorrah Randall will also be improved using stimulus funding. If additional ARRA funds become available in 2010 or 2011, the CHA will apply for funding. The CHA will also apply to HUD to demolish Gonzales Gardens (application to be submitted in 2010.) The application for ABC was already approved.

The newest project of the CHA is the development of the Village at River's Edge. Plans for the new community were not able for review during the meeting; they are being finalized. CHA will try to include information in next Resident newsletter with pictures. This was a \$10 million award through ARRA Competitive Grants; construction must start in September, 2010 and be completed by 2012.

Section 9 is the Section for Designated Housing. There are six designated properties for the Elderly. There are no other designations in the agency. Rosewood Hills was just opened in 2009 for the elderly as part of the HOPE VI project. There may be other designations in the Revitalizations Plans for ABC and Gonzales Gardens and CHA will submit applications to HUD as needed.

In Section 10, the CHA has no plans for Housing Conversion. The CHA is on target to meet the 2012 deadline for AMP Management; the concept of AMPs was explained.

The CHA continues to provide programs for Homeownership. There are three programs:

1. Rosewood Hills homes are now for sale. 21 have been sold and/or are under contract.
2. Section 8 Program using Housing Choice Vouchers – 46 homeowners
3. Homeownership Training – over 1,000 persons attended classes in 2009; this is a tremendous program with the new Tax Incentives.

The CHA has the Community Service Requirement in place; these regulations were reviewed for the Board. The CHA, after review by our auditors, will now begin eviction for those families who are not in compliance with this law. The FSS program is still an excellent program for the CHA, continuing to win many awards and public recognition. The CHA is now working with HUD on becoming a model health program for its residents. The Grocery Store/Commercial Center is up and working and providing jobs for residents.

Safety is a top priority for the CHA. We continue to add video monitors at some communities and use id cards for identification. Desk Monitors are working at all of the high-rises. Our crime statistics remain low.

The next four sections are very short:

14. Pets – No changes to this policy
15. Civil Rights – CHA conforms to all laws. Director has signed certification.
16. Audit – Audit has been received with no findings.
17. Asset Management – CHA is waiting on new HUD regulations on this.

In Section 18, the CHA presents a lot of miscellaneous information. Most importantly, the new Five Year Goals for (2010-2015) were presented; everyone received a copy of the goals and there was discussion on these activities.

In Section 19, the CHA has a copy of the information presented to HUD by electronic template. Included in the template is information on VAWA (Violence Against Women Act). This policy outlines how the CHA will address issues regarding criminal domestic violence.

In Section 20, the CHA always reviews changes to Agency Policies. We have already discussed each of the changes to the ACOP and Section 8 Administrative Plan. The Procurement Policy was revised to decrease the Board approval limit from \$100,000 to \$75,000. Also, there was an amendment to this policy for ARRA monies; we had to add a Buy American Clause for projects funded with this grant. The CHA has created a Smoke Free Living Environment Policy. This is a new concept in terms of housing authorities. Although no communities have been given this designation at this time, the CHA may use this policy in the future, particularly with new developments. This idea was looked upon favorably by those assembled.

The CHA wanted to review what the CHA is doing in terms of Stimulus (ARRA) Money. We were successful in obtaining \$5.2 million in March, 2009 for Latimer Manor and Dorrah-Randall. We also received \$10 million in September, 2009 to build a new

green community at the Village at River's Edge. Our next shovel ready project is Hammond Village; plans are being developed now. The CHA will apply for any funds that continue to become available for special projects. We also will apply for any new HOPE VI allocations and possibly the Sustainable Communities Program. The CHA's two oldest communities, Allen-Benedict Court and Gonzales Gardens, are priorities for revitalization.

At this time, the floor was opened for general questions and discussion. Barbara Whaley at Latimer Manor really liked the renovations at Latimer Manor. She said it will make a big difference. She would like to see more improvements to the playgrounds. Mrs. Malone, Manager, explained that is in the works as soon as the renovations are completed.. There was a request for more activities for children, especially during the summer. The Police Substation is located in building 13 at Latimer; this is a positive thing for families living there. The Teen Pregnancy Program at Latimer and Hammond has been well received; the program recently won an award. Yvonne Manley also explained that with changes in HUD regulations, CHA can now use the previous year's income in calculating rent. The Rosewood Hills community is great; the new elderly units are very nice. Both of the HOPE VI projects are credits to the community. There were no objections to any of the components in the plan.

The Board meeting adjourned at 1:30 p.m.

2010-2015 Agency Plan 2010-2011 Annual Plan

Columbia Housing Authority
Resident Advisory Board Presentation

The Process and the Plan

HUD Requirement -
All funding is based on the plan!
45 Day Public Review – then, public hearing
Public Hearing Is Thursday, April 15, 2010 – Tillis Center
Plan will be submitted by April 16, 2010

2005-2010 Plan

Now, in last year of Five Year plan
2005-2010

- Provide quality, affordable housing through public housing
- Provide quality, affordable housing through Section 8
- Promote Homeownership opportunities
- Improve the quality of life
- Promote self-sufficiency
- Ensure compliance with Fair Housing

Made Progress in all areas

ANNUAL PLAN

20 Sections
Certainly a lot of information!
As high-performing authority, some
information is not required.

Section 1 - Housing Needs

- 6,903 Apps on List (combined PH/8) decrease since 2009 (not accepting Sec 8)
- 2-3 year wait time
- On January 14, 2008, closed the Section 8 waiting list
- Section 8 Housing Vouchers are the program of choice by calls, emails, letters, apps
- Economy has resulted in an increase in requests for assistance, particularly emergency housing (CHA has very little of)
- Public Housing Waiting List has increased from 4,096 in 2008 to 4,333 in 2009
- Largest Need continues to be 2 and 3 Bedroom Units
- 1 bedroom list decreased from 510 to 374 (end 2009)
- Several reasons large waiting list:
 - Economy
 - Disabilities
 - Increasing population
 - Fixed Income
 - Utilities – rising costs

Section 2 - Financial Resources

- Financially Sound
- Audit was completed for 2008-09 in March, 2010
- Constant changes in funding
 - Could be decrease in public housing funds (economy?)
 - Section 8 funds (\$ constant while rents/utilities increasing)
 - More specialized grants for target populations (HOPWA, Homeless, Veterans, Disabilities) No more Tenant Based Rental Assistance.
 - Project Based Accounting – making adjustments
 - Stimulus Funding under the Recovery Act of 2009
 - Could there be more Stimulus Funding? Will apply
 - HOPE VI – both Celia Saxon and Rosewood Hills are done.

More on Finances!

Income from Federal Government

- \$6.9 million Operating Fund (Increase)
- \$8.5 million Capital Fund (Increase)
- \$19.0 million Section 8 (same)
- \$5.2 million in Stimulus Recovery Act
- \$10.0 million for Village at River's Edge new construction

Income from Other Grants (ROSS, Housing First, PSH)

Rental Income- \$3.6 million

- (slight increase due to new units in communities to include Rosewood Hills)
- Other Income (Laundry and Investments) \$35,000

Total Budget: \$46,945,000

Section 3 - Admissions

• Full title is Eligibility, Admissions, and Continued Occupancy Section

- Admissions and Continued Occupancy Policy (ACOP)
- Section 8 Administrative Policy

Lots of changes

CHANGES to ACOP and S8 Plan

- Applications taken every day (by Internet and by kiosks)
 - Section 8 remains closed; will reopen by lottery
- Third Party Verification by EIV (Enterprise Income Verification) -- new HUD regulations for both programs
- Social Security cards are required at time of application
- HOPWA is a targeted population in policies
- Flat Rents are offered only at Re-examination
- CHA has right to transfer a non-handicapped family from a handicapped unit (if on the waiting list)
- List for terminating from housing was expanded - PH
 - Failure to comply with community service requirements
 - Threatening a CHA employee or another resident
- Definition of working family was revised

Section 4 - Rent Determination

- Continuing same calculations for Public Housing and Section 8 -- utilities increased
- Minimum \$50 rent (no change)
- Flat Rent Schedule
 - No increases for next year planned
 - Flat Rents are based on Fair Market Rents
 - Implemented as residents have re-exam
- Deconcentration of Poverty Policy included

Section 5 - Operations and Mgt.

- Miscellaneous Information regarding how the Columbia Housing Authority operates
- 2,050 in public housing inventory (up from 1,924 in 2009)
- 3,399 Sec. 8 vouchers (about same)
 - Mod Rehabilitation Program -- 128 certificates (contract)
 - Homeless Voucher Program -- 25 vouchers (families)
 - HOPWA Program -- 95 vouchers -- 100% leased (AIDS)
 - Mainstream Voucher Program -- 100 vouchers (Disabled)
 - Disaster Voucher Program -- Hurricanes Katrina/Rita Phased out in 2009

Other information in Section 5

- Policies -- all available for review
 - Not duplicated in every Plan
- Organizational Chart of CHA
 - 163 Full and Part-time employees
- RASS - Resident Assessment Satisfaction Survey
 - not done in 2009
- PHAS -- Public Housing Assessment Score
 - 2009 score has not been received as of 4/1/10
 - Still have High-Performing designation
- SEMAP -- High Performing Section 8 Program -- 96%

Section 6 - Grievance Procedures

- No changes since 2007 – posted in every management office and central office
- Section 8's Grievance Policy is included in the Section 8 Administrative Plan – at office

Section 7 - Capital Improvements

- Capital Improvements Plan – Updated every year for 8 year period
- Progress on HOPE VI - Rosewood Hills – finished and occupied in 2009
- Allen-Benedict Court
 - Will start to hear on November 18, 2009 HOPE VI application
 - Hopefully will hear in the next month
 - we continue to try to develop and will keep community informed
- Gonzales Gardens – planning process; may apply for another HOPE VI if funding becomes available
- Oak-Read: new railings
- Eastover – new windows
- Single Family Homes – on-going renovations

Stimulus Plan

- Required Board Approval; March, 2009
- \$5.2 million was obligated in last year. Must be spent in next two years
- Our Plan:
 - Finish Latimer Manor / completely renovate last 10 buildings
 - Completely renovate Dorrah/Randall
 - Add Heating and Air to Hammond Village units
- Village at River's Edge – award in September, 2009
 - Pre-development at this point; finalizing design
 - HUD requires in to be built by September, 2012
- If additional Recovery Act Funds become available, we will apply.

Section 8 - Demo/Dispo

- There are several areas identified in Plan:
 - Rosewood Hills
 - Mostly for homeownership disposition
 - May acquire surrounding properties/demo
 - Allen-Benedict Court
 - Proposed application – ABC will be demolished
 - Gonzales Gardens
 - Close to finalizing the development plan
 - Will apply in 2010 to demolish complex
 - Within 5 years, may dispo part of the complex

Section 9 - Designation of Housing

- There are 6 projects designated for elderly.
- These 5 for persons over age 50:
 - Marion Street
 - Oak-Read
 - Arrington Manor
 - Fair Street
 - Elderly Cottages - Elmwood and Oak Streets
- Sixth is Mid-rise (3 stories) at Rosewood Hills
 - Added to inventory in 2009
 - Designed for persons over 62 (priority)
 - now 100% occupied

Section 10 - Housing Conversions

- Question: Should Housing Authority convert its public housing projects to Section 8 vouchers?
- Answer: No! A study was done in 2000.
- Project Based Budgeting
 - In 2007 we began to address this issue
 - Now have created 12 AMPs
 - Must be phased in completely by 2012
 - HUD continues to issue regulations on this topic

Section 11 - Homeownership

- There are 3 Homeownership Programs:
 - Rosewood Hills - HOPE VI
 - 60 to sell - 14 have been sold, 7 under contract
 - New Realty Company has been selected/models are open
 - Recognized as a LEED Certified Community
 - Goal is to sell all by next year
 - Section 8 Program
 - Utilizing Section 8 Vouchers
 - 46 voucher holders have purchased homes
 - Section 8 Homeownership Plan is in Section 8 Office
 - Homeownership Training - over 1,000 attended in 2009
 - VISTA Staff Person was funded to help with the processing of program
- UPDATE
 - \$1 million down payment program from HUD - finished
 - Helped 64 families buy homes between 2008-2009
 - Celia Saxon HOPE VI Homeownership - All sold!

Section 12 - CS and FSS

- Community Service
- HUD requires every Housing Authority to follow regulations on this program - all able bodied persons must work, go to school, or be in training.
- If not, volunteer.
- ACOP now indicates non-participation=eviction
- Family Self-sufficiency: 25 Section 8 17 Public Housing
- CHA has a large number of programs for empowerment and self-sufficiency
- HUD selected CHA as a model Health Program
- Grocery Store and Commercial Center

Section 13 - Safety and Crime

- Safety is a top priority
 - We work on public housing and section 8 issues
 - Good working relationship with all local law enforcement
- Action by CHA -*
- Desk Monitors at all highrises
 - Constables - # increased
 - More Vehicles on street
 - Has security contract in place if more needed
 - Resident Identification Cards
 - Gang Prevention -
 - Training in communities
 - RC Sheriff's Gang Team
 - Latimer Manor focus
 - Video Cameras in place at Central Office/Commercial Complex
 - Cameras at all Highrises
 - Also placed at Latimer Manor

Section 14 - Pets

Pets in Public Housing Policy

No change since 2000 -

Section 15 - Civil Rights

- Certification by Mr. Gilbert Walker, Executive Director

CHA conforms to all civil rights and fair housing laws.

Section 16 - Audit

Audit has been completed for 2008-09
Good report

Section 17 - Asset Management

Not required for CHA because we are a high-performing housing authority, but we anticipate new regulations in 2010

Section 18 - Additional Information

- Progress Report on Goals for 2005-2010
- New Goals for 2010-2015
- Names of Resident Advisory Board
- CHA Board Members – all listed
Commissioner James Robertson is Resident representative
- Statement of Consistency – must send to HUD
 - City of Columbia
 - Richland County

Section 19 - HUD Template

Electronic Submission –
New this year – reduced to 2 pages
Summarizes all sections
Also must indicate VAWA Compliance .

Section 20 - Policies

1. Changes to ACOP (as previously mentioned)
2. Changes to Section 8 Admin Plan
3. Procurement Policy – Board approval for over \$75,000
Was \$100,000
4. Smoke Free Living Environment
NEW! Have in place in case we want to use it
Please policies are available to review in the HR Department

American Recovery Act

- Will there be more funding in 2010?
- So far, \$5.2 m at Latimer & Dorrah/Randall and \$10 million at River's Edge
- CHA will be aggressive in making applications if funding becomes available
- We are "Shovel Ready" – Hammond Village is next
- Neighborhood Stabilization Program (NSP) –
 - funded in 2009 from city (through State) and Richland County;
 - acquisition/renovation under way
- Will also look for possible HOPE VI funding if included in HUD's new budget

Thank you for coming today!

Resident Input –
HUD wants to know what you think

Comments?
Concerns?
Suggestions?

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

I, Steve Gantt, the City Manager of the City of Columbia, South Carolina, certify that the Five Year and Annual PHA Plan of the Housing Authority of Columbia, South Carolina is consistent with the Consolidated Plan of Columbia, South Carolina prepared pursuant to 24 CFR Part 91.



Steve Gantt, City Manager

4.22.10

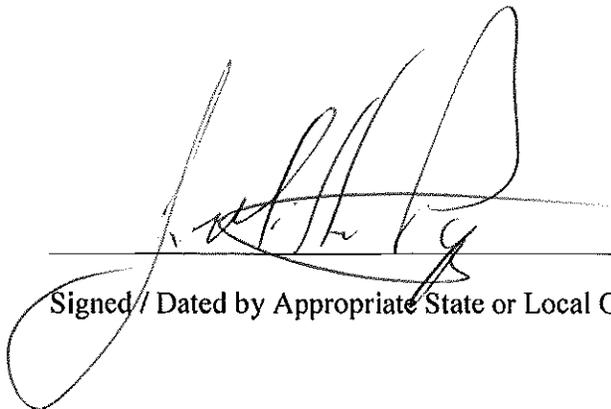
Date

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, J. Milton Pope the County Administrator of Richland, SC certify that the Five Year and
Annual PHA Plan of the Housing Authority of Columbia, SC is consistent with the Consolidated Plan of
Richland County prepared pursuant to 24 CFR Part 91.



Signed / Dated by Appropriate State or Local Official

**THE HOUSING AUTHORITY OF
THE CITY OF COLUMBIA, SC**

Board Approved: March 20, 2009

Effective: Immediately

VIOLENCE AGAINST WOMEN ACT (VAWA) POLICY

I. Purpose and Applicability

The purpose of this policy is to implement the applicable provisions of the Violence Against Women and Department of Justice Reauthorization Act of 2005 (Pub. L. 109-162) and more generally to set forth CHA's policies and procedures regarding domestic violence, dating violence, and stalking, as hereinafter defined.

This Policy shall be applicable to the administration by CHA of all federally subsidized public housing and Section 8 rental assistance under the United States Housing Act of 1937 (42 U.S.C. §1437 *et seq.*). Notwithstanding its title, this policy is gender-neutral, and its protections are available to males who are victims of domestic violence, dating violence, or stalking as well as female victims of such violence.

II. Goals and Objectives

This Policy has the following principal goals and objectives:

- A. Maintaining compliance with all applicable legal requirements imposed by VAWA;
- B. Ensuring the physical safety of victims of actual or threatened domestic violence, dating violence, or stalking who are assisted by CHA;
- C. Providing and maintaining housing opportunities for victims of domestic violence dating violence, or stalking;
- D. Creating and maintaining collaborative arrangements between CHA, law enforcement authorities, victim service providers, and others to promote the safety and well-being of victims of actual and threatened domestic violence, dating violence and stalking, who are assisted by CHA; and
- E. Taking appropriate action in response to an incident or incidents of domestic violence, dating violence, or stalking, affecting individuals assisted by CHA.

III. Other CHA Policies and Procedures

This Policy shall be referenced in and attached to CHA's Five-Year Public Housing Agency Plan and shall be incorporated in and made a part of CHA's Admissions and Continued Occupancy Policy and Section 8 Administrative Plan. CHA's annual public housing agency plan shall also contain information concerning CHA's activities, services or programs relating to domestic violence, dating violence, and stalking.

To the extent any provision of this policy shall vary or contradict any previously adopted policy or procedure of CHA, the provisions of this Policy shall prevail.

IV. Definitions

As used in this Policy:

A. *Domestic Violence* – The term 'domestic violence' includes felony or misdemeanor crimes of violence committed by a current or former spouse of the victim, by a person with whom the victim shares a child in common, by a person who is cohabiting with or has cohabited with the victim as a spouse, by a person similarly situated to a spouse of the victim under the domestic or family violence laws of the jurisdiction receiving grant monies, or by any other person against an adult or youth victim who is protected from that person's acts under the domestic or family violence laws of the jurisdiction."

B. *Dating Violence* – means violence committed by a person—

- (A) who is or has been in a social relationship of a romantic or intimate nature with the victim; and
- (B) where the existence of such a relationship shall be determined based on a consideration of the following factors:

- (i) The length of the relationship.
- (ii) The type of relationship.
- (iii) The frequency of interaction between the persons involved in the relationship.

C. *Stalking* – means –

(A) (i) to follow, pursue, or repeatedly commit acts with the intent to kill, injure, harass, or intimidate another person; and (ii) to place under surveillance with the intent to kill, injure, harass or intimidate another person; and

(B) in the course of, or as a result of, such following, pursuit, surveillance or repeatedly committed acts, to place a person in reasonable fear of the death of, or serious bodily injury to, or to cause substantial emotional harm to –

- (i) that person;
- (ii) a member of the immediate family of that person; or
- (iii) the spouse or intimate partner of that person;

D. *Immediate Family Member* - means, with respect to a person –

- (A) a spouse, parent, brother, sister, or child of that person, or an individual to whom that person stands in loco parentis; or
- (B) any other person living in the household of that person and related to that person by blood or marriage.

E. *Perpetrator* – means person who commits an act of domestic violence, dating violence or stalking against a victim.

V. Admissions and Screening

A. *Non-Denial of Assistance*. CHA will not deny admission to public housing or to the Section 8 rental assistance program to any person because that person is or has been a victim of domestic violence, dating violence, or stalking, provided that such person is otherwise qualified for such admission.

B. *Mitigation of Disqualifying Information*. When so requested in writing by an applicant for assistance whose history includes incidents in which the applicant was a victim of domestic violence, CHA may, but shall not be obligated to, take such information into account in mitigation of potentially disqualifying information, such as poor credit history or previous damage to a dwelling. If requested by an applicant to take such mitigating information into account, CHA shall be entitled to conduct such inquiries as are reasonably necessary to verify the claimed history of domestic violence and its probable relevance to the potentially disqualifying information. CHA will not disregard or mitigate potentially disqualifying information if the applicant household includes a perpetrator of a previous incident or incidents of domestic violence.

VI. Termination of Tenancy or Assistance

A. *VAWA Protections*. Under VAWA, public housing residents and persons assisted under the Section 8 rental assistance program have the following specific protections, which will be observed by CHA:

1. An incident or incidents of actual or threatened domestic violence, dating violence, or stalking will not be considered to be a “serious or repeated” violation of the lease by the victim or threatened victim of that violence and will not be good cause for terminating the tenancy or occupancy rights of or assistance to the victim of that violence.
2. In addition to the foregoing, tenancy or assistance will not be terminated by CHA as a result of criminal activity, if that criminal activity is directly related to domestic violence, dating violence or stalking engaged in by a member of the assisted household, a guest or another person under the tenant’s control, and the tenant or an immediate family member is the victim or threatened victim of this criminal activity. However, the protection against termination of tenancy or assistance described in this paragraph is subject to the following limitations:

- (a) Nothing contained in this paragraph shall limit any otherwise available authority of CHA or a Section 8 owner or manager to terminate tenancy, evict, or to terminate assistance, as the case may be, for any violation of a lease or program requirement not premised on the act or acts of domestic violence, dating violence, or stalking in question against the tenant or a member of the tenant's household. However, in taking any such action, neither CHA nor a Section 8 manager or owner may apply a more demanding standard to the victim of domestic violence dating violence or stalking than that applied to other tenants.
- (b) Nothing contained in this paragraph shall be construed to limit the authority of CHA or a Section 8 owner or manager to evict or terminate from assistance any tenant or lawful applicant if the owner, manager or CHA, as the case may be, can demonstrate an actual and imminent threat to other tenants or to those employed at or providing service to the property, if the tenant is not evicted or terminated from assistance.

B. Removal of Perpetrator. Further, notwithstanding anything in paragraph VI.A.2. or Federal, State or local law to the contrary, CHA or a Section 8 owner or manager, as the case may be, may bifurcate a lease, or remove a household member from a lease, without regard to whether a household member is a signatory to a lease, in order to evict, remove, terminate occupancy rights, or terminate assistance to any individual who is a tenant or lawful occupant and who engages in acts of physical violence against family members or others. Such action against the perpetrator of such physical violence may be taken without evicting, removing, terminating assistance to, or otherwise penalizing the victim of such violence who is also the tenant or a lawful occupant. Such eviction, removal, termination of occupancy rights, or termination of assistance shall be effected in accordance with the procedures prescribed by law applicable to terminations of tenancy and evictions by CHA. Leases used for all public housing operated by CHA and, at the option of Section 8 owners or managers, leases for dwelling units occupied by families assisted with Section 8 rental assistance administered by CHA, shall contain provisions setting forth the substance of this paragraph.

VII. Verification of Domestic Violence, Dating Violence or Stalking

A. Requirement for Verification. The law allows, but does not require, CHA or a section 8 owner or manager to verify that an incident or incidents of actual or threatened domestic violence, dating violence, or stalking claimed by a tenant or other lawful occupant is bona fide and meets the requirements of the applicable definitions set forth in this policy. Subject only to waiver as provided in paragraph VII. C., CHA shall require verification in all cases where an individual claims protection against an action involving such individual proposed to be taken by CHA. Section 8 owners or managers receiving rental assistance administered by CHA may elect to require verification, or not to require it as permitted under applicable law.

Verification of a claimed incident or incidents of actual or threatened domestic violence, dating violence or stalking may be accomplished in one of the following three ways:

1. *HUD-approved form* - by providing to CHA or to the requesting Section 8 owner or manager a written certification, on a form approved by the U.S. Department of Housing and Urban Development (HUD), that the individual is a victim of domestic violence, dating violence or stalking that the incident or incidents in question are bona fide incidents of actual or threatened abuse meeting the requirements of the applicable definition(s) set forth in this policy. The incident or incidents in question must be described in reasonable detail as required in the HUD-approved form, and the completed certification must include the name of the perpetrator.
2. *Other documentation* - by providing to CHA or to the requesting Section 8 owner or manager documentation signed by an employee, agent, or volunteer of a victim service provider, an attorney, or a medical professional, from whom the victim has sought assistance in addressing the domestic violence, dating violence or stalking, or the effects of the abuse, described in such documentation. The professional providing the documentation must sign and attest under penalty of perjury (28 U.S.C. 1746) to the professional's belief that the incident or incidents in question are bona fide incidents of abuse meeting the requirements of the applicable definition(s) set forth in this policy. The victim of the incident or incidents of domestic violence, dating violence or stalking described in the documentation must also sign and attest to the documentation under penalty of perjury.
3. *Police or court record* – by providing to CHA or to the requesting Section 8 owner or manager a Federal, State, tribal, territorial, or local police or court record describing the incident or incidents in question.

B. *Time allowed to provide verification/ failure to provide.* An individual who claims protection against adverse action based on an incident or incidents of actual or threatened domestic violence, dating violence or stalking, and who is requested by CHA, or a Section 8 owner or manager to provide verification, must provide such verification within 14 business days (*i.e.*, 14 calendar days, excluding Saturdays, Sundays, and federally-recognized holidays) after receipt of the request for verification. Failure to provide verification, in proper form within such time will result in loss of protection under VAWA and this policy against a proposed adverse action.

C. *Waiver of verification requirement.* The Executive Director of CHA, or a Section 8 Landlord or manager, may, with respect to any specific case, waive the above-stated requirements for verification and provide the benefits of this policy based on the victim's statement or other corroborating evidence. Such waiver may be granted in the sole discretion of the Executive Director, owner or manager. Any such waiver must be in writing. Waiver in a particular instance or instances shall not operate as

precedent for, or create any right to, waiver in any other case or cases, regardless of similarity in circumstances.

VIII. Confidentiality

A. *Right of confidentiality.* All information (including the fact that an individual is a victim of domestic violence, dating violence or stalking) provided to CHA or to a Section 8 owner or manager in connection with a verification required under section VII of this policy or provided in lieu of such verification where a waiver of verification is granted, shall be retained by the receiving party in confidence and shall neither be entered in any shared database nor provided to any related entity, except where disclosure is:

1. requested or consented to by the individual in writing, or
2. required for use in a public housing eviction proceeding or in connection with termination of Section 8 assistance, as permitted in VAWA, or
3. otherwise required by applicable law.

B. *Notification of rights.* All tenants of public housing and tenants participating in the Section 8 rental assistance program administered by CHA shall be notified in writing concerning their right to confidentiality and the limits on such rights to confidentiality.

VIII. Transfer to New Residence

A. *Application for transfer.* In situations that involve significant risk of violent harm to an individual as a result of previous incidents or threats of domestic violence, dating violence, or stalking, CHA will, if an approved unit size is available at a location that may reduce the risk of harm, approve transfer by a public housing or Section 8 tenant to a different unit in order to reduce the level of risk to the individual. A tenant who requests transfer must attest in such application that the requested transfer is necessary to protect the health or safety of the tenant or another member of the household who is or was the victim of domestic violence dating violence or stalking and who reasonably believes that the tenant or other household member will be imminently threatened by harm from further violence if the individual remains in the present dwelling unit.

B. *Action on applications.* CHA will act upon such an application promptly.

C. *No right to transfer.* CHA will make every effort to accommodate requests for transfer when suitable alternative vacant units are available and the circumstances warrant such action. However, except with respect to portability of Section 8 assistance as provided in paragraph IX. E. below the decision to grant or refuse to grant a transfer shall lie within the sole discretion of CHA, and this policy does not create any right on the part of any applicant to be granted a transfer.

- D. *Family rent obligations.* If a family occupying CHA public housing moves before the expiration of the lease term in order to protect the health or safety of a household member, the family will remain liable for the rent during the remainder of the lease term unless released by CHA. In cases where CHA determines that the family's decision to move was reasonable under the circumstances, CHA may wholly or partially waive rent payments and any rent owed shall be reduced by the amounts of rent collected for the remaining lease term from a tenant subsequently occupying the unit.
- D. *Portability.* Notwithstanding the foregoing, a Section 8-assisted tenant will not be denied portability to a unit located in another jurisdiction (notwithstanding the term of the tenant's existing lease has not expired, or the family has not occupied the unit for 12 months) so long as the tenant has complied with all other requirements of the Section 8 program and has moved from the unit in order to protect a health or safety of an individual member of the household who is or has been the victim of domestic violence dating violence or stalking and who reasonably believes that the tenant or other household member will be imminently threatened by harm from further violence if the individual remains in the present dwelling unit.

X. Court Orders/Family Break-up

A. *Court orders.* It is CHA's policy to honor orders entered by courts of competent jurisdiction affecting individuals assisted by CHA and their property. This includes cooperating with law enforcement authorities to enforce civil protection orders issued for the protection of victims and addressing the distribution of personal property among household members in cases where a family breaks up.

B. *Family break-up.* Other CHA policies regarding family break-up are contained in CHA's Public Housing Admissions and Continuing Occupancy Plan (ACOP) and its Section 8 Administrative Plan.

XI. Relationships with Service Providers

It is the policy of CHA to cooperate with organizations and entities, both private and governmental, that provide shelter and/or services to victims of domestic violence. If CHA staff becomes aware that an individual assisted by CHA is a victim of domestic violence, dating violence or stalking, CHA will refer the victim to such providers of shelter or services as appropriate. Notwithstanding the foregoing, this Policy does not create any legal obligation requiring CHA either to maintain a relationship with any particular provider of shelter or services to victims or domestic violence or to make a referral in any particular case. CHA's annual public housing agency plan shall describe providers of shelter or services to victims of domestic violence with which CHA has referral or other cooperative relationships.

XII. Notification

CHA shall provide written notification to applicants, tenants, and Section 8 owners and managers, concerning the rights and obligations created under VAWA relating to confidentiality, denial of assistance and, termination of tenancy or assistance.

XIII. Relationship with Other Applicable Laws

Neither VAWA nor this Policy implementing it shall preempt or supersede any provision of Federal, State or local law that provides greater protection than that provided under VAWA for victims of domestic violence, dating violence or stalking.

XIV. Amendment

This policy may be amended from time to time by CHA as approved by the CHA Board of Commissioners.