

<b>PHA 5-Year and Annual Plan</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 4/30/2011</b>
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<b>1.0</b>	<b>PHA Information</b> PHA Name: _____ Housing Authority of the City of South Charleston, WV _____ PHA Code: <u>WV22</u> PHA Type: <input checked="" type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>04/2010</u>				
<b>2.0</b>	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>121</u> Number of HCV units: <u>N/A</u>				
<b>3.0</b>	<b>Submission Type</b> <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only <b>5-Year Plan (2010 thru 2014)</b> <b>Annual Plan (2010)</b>				
<b>4.0</b>	<b>PHA Consortia</b> <u>N/A</u> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program
					PH      HCV
	PHA 1:				
	PHA 2:				
	PHA 3:				
<b>5.0</b>	<b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update.				
<b>5.1</b>	<b>Mission.</b> State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: <i>The mission of the Housing Authority of the City of South Charleston, West Virginia is to provide safe, maintained, affordable housing and a suitable living environment for the families we serve. We will partner with our residents and other to enhance the quality of our community. The housing authority strives to operate in an efficient, ethical, and professional manner</i>				

5.2	<p><b>Goals and Objectives.</b> Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p>PHA Goal 1: Manage the authorities existing public housing program in an effective and efficient manner.</p> <ul style="list-style-type: none"> <li>• Develop procedure manuals for key positions</li> <li>• Continue to upgrade agency equipment and stay abreast of modern technology</li> <li>• Organize management and maintenance shop/storage spaces</li> <li>• Develop orientation video for new residents</li> <li>• Complete outline work in Capital Fund Plan</li> </ul> <p>PHA Goal 3: Provide a safe, secure and healthy environment for PHA residents</p> <ul style="list-style-type: none"> <li>• Maintain resident police officer unit</li> <li>• Upgrade security camera functions</li> <li>• Provide or attract supportive educations/recreational services for adults and children</li> </ul> <p>PHA Goal 4: Deliver timely and high quality maintenance service to residents</p> <ul style="list-style-type: none"> <li>• Improve and maintain curb appeal at Parkland Terrace</li> <li>• Implement customer service satisfaction survey system.</li> </ul> <p>PHA Goal 5:Responsible fiscal management</p> <ul style="list-style-type: none"> <li>• Strive for audits with no findings</li> </ul> <p>The PHA was successful in addressing and achieving the goals outline in the previous 5-Year Plan.</p> <p><i>Goal 1: Manage the South Charleston Housing Authority's existing public housing program in an effective and efficient manner.</i> The PHA maintained high performer status the past 5 years. The administrative offices were renovated and they have provided a more efficient, secure work environment for staff along with providing customer service in a confidential setting.</p> <p><i>Goal 2: Enhance the marketability of South Charleston's public housing units.</i> A marketing brochure was developed to promote the housing community of Parkland Terrace. The development of a web page was not completed however it is the development process. Fast Response Emergency Dialer (FRED) was not implemented after determining that the cost would provide additional hardship to residents. Family units have been painted with a updated color scheme with an accent wall. New floor tile and wood flooring has also been installed.</p> <p><i>Goal 3: Provide a safe and secure environment in Parkland Terrace.</i> The PHA provided peer group sessions for children. Partnered with Adolescent Pregnancy Prevention Program to provide education to mothers and their daughters. Address-0-Light were installed to identify all units with more visibility and two additional security cameras were added to the system. Deadbolt locks continued to be installed. A police officer has been a resident for the past three years.</p> <p><i>Goal 4: Delivered timely and high quality maintenance service to residents</i> Maintenance delivered response to emergency work orders in less than 2 hrs. And responded to routine work orders in less than seven days. Playground drainage areas were repaired and mulched. Hired a resident own lawn care business to provide lawn maintenance, trimming and leaf removal.</p> <p><i>Goal 5: Responsible fiscal management.</i> Due to number of units it was determined that the PHA was in compliance with Asset management and project based accounting. The PHA has not received any findings in their audits.</p>
6.0	<p><b>PHA Plan Update</b></p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: <i>No Revisions See Attachment</i></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. <b><i>Housing Authority of the City of South Charleston Administrative Office 520 Goshorn Street South Charleston, WV 25309</i></b></p>
7.0	<p><b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> <i>Include statements related to these programs as applicable.</i></p> <p>N/A</p>
8.0	<p><b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.</p> <p><b>“See Attachment”</b></p>
8.1	<p><b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> 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><b>“See Attachment”</b></p>
8.2	<p><b>Capital Fund Program Five-Year Action Plan.</b> 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><b>“See Attachment”</b></p>
8.3	<p><b>Capital Fund Financing Program (CFFP).</b></p> <p><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>N/A</p>

**Housing Needs.**

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

The City of South Charleston has 13,390 residents, 9.7 percent are at or below the poverty level. There is also a 7.3 percent rental vacancy rate. There are slightly more than 2,000 rental units in the city Statistics for our county indicate that 65% of all renters households are in the less than 30% of median income group.

The PHA waiting list indicates a need for every bedroom size, it is maintained and kept up to date so that actual needs can be met quickly. Our units are accessible to the bus line, health services, grocery stores, schools, and day care services; therefore making the demand for them high.

Housing Needs of Families in the Jurisdiction By Family Type							
Family type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income <=30% of AMI	375	4	4	4	3	2	2
Income>30% but <=50% of AMI	310	4	4	4	3	2	2
Income>50% but <80% of AMI	393	2	4	3	3	3	2
Elderly	256	3	3	3	3	4	2
Families with Disabilities	unknown	3	4	3	4	3	2

**9.0**

**Housing Needs of Families on the PHA waiting list**

	# of families	% of total families
Waiting list total	70	
Extremely low income <=30% AMI	45	64%
Very low income (>30% but <=50% AMI)	16	23%
Low income (>50% but <80% AMI)	9	13%
Families w/ children	42	60%
Elderly families	1	.01%
Families with Disabilities	10	14%
Race/ethnicity	53	78%
White		
Race/ethnicity AfricanAmerican	17	22%
Characteristics by BR Size (PH Only)		
1BR & Efficiency	18	32%
2 BR	25	37%
3 BR	21	30%
4 BR	1	.01%

What sources of information did the PHA use to conduct this analysis?

Sources: Consolidated Plan of the Jurisdiction (CHAS data) no updated information has been provided Housing Authority of the City of South Charleston Waiting List

9.1	<p><b>Strategy for Addressing Housing Needs.</b> 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. <b>Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</b></p> <p>Affordability – We strive to keep our flat rents at a marketable rate. Currently more than 30% of the residents are choosing flat rents.</p> <p>Supply is a problem within this jurisdiction in regard to affordable housing .</p> <p>Quality – SCHAs provides quality, decent and sanitary housing. Many people are attracted to our units due to curb appeal.</p> <p>Accessibility thru out this jurisdiction is not a problem with persons with disabilities. SCHAs has the required number of 504 units.</p> <p>Size – SCHAs unit size are from Efficiency, One, Two, Three and Four bedroom.</p> <p>Location- Parkland Terrace where 97 of our units are located are in high demand due to the location.</p> <p>Currently there is a shortage of affordable housing for all eligible populations. The PHA’s greatest need, as evidenced by the waiting list is for families requiring two and three bedroom units The current housing stock is stable and unit turnover is low. When unit vacancies do occur the PHA will strive to reduce turnover time to expedite lease up.</p>
10.0	<p><b>Additional Information.</b> 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. The PHA continues to obligate and expend the Capital Fund Program dollars in a timely manner. We are using CFP funds to modernize the complex and maintain quality housing. We continue to provide a unit for a police officer to help maintain a sense of security for our residents and act as a deterrent to crime.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <p>Significant Amendment or Modification to the Annual Plan</p> <p>It will not be considered a significant amendment or modification to the Annual Plan for the PHA to change its policies or procedures if:</p> <ol style="list-style-type: none"> <li>the change is necessary to comply with State or local law</li> <li>to ensure compliance with QHWRA or any other form of Congressionally mandated legislation</li> <li>is necessary to comply with a court order, or</li> <li>the PHA as determined that it is in the best interest of the Authority and is necessary to ensure effective, efficient management.</li> </ol> <p>It will also not be considered a significant amendment or modification to the Capital Fund Program for the PHA to use excess funds to complete any work item listed in any grant year of the 5 year plan or any item listed under the Schedule of Nonroutine Expenditures of the regular operating budget. Any change or modification that does not meet the criteria listed above will be considered a significant amendment or modification and will be subject to the public hearing and HUD review process.</p> <p>This Authority defines substantial deviation from the 5 year Plan as a revision of the goals and objectives that were outlined in the original Plan. If the Authority decides to revise these, the public hearing process and prior HUD review requirements will be met.</p>
11.0	<p><b>Required Submission for HUD Field Office Review.</b> 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. <b>Note:</b> Faxed copies of these documents will not be accepted by the Field Office.</p> <ol style="list-style-type: none"> <li>Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</li> <li>Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</li> <li>Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</li> <li>Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</li> <li>Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</li> <li>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.</li> <li>Challenged Elements - None</li> <li>Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</li> <li>Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</li> </ol> <p style="text-align: center;"><b>“See Attachments”</b></p>

## **6.0 PHA Plan Elements – No Revisions since last Annual Plan submission**

### ***1. Eligibility, Selection and Admission Policies, including Deconcentration and Wait List Procedures.***

In accordance with its Admission and Continued Occupancy Policy.

- Once application is filed, the process of verification relative to eligibility for admission begins. The qualifying factors of eligibility will not be verified until the family is in a position on the waiting list to be offered a unit.
- The following non-income (screening) factors are used to establish eligibility
  1. Criminal or Drug related activity
  2. Rental history (landlord report)
  3. Housekeeping
  4. Credit Report
  5. Inquiry of amounts owed to PHA.
  6. PHA requests criminal records from local law enforcement agencies for screening purposes.

#### **Waiting List Organization**

- PHA administers a community-wide list in order of preference
- Equal preference will be maintained by date and time sequence.
- Size and type of unit they require

#### **Assignment**

- The applicant is offered a unit two times before being removed from the waiting list

#### **Admissions Preferences**

In what circumstances will take precedence over new admissions

- Emergencies.
- Medical justification.
- Underhoused
- Overhoused
- Administrative reasons determined by the PHA (e.g., to permit modernization work, unit conversions, etc.).

Preferences

- Date and Time
- Residency preference
- Working preference
- Involuntarily displaced
- Substandard housing
- Rent Burden
- Previous resident in good standing

#### **Occupancy**

The following reference materials are provided for applicants and residents use to obtain information about the rules of occupancy of public housing.

- The PHA's Admissions and Continued Occupancy (ACOP) policy.
- PHA's Lease
- PHA briefing seminars or written materials.
- Resident Handbooks, monthly calendar and newsletter

Residents shall notify the PHA of changes in family composition?

- At annual reexaminations and lease renewals.
- Any time family composition changes.
- At family request for revision

## 6.2 Financial Resources

It is hopeful that the administration will provide 100% operating subsidy funding the upcoming year.

Operating Subsidy: \$383,758

Rents: \$334,590 (estimated)

CFP: \$181,573

## 6.3 Rent Determination

The PHA's minimum rent is \$50.00. The tenant has the option of choosing a flat rent (Appendix A) over the income based rent (30% of income) at move in and at annual re-examination for continued occupancy. In addition to the mandatory deductions, child support payments are included in optional deductions. Tenants must report changes in income or family composition to the PHA within 10 days of occurrence.

## 6.4 Operation and Management

### Admissions and Occupancy Policy (Housekeeping Standards ), Resident Handbooks, Resident Calendars

We continue to focus on rent collections, maintaining our physical plant and providing residents with outstanding services and programs. We will continue with staff training and professional development. In respect to pest control, the Authority addresses pest control through its frequent and regular housekeeping inspections. Special attention is paid to cockroaches. Based upon findings, the economical and efficient method of eradication is selected and implemented. Pest control is performed internally by certified maintenance personnel. Residents who see signs of infestation between regularly scheduled inspections may request additional assistance by placing a work order.

It is the goal of South Charleston Housing Authority to provide safe, sanitary housing for its residents. In so doing, South Charleston Housing Authority commits to providing a pest free environment in all units.

Resident cooperation with the extermination plan is essential. Management must require residents to maintain dwelling units in a clean and sanitary manner at all times to provide for a healthy, pest-free environment. Units having babies six (6) months or under will not be treated with chemicals; gels and bait traps may be used as a substitute. Residents who fail to cooperate are in violation of the Lease Agreement and may be subject to termination of tenancy. Reports are provided to Management upon completion of each regularly scheduled inspection noting signs of infestation, housekeeping and sanitation concerns. Management is required to schedule follow-up inspections, issue lease violations and work with residents to improve housekeeping and sanitation concerns.

Did the PHA receive any comments on the PHA Plan?

- No

What comments were received?

- None

In what manner did the PHA address those comments?

- N/A

Description of Election process for Residents on the PHA Board

- Any adult resident is eligible. A list of interested residents for potential consideration was submitted to the Mayor's office; the Mayor appointed Deena Ellison as Resident Commissioner as per his authority.

**6.5 Grievance Procedures** - As per Admission and Occupancy Policy – Chapter 13

**6.6 Designated Housing for Elderly and Disabled Families** – Not Applicable

**6.7 Community Service and Self-Sufficiency:** The PHA signed a cooperative agreement with the TANF Agency, to share information and/or target supportive services for residents. Summer food program with daily activities are provided for children. Students are rewarded for their achievements and attendance during the school year. Youth and adult educational events are held throughout the year. The community service requirement will be administered in accordance with the Admission & Continued Occupancy Policy – Chapter 15.

**6.8 Safety and Crime Prevention:** The PHA currently provides a unit for a local police officer. The unit is identified as PT053 in PIC or 4412 Pennsylvania Avenue, Apt. 3, South Charleston, WV. The officer conducts frequent patrols and has a dialog with administrative personnel. The officer's patrol vehicle also provides a presence in the community and deterrent for crime. The PHA also maintains a security surveillance camera system. Through the PHA summer activities for children they are educated on drug awareness.

**6.9 Pets** – As per Admission and Occupancy Policy – Chapter 11

**6.10 Civil Rights Certification**

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

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations

**6.11 Fiscal Year Audit.**

The PHA is required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)). An audit was conducted and resulted in no findings for fiscal year ending March 31, 2009.

**6.12 Asset Management** – Not applicable

**6.13 Violence Against Women Act (VAWA)** – In consideration of the Violence Against Women Act (VAWA): do not deny access to or evict from public housing victims of domestic violence solely related to their being abused; bifurcate (to divide) the lease to remove a lawful occupant or tenant who engages in criminal acts of violence to family members or others without evicting victimized lawful occupants; honor court orders regarding rights of access or control of the property; maintain victim confidentiality; place offenders on No Trespassing List; and, refer victims to Agencies related to domestic violence. However, this is not to prohibit eviction or termination for other good cause or for an actual and/or imminent threat to other tenants or those employed if the tenant remains. Chapter 16 of Admissions and Occupancy Policy

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

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

<b>Part I: Summary</b>		<b>FFY of Grant: 2010</b> <b>FFY of Grant Approval: 2010</b>
PHA Name: Housing Authority of the City of South Charleston, WV	Grant Type and Number Capital Fund Program Grant No: WV15P022501 Replacement Housing Factor Grant No: Date of CFFP:	

Type of Grant  
 Original Annual Statement       Reserve for Disasters/Emergencies       Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending:       Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>				
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	32,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	23,000			
10	1460 Dwelling Structures	110,000			
11	1465.1 Dwelling Equipment—Nonexpendable	35,000			
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				

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

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

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

<b>Part I: Summary</b>					
PHA Name: Housing Authority of the City of South Charleston, WV		Grant Type and Number Capital Fund Program Grant No: WV15P022 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant:2010 FFY of Grant Approval:	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:                      ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	200,000			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date		Signature of Public Housing Director	
<i>Madeleine K. Dutton</i>		1-14-10			

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

Part II: Supporting Pages								
PHA Name: Housing Authority of the City of South Charleston, WV		Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/ No): No Replacement Housing Factor Grant No:			Federal FFY of Grant: 2010			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
001-Parkland Terrace	Resurface Basketball Court	1450		5,000				
001-Parkland Terrace	Repair Retainig Wall/office	1430		2,000				
001-Parkland Terrace	Termite inspection/treatment	1430		15,000				
001-Parkland Terrace	General Landscape	1450		6,000				
001-Parkland Terrace	Appliances	1465.1		35,000				
001-Parkland Terrace	Video Inspection/repair sewer lines	1450		10,000				
001-Parkland Terrace	HVAC upgrade/replacement	1460		70,000				
003- Scattered Sites	Roof Replacement (920 Overlook)	1460		7,000				
003- Scattered Sites	Install Sump Pump (240 Henson)	1460		3,000				
003- Scattered Sites	Flooring Repairs/replacement	1460		20,000				
003- Scattered Sites	HVAC upgrade	1460		30,000				
PHA Wide	Uilty Allowance Survey	1430		5,000				
	Architect Fees/Costs	1430		12,000				

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.



<b>Part III: Implementation Schedule for Capital Fund Financing Program</b>					
PHA Name: Housing Authority of the City of South Charleston, WV				Federal FFY of Grant: 2010	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates <sup>1</sup>
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
001-Parkland Terrace	6/30/2013		6/30/2015		
003-Scattered Sites	6/30/2013		6/30/2015		
HA-Wide	6/30/2013		6/30/2015		

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



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

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

<b>Part I: Summary</b>		<b>FFY of Grant: 2008</b> <b>FFY of Grant Approval:</b>
PHA Name: Housing Authority of the City of South Charleston, WV	Grant Type and Number Capital Fund Program Grant No: WV15P02250108 Replacement Housing Factor Grant No: Date of CFFP:	

Type of Grant  
 Original Annual Statement     Reserve for Disasters/Emergencies     Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 12/30/2009     Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>				
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	14,000	8,500	8,500	0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	30,000	0.00	0.00	0.00
10	1460 Dwelling Structures	115,000	150,500	127,696	108,699
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	23,158	23,158	0.00	0.00
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				

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

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

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

<b>Part I: Summary</b>		FFY of Grant:2008 FFY of Grant Approval:
PHA Name: Housing Authority of the City of South Charleston, WV	Grant Type and Number Capital Fund Program Grant No: WV15P02250108 Replacement Housing Factor Grant No: Date of CFFP:	

Type of Grant  
 Original Annual Statement       Reserve for Disasters/Emergencies       Revised Annual Statement (revision no:      )  
 Performance and Evaluation Report for Period Ending:       Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	182,158	182,158	136,196	108,699
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director <b>Madelyn Dotson</b>	Date	Signature of Public Housing Director	Date
<i>Madelyn Dotson</i>	1-14-10		

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









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

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

<b>Part I: Summary</b>		<b>FFY of Grant: 2009</b> <b>FFY of Grant Approval:</b>
PHA Name: Housing Authority of the City of South Charleston, WV	Grant Type and Number Capital Fund Program Grant No: WV15P02250109 Replacement Housing Factor Grant No: Date of CFFP:	

Type of Grant  
 Original Annual Statement     Reserve for Disasters/Emergencies     Revised Annual Statement (revision no:revision 1 )  
 Performance and Evaluation Report for Period Ending: 12/31/2009     Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>				
3	1408 Management Improvements	32,000	0.00	0.00	0.00
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	9,000	4,000	0.00	0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	31,573	31,573	0.00	0.00
10	1460 Dwelling Structures	109,000	114,000	0.00	0.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				

<sup>1</sup> To be completed for the Performance and Evaluation Report.

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

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

<sup>4</sup> RHF funds shall be included here.

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

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

<b>Part I: Summary</b>				FFY of Grant:2009	
PHA Name:		Grant Type and Number Capital Fund Program Grant No: WV15P02250109 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant Approval: 2009	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:                      ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2009 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	181,573	181,573	0.00	0.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date		Signature of Public Housing Director	
<i>Madeley Bolton</i>		1-14-10			

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









Capital Fund Program—Five-Year Action Plan

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

<b>Part I: Summary (Continuation)</b>						
PHA Name/Number South Charleston Housing Authority WV22001		Locality: South Charleston, WV			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014
		Annual Statement				
	001-Parkland Terrace		135,000	211,000	199,000	175,000
	003-Scattered Sites		63,000	50,000	29,000	50,000
	HA- Wide		27,000	35,000	20,000	20,000
			225,000	296,000	248,000	245,000





<b>Part III: Supporting Pages – Management Needs Work Statement(s)</b>				
Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011		Work Statement for Year: 3 FFY 2012	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See Annual Statement	HA-Wide		HA-Wide	
	Energy Audit Consultant	7,000	Vehicle Replacement	20,000
	Utility Allowance Consultant	5,000	Maintenance Equipment	5,000
	Upgrade Technology	5,000		
		Subtotal of Estimated Cost	\$ 17,000	Subtotal of Estimated Cost

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

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

<b>Part I: Summary</b>		<b>FFY of Grant: 2009</b>
<b>PHA Name: Housing Authority of the City of South Charleston, WV</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: WV15S02250109 Replacement Housing Factor Grant No: No Date of CFFP:	<b>FFY of Grant Approval:</b>

**Type of Grant**  
 Original Annual Statement       Reserve for Disasters/Emergencies       Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending:       Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>				
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	8,576	9,520	9,520	0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	10,000	11,080	11,080	11,080.00
10	1460 Dwelling Structures	212,000	209,976	209,976	74,227.26
11	1465.1 Dwelling Equipment--Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				

<sup>1</sup> To be completed for the Performance and Evaluation Report.

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

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

<sup>4</sup> RHF funds shall be included here.

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

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

<b>Part I: Summary</b>				FFY of Grant:2009 FFY of Grant Approval:	
PHA Name: SCHA		Grant Type and Number Capital Fund Program Grant No: WV15S02250109 Replacement Housing Factor Grant No: Date of CFFP:			
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:                      ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2009 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	230,576	230,576	230,576	85,307.26
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director Madelyn Dotson <i>Madelyn Dotson</i>		Date 3-10-10		Signature of Public Housing Director  Date	

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

<b>Part II: Supporting Pages</b>								
PHA Name: Housing Authority of the City of South Charleston, WV			Grant Type and Number Capital Fund Program Grant No: WV15S02250109 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
HA Wide	A & E Fees	1430		8,576	9,520	9,520	0.00	in progress
001	Replace Furnaces	1460		150,000	142,735	143,973.64	8,224.90	in progress
001	Replace fluorescent lights with CFL lights	1460		20,000	12,000	10,753.44	10,753.44	complete
001	Insulate floors and replace soffit	1460		12,000	29,700	29,700.00	29,700.00	complete
001	Replace playground drainage and mulch	1450		10,000	11,080	11,089.00	11,089.00	complete
003	Window Replacement	1460		14,000	12,468	12,468.00	12,468.00	complete
003	Insulate attics	1460		6,000	7,362	7,362.00	7,362.00	complete
003	Replace entry doors	1460		4,000	2,396	2,395.52	2,395.52	complete
001 & 003	Replace gutters where needed	1460		6,000	3,315	3,314.40	3,314.40	complete

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.

<b>Part III: Implementation Schedule for Capital Fund Financing Program</b>					
PHA Name: Housing Authority of the City of South Charleston, WV				Federal FFY of Grant: 2009	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates <sup>1</sup>
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
HA- Wide	03/18/2010	12/31/2010	03/18/2012		
001	03/18/2010	12/31/2010	03/18/2012		
003	03/18/2010	12/31/2010	03/18/2012		

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

## 11.0 Required Submission for HUD Field Office Review

(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 include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.

Correspondence was sent to all residents requesting them to submit suggestions for renovations to units and common areas. Thirteen residents responded with some very comprehensive suggestions and comments. All suggestions were listed and categorized then reviewed by staff. The items were prioritized. Many of the resident suggestions were items already under consideration or in our work plan. See attach responses.

(g) Challenged Elements - None

To: Sandra Winter-Nunley, ED

From: Emily Washington, 524 Goshorn Street, Apt 3, South Charleston, 25309

Re: 5 year plan

Dated: September 23, 2009

### Notice to Residents

South Charleston Housing Authority is required by HUD to formulate Annual and Five Year Plans. We will receive capital fund money to provide renovations to our units and common areas of our complex and scattered site homes. Please provide your suggestions by Friday, September 25, 2009. Suggestions will be received via phone calls, messages or drop box. Please prioritize your suggestions.

#### **Can the following be done in my apartment – Apt 3 – soon, maybe as they are replacing my tiles (I want to move back into my own apartment)?**

1. I would like to see if the dryer can get switched around with the refrigerator so that the washer and dryer are not separated by the entire room. I don't know if the electrical box would need to be moved for the dryer, probably so. I would be happy to move the dryer and refrigerator myself, I'm pretty sure the refrigerator will fit in that cubby if we remove the shelf.
2. The stair trail *-the rubber portions-* of the stairs are starting to popup in places worried it may be a tripping hazard (It's not bad right now).

#### **My suggestions are as follows: 1-12**

1. We need to have an **electric outlet installed on the first and second landing of the steps** in each apartment – this seems to be wasted space and could really help with not creating a tripping hazard by putting long extensions cords to get something plugged in there.
2. **New Kitchen cabinets**
3. **A Dishwasher** – saves in utility costs.
4. **Ceiling Fans to be installed in all bedrooms and the living room.** This will help to circulate the air and keep utility costs down.
5. **Ice makers for the refrigerators.**
6. **Paint the front and back doors** (maybe different colors depending on the color of siding on your home – yellow siding – dark green painted doors – blue siding – cobalt blue painted doors – Tan siding – Red painted doors – Gray siding – Black painted doors. **And a larger apartment number on the door** – (I've had several

- people just walk right into my apartment – thinking they are in the apartment next door to me).
7. (Wishful thinking) It would be really nice to have **small an iron (or any other commercial material) fence put up around the back side of each apartment** so that each individual family would feel as though they can take care of their own small space of yard and be able to enjoy the outdoors without having some of the children disrespect your place. (They have done this at Orchard Manor with some of their apartments – it looks really nice – people even have small gliders/porch swings to enjoy the outdoors, but I think they made the cement pads a little bigger in that area so that it doesn't interfere with grass cutting).
  8. Some way of we can **sound proof the windows in the bedrooms** – due to the trains and people at night.
  9. **Sandblast the bricks around the apartments.**
  10. **Monthly or Bi-Monthly residential meetings** to discuss issues or problems or suggestions for the complex (non-mandatory).
  11. Posted rules (**Signs**) of curfews for children or parties outside during week nights in the common areas so that people that work don't have to stay up so late and go to work the next day. (This hasn't been happening as often since my neighbors moved out).

South Charleston Housing Complex could be really nice if people would respect where they live and take care of it. It is a blessing to be in a convenient area and have a descent place to live. Thank you.

Thank you for asking us for suggestions it means a lot to include us.

Emily K. Washington  
524 Goshorn Street, Apt 3  
South Charleston, WV 25309  
(304) 558-9029 x 4112  
(304) 768-2085  
[Emily.K.Washington@wv.gov](mailto:Emily.K.Washington@wv.gov)



SOUTH CHARLESTON HOUSING AUTHORITY

Board of Commissioners  
Roger D. Kennedy, Chairman  
Ida Mae Snodgrass, Vice Chairperson  
Deena Ellison  
Timothy French  
Kenneth TyFO:

Sandra Winter-Nunley  
Executive Director  
520 Goshorn Street  
South Charleston, WV 25309  
304.768.9315  
Fax: 304.768.2315

All Residents

From: Sandra Winter-Nunley, ED

RE: 5 Year Plan

Date: September 9, 2009

Notice to Residents

South Charleston Housing Authority is required by HUD to formulate Annual and Five Year Plans. We will receive capital fund money to provide renovations to our units and common areas of our complex and scattered site homes. Please provide your suggestions by Friday, September 25, 2009. Suggestions will be received via phone calls/messages or drop box. Please prioritize your suggestions.

Thank you.

My suggestions are:

1. KITCHEN CABINETS + COUNTERTOPS
2. KITCHEN FLOOR
3. MAIN BATHROOM NEEDS
4. CARPET ON PORCH
5. NEW WINDOW IN DEN
6. \_\_\_\_\_
7. \_\_\_\_\_
8. \_\_\_\_\_

SOME WORK  
NEW FLOOR  
WALL AROUND SHOWER  
FAUCET NEEDS REPAIRED/  
REPLACED



SOUTH CHARLESTON HOUSING AUTHORITY

Board of Commissioners  
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Deena Ellison  
Timothy French  
Kenneth Tyto

Sandra Winter-Nunley  
Executive Director  
520 Goshorn Street  
South Charleston, WV 25309  
304.768.9315  
Fax: 304.768.2315

To: All Residents  
  
From: Sandra Winter-Nunley, ED  
  
RE: 5 Year Plan  
  
Date: September 9, 2009

Notice to Residents

South Charleston Housing Authority is required by HUD to formulate Annual and Five Year Plans. We will receive capital fund money to provide renovations to our units and common areas of our complex and scattered site homes. Please provide your suggestions by Friday, September 25, 2009. Suggestions will be received via phone calls/messages or drop box. Please prioritize your suggestions.

Thank you. I have lived here 18 yrs. I think this be good before you take me.

My suggestions are:

1. COTONS Linen
2. Larger Laundry Mat
3. Water sp faucet - outside.
4. White Semi Gloss Paint for inside apt. Easy to wash
5. Need Closet in Bed Room, like shelf is
6. New Tile on KITCHEN + Bath room,
7. NEW SHOWER Walls
8. Let us know how we can get some one to clean our former Beds

Not off white



**SOUTH CHARLESTON HOUSING AUTHORITY**

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Kenneth Tyne

Sandra Winter-Nunley  
Executive Director  
520 Goshorn Street  
South Charleston, WV 25309  
304.768.9315  
Fax: 304.768.2315

**TO:** All Residents

**From:** Sandra Winter-Nunley, ED

**RE:** 5 Year Plan

**Date:** September 9, 2009

Notice to Residents

South Charleston Housing Authority is required by HUD to formulate Annual and Five Year Plans. We will receive capital fund money to provide renovations to our units and common areas of our complex and scattered site homes. Please provide your suggestions by Friday, September 25, 2009. Suggestions will be received via phone calls/messages or drop box. Please prioritize your suggestions.

Thank you.

My suggestions are:

1. updated cabinets/more efficient
2. updated kitchen appliances
3. Ceiling fans
4. new interior floors
5. Better showerheads
6. hardwood floors
7. \_\_\_\_\_
8. \_\_\_\_\_

304.768.9315



**SOUTH CHARLESTON HOUSING AUTHORITY**

Board of Commissioners  
Roger D. Kennedy, Chairman  
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Sandra Winter-Nunley  
Executive Director  
520 Goshorn Street  
South Charleston, WV 25309  
304.768.9315  
Fax: 304.768.2315

**To:** All Residents

**From:** Sandra Winter-Nunley, ED

**RE:** 5 Year Plan

**Date:** September 9, 2009

Notice to Residents

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Thank you.

My suggestions are:

1. Kitchen cabinets
2. New windows
3. Closets door no sliding
4. Screen door no white ones
5. \_\_\_\_\_
6. \_\_\_\_\_
7. \_\_\_\_\_
8. \_\_\_\_\_



## SOUTH CHARLESTON HOUSING AUTHORITY

Board of Commissioners  
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Sandra Winter-Nunley  
Executive Director  
520 Goshorn Street  
South Charleston, WV 25309  
304.768.9315  
Fax: 304.768.2315

To: All Residents

From: Sandra Winter-Nunley, ED

RE: 5 Year Plan

Date: September 9, 2009

### Notice to Residents

South Charleston Housing Authority is required by HUD to formulate Annual and Five Year Plans. We will receive capital fund money to provide renovations to our units and common areas of our complex and scattered site homes. Please provide your suggestions by Friday, September 25, 2009. Suggestions will be received via phone calls/messages or drop box. Please prioritize your suggestions.

Thank you.

My suggestions are:

1. Kitchen Light
2. Walkway around Apt.
3. Gutters
4. Steps Removed from walkways
5. Improve Laundry mat
6. Paint Apt.
7. Air Conditioner Replaced
8. \_\_\_\_\_



## SOUTH CHARLESTON HOUSING AUTHORITY

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Sandra Winter-Nunley  
Executive Director  
520 Goshorn Street  
South Charleston, WV 25309  
304.768.9315  
Fax: 304.768.2315

To: All Residents

From: Sandra Winter-Nunley, ED

RE: 5 Year Plan

Date: September 9, 2009

### Notice to Residents

South Charleston Housing Authority is required by HUD to formulate Annual and Five Year Plans. We will receive capital fund money to provide renovations to our units and common areas of our complex and scattered site homes. Please provide your suggestions by Friday, September 25, 2009. Suggestions will be received via phone calls/messages or drop box. Please prioritize your suggestions.

Thank you.

My suggestions are:

1. Camera's fixed
2. New Doors for Those needing fixed
3. New Cabinets in kitchen (Family unit)
4. New medicine Cabinets (Family unit)
5. 24 HR Police Watch
6. Door Bells
7. Better outside lighting
8. Clothes lines



SOUTH CHARLESTON HOUSING AUTHORITY

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Sandra Winter-Nunley  
Executive Director  
520 Goshorn Street  
South Charleston, WV 25309  
304.768.9315  
Fax: 304.768.2315

To: All Residents  
  
From: Sandra Winter-Nunley, ED  
  
RE: 5 Year Plan  
  
Date: September 9, 2009

Notice to Residents

South Charleston Housing Authority is required by HUD to formulate Annual and Five Year Plans. We will receive capital fund money to provide renovations to our units and common areas of our complex and scattered site homes. Please provide your suggestions by Friday, September 25, 2009. Suggestions will be received via phone calls/messages or drop box. Please prioritize your suggestions.

Thank you.

My suggestions are:

1. Kitchen Lighting
2. wire shelves removed - wooden put in closets
3. Air Conditioners Replaced.
4. Upper Parking Lot installed
5. Better Laundry Mat
6. Steps Removed in Sidewalks
7. Bathroom Redone (No Tub)
8. \_\_\_\_\_

*These*



## SOUTH CHARLESTON HOUSING AUTHORITY

Board of Commissioners  
Roger D. Kennedy, Chairman  
Ida Mae Snodgrass, Vice Chairperson  
Deena Ellison  
Timothy French  
Kenneth Tyto

Sandra Winter-Nunley  
Executive Director  
520 Goshorn Street  
South Charleston, WV 25309  
304.768.9315  
Fax: 304.768.2315

TO: All Residents

From: Sandra Winter-Nunley, ED

RE: 5 Year Plan

Date: September 9, 2009

### Notice to Residents

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Thank you.

My suggestions are:

1. New Carpet or flooring in units
2. Parking lot on hill for senior unit
3. Extra Laundry facility
4. Picnic Area on hill for Senior unit
5. Clothes lines put in for Blankets etc.
6. Doorbells put in
7. Cable put into bedrooms
8. Bug lights outside Apartments



**SOUTH CHARLESTON HOUSING AUTHORITY**

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Deena Ellison  
Timothy French  
Kenneth Tyto

Sandra Winter-Nunley  
Executive Director  
520 Goshorn Street  
South Charleston, WV 25309  
304.768.9315  
Fax: 304.768.2315

**TO:** All Residents  
  
**From:** Sandra Winter-Nunley, ED  
  
**RE:** 5 Year Plan  
  
**Date:** September 9, 2009

Notice to Residents

South Charleston Housing Authority is required by HUD to formulate Annual and Five Year Plans. We will receive capital fund money to provide renovations to our units and common areas of our complex and scattered site homes. Please provide your suggestions by Friday, September 25, 2009. Suggestions will be received via phone calls/messages or drop box. Please prioritize your suggestions.

Thank you.

My suggestions are:

- ① 1. Please, please, please, plant trees again. Maybe some type of
- 2. small concrete bearing hand down interfere with the
- 3. gutters or side walks. This, I feel, is what kept our community
- 4. looking so different from others.
- ② 5. Another thing that would be nice for the children, a
- 6. play n spray area for the summer like Little Page Park.
- ③ 7. New and bigger grill by the playground and maybe the
- 8. community building.
- ④ What about some type of after school program for the little ones with the older ones involved for community service hours? Several different high school and college classes require them.



## SOUTH CHARLESTON HOUSING AUTHORITY

Board of Commissioners  
Roger D. Kennedy, Chairman  
Ida Mae Snodgrass, Vice Chairperson  
Deena Ellison  
Timothy French  
Kenneth Tyto

Sandra Winter-Nunley  
Executive Director  
520 Goshorn Street  
South Charleston, WV 25309  
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To: All Residents

From: Sandra Winter-Nunley, ED

RE: 5 Year Plan

Date: September 9, 2009

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Thank you.

My suggestions are:

1. New Cabinets in Kitchen
2. New Stoves & Ovens
3. Large trashcans outside of appts.
4. More benches
5. better play <sup>ground</sup> equipment
6. Curfew ~~area~~ enforcement to keep grounds
7. Wire Shelving above dryer area <sup>from getting tore up.</sup>
8. Better ventilation between ~~appts~~ appts



SOUTH CHARLESTON HOUSING AUTHORITY

Board of Commissioners  
Roger D. Kennedy, Chairman  
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Thank you.

My suggestions are:

1. S.S. Building (Decks) (2 floors)
2. new air Conditioner
3. Down Stair Cushion Ceiling.
4. up-out Front of Building picnic Tables
5. wash window-up stair outside
6. S.S. Building Security Cameras in Hallway
7. Security locks on outside door in hallway
8. Get people out of here that does not pay to live here  
~~Get~~ call Trouble at night  
on week in



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Thank you.

My suggestions are:

1. a Stairwell to the upper level of the garage
2. More & taller cabinet space in kitchen
3. cement slab on flower bed is broken & falls off
4. Fence around yard or hedges
5. New out door light fixtures
6. back door screen door or storm door
7. watter hose
8. electric Garage door

51256473

**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    Annual PHA Plan for the PHA fiscal year beginning April 1, 2010, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

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

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

Housing Authority of the City of South Charleston, WV      WV022  
 PHA Name      PHA Number/HA Code

\_\_\_\_\_ 5-Year PHA Plan for Fiscal Years 20\_\_\_\_ - 20\_\_\_\_

\_\_\_\_\_ Annual PHA Plan for Fiscal Years 20\_\_\_\_ - 20\_\_\_\_

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  Roger D. Kennedy	Title  Chairman
Signature 	Date  1/13/2010

# Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Housing Authority of the City of South Charleston, WV

Program/Activity Receiving Federal Grant Funding

Public Housing

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

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

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

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

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

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

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

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

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

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

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

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

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the 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.)

520 Goshorn Street, South Charleston, Kanawha, WV 25309

See Attachment

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 Madelyn K. Dotson	Title Executive Director
Signature x <i>Madelyn K. Dotson</i>	Date January 14, 2010

## SS ADDRESSES

Address                      City                      State Zip

106 2nd Avenue	So. Charleston	WV	25303
200 Monroe Street	So. Charleston	WV	25303
222 Central Avenue	So. Charleston	WV	25303
230 Rosemont Avenue	So. Charleston	WV	25303
240 Henson Avenue	So. Charleston	WV	25303
301 Winona Street	So. Charleston	WV	25303
303 South Street	So. Charleston	WV	25303
327 Montrose Drive	So. Charleston	WV	25303
906 Glen Way	So. Charleston	WV	25309
920 Overlook Way	So. Charleston	WV	25309
925 Meadow Drive	So. Charleston	WV	25309
935 Glen Way	So. Charleston	WV	25309
1007 Circle Way	So. Charleston	WV	25309
1014 Cove Way	So. Charleston	WV	25309
1033 Village Drive	So. Charleston	WV	25309
1204 Shady Way	So. Charleston	WV	25309
1514 Valley Drive	So. Charleston	WV	25303
1518 Byng Drive	So. Charleston	WV	25303
1631 King Street	So. Charleston	WV	25303
2314 Forest Circle	So. Charleston	WV	25303
2911 Pence Street	So. Charleston	WV	25303
5213 Kentucky Street	So. Charleston	WV	25309
5125 Ohio Street	So. Charleston	WV	25309
231 Bird Court	So. Charleston	WV	25303

# Certification of Payments to Influence Federal Transactions

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

Applicant Name

Housing Authority of the City of South Charleston, WV

Program/Activity Receiving Federal Grant Funding

Public Housing

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

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

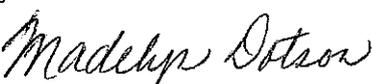
(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this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

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

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

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

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

Name of Authorized Official Madelyn Dotson	Title Executive Director
Signature 	Date (mm/dd/yyyy) 11/4/2009

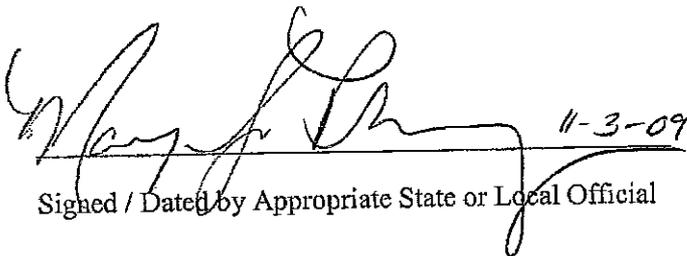


**Certification by State or Local  
Official of PHA Plans Consistency  
with the Consolidated Plan**

**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, Mary Jo Thompson the Director, Community Development certify that the Five Year and  
Annual PHA Plan of the Housing Authority of South Charleston is consistent with the Consolidated Plan of  
the State of West Virginia prepared pursuant to 24 CFR Part 91.

  
Signed / Dated by Appropriate State or Local Official 11-3-09

**Civil Rights Certification**

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

**Civil Rights Certification****Annual Certification and Board Resolution**

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

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

Housing Authority of the City  
 of South Charleston, WV

WV022

PHA Name

PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)	
Name of Authorized Official	Roger D. Kennedy
Title	Chairman
Signature	
Date	January 14, 2010

## Chapter 16

### VIOLENCE AGAINST WOMEN ACT

#### INTRODUCTION

Congress and the Secretary of Housing and Urban Development have recognized in recent years that families experiencing domestic violence have unique needs that should be addressed by those administering the federal housing programs. The Violence Against Women Act was signed into law by the President on January 5, 2006. The chapter will detail the requirements of the Act.

#### A. Admissions

The Act makes it clear that being a victim of domestic violence, dating violence, or stalking is not a basis for denial of assistance or admission to public or assisted housing if the applicant otherwise qualifies for admission or assistance.

#### B. Occupancy and Termination of Assistance

Prior to January 5, 2006, a PHA could terminate a public housing tenancy if a tenant committed serious or repeated violation of material terms of a public housing lease or for other good cause. This includes when a tenant, member of the tenant's household, or guest engaged in "any criminal activity ....that threatened the health, safety or right to peaceful enjoyment of the premises by other residents..." Based on these regulations, an act of domestic violence committed by a tenant of public housing, a member of that tenant's family, or any under person under that tenant's control against another tenant in the same unit could result in the termination of the lease with respect to all tenants. For example, if a woman, a man, and their children were all tenants in the same public housing unit and the man committed an act of domestic violence against the woman sufficient to threaten the health, safety, or peaceful enjoyment of the premises by other residents, the tenancy of the woman and her children could technically be terminated. Evicting a victim of domestic violence solely because of his or hers victim status has obvious negative implications. A significant purpose of the Act is to avoid this situation.

To prevent the termination of a tenant's occupancy of public housing due to acts of domestic violence of which the tenant is a victim, the Act declares that incidents of actual or threatened domestic violence will not be considered serious or repeated violations of a public housing lease by the victim, nor will they constitute "good cause" for termination *of the victim's tenancy*.

The Act also prohibits termination of public housing tenancy due to criminal activity engaged in by the tenant, a member of the tenant's household, or a person under the tenant's control, if the criminal activity is one or more incidents of actual or

statement meet a particular standard of proof in order for protection to be afforded. However, a tenant filing a false certification may be subject to termination of tenancy.

PHA compliance with the Act based on such certification via a HUD approved form or a waiver thereof “*shall not alone be sufficient to constitute evidence of an unreasonable act or omission*” by a PHA or its employee. However, this statute does not limit the liability of a PHA for failure to comply with its other obligations under the Act.

The PHA can require that a victim submit certification within fourteen (14) days of a request. The PHA has discretion to extend the fourteen (14) day deadline, and may waive the certification requirement entirely and accept a victim’s statement or other corroborating evidence in lieu of certification. If a tenant fails to provide a timely response to the request, the PHA may proceed with the eviction of *any* tenant who violates the lease. Because the commission of criminal activity by any member of a tenant’s household or person under the tenant’s control can be sufficient to place the tenant in violation of his or her lease, a tenant who fails to respond to a certification request can still be considered in violation of the lease, even if he or she is a victim. Consequently, timely submission of certification is critical for a tenant seeking protection under the Act absent a PHA waiver or extension.

#### D. Definitions

The same definitions of “domestic violence,” “dating violence,” and “stalking,” and of “immediate family member” are provided in the VAWA addendum to the Lease. While definitions of domestic and dating violence refer to standard definitions in the Violence Against Women Act, the definition of stalking provided in Title VI is specific to the housing provisions. These are:

1. *Domestic Violence* - as defined in Section 40002 of VAWA 1994- which states as follows:  
SEC 40002(a)(6) - 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 to youth victim who is protected from that person’s acts under the domestic or family violence laws of the jurisdiction.
2. *Dating Violence* - as defined in Section 40002 of VAWA 1994 - which states as follows:

Sec 4002(a)(8) - DATING VIOLENCE - The term 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.

3. *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.

4. *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."