

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: <u>Housing Authority of Darlington</u> PHA Code: <u>SC005</u> PHA Type: <input checked="" type="checkbox"/> Small <input type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>10/2011</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>168</u> Number of HCV units: <u>93</u>				
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input checked="" type="checkbox"/> 5-Year Plan Only				
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program
					PH HCV
	PHA 1:				
	PHA 2:				
	PHA 3:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.				
5.1	Mission. The Housing Authority of Darlington's mission is to provide families and individuals with safe, decent, quality, and affordable housing. With this base we hope that families will have greater stability and can over time achieve self-reliance. We will use our links with the local community services to provide safe, decent, quality, and affordable housing. With this base we hope that families will have greater stability and can achieve self-reliance. We will use our links with community services to help provide our tenants with opportunities that help the family and individual continue to grow.				
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. <ol style="list-style-type: none"> 1. Manage PHA properties to the highest standards. In Public Housing; Regain High Performer Status under the Public Housing assessment System (PHAS). The PHA will accomplish these standards by executing uniform applicant status, fair lease enforcement., regular and consistent preventative maintenance, prompt responses to maintenance work orders, timely and accurate reporting of financial data, and all components of quality property management and maintenance. 2. Section 8 Housing Choice Vouchers: Maintain high utilization of vouchers and budget with out exceeding authorized budgets. Continue striving to regain high performer status through training and effort to continue to regain the high level of the SEMAP program. 3. Continue to train and support new and veteran employees encourage and recognize employees for innovative ideas. 4. Maintain at least 98% percent in utilization in public housing and Section 8. 				
6.0	PHA Plan Update (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. The Public may obtain copies of the PHA Plan for the Housing Authority of Darlington at: 324 Bacote Street P.O. Box 1440 Darlington, SC 29540 Rent Reasonableness Program is Being Revised				
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. Include statements related to these programs as applicable Not Applicable				
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.				
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing.				

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>
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>
9.0	<p>Housing Needs. Based on information provided by the City of Darlington, South Carolina Consolidated Plan, and the State of The Housing needs and Market Analysis Section. Describe the significant characteristics of South Carolina’s housing market in terms of demand, condition, and the cost of housing, The housing stock available to serve persons with disabilities, and to serve persons with HIV/AIDS and their families. All Housing markets need to create and maintain a “spectrum” of housing choice and opportunity for all persons and households. This axiom establishes that housing choice and needs differ in most communities due to a variety of factors including household income, population age, population proximity of employment, and mere preference. A spectrum of owner and rental housing choice and opportunity is particularly important in supporting the range of income.</p> <p>Housing Supply According to the 2006 -2008 American Community Survey (ACS) , the State of South Carolina has a total housing inventory of 2,018,762 units, which represents a 15 percent increase from 2000. The largest net and percentage increases in the State’s inventory are in the States inventory are in single-family, detached units (181,736 units/17 percent increase),</p> <p>Housing Inventory According to the 2006-2008 American Community Survey (ACS), the State of South Carolina has a total housing inventory of 2,018,762 units, which represents a 15 percent increase from 2000 (Figure 2.1). The largest net and percentage increases in the State’s inventory are in single-family, detached units(181,736 units/17 percent increase), multi-family units of 5-9 units (22,624 units/29 percent increase), multi-family units of 10-19 units (21,234 units/51 percent increase) and multi-family units of 20-49 units (14,225 units/63 percent increase).</p> <p>The Housing markets in our area are still in a slump as the economy continues to lag in providing more housing choices for low to moderate-income families, individuals and families, homeless persons and special needs populations. The development of housing resources, including apartment complexes has been very slow. No significant new housing has been introduced to the community in the last four years.</p>
9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>We are continuing with reviewing applications to try and assist those in need. In accordance with HUD we have changed to market rents. This has encouraged tenants with higher income to move out of public housing, therefore allowing in need families to be helped.</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. The Housing Authority was able to convert all of the locks and doors to metal locks and metal door and metal fixtures.</p> <p>(b) As part of the conversion to all metal doors and fixtures we also installed new screen doors for all of the residents.</p> <p>(c) Significant Amendment and Substantial Deviation/Modification is The Housing Authority of Darlington definition of “Significant amendment” and “substantial”. “deviation/modification”. Significant Amendment and Substantial Deviation /Modification are defined as discretionary changes in the plans or policies of the Housing Authority of Darlington, that fundamentally change the mission, goals, objectives or plans of the agency and which require formal approval of the Board of Commissioners.</p>

11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none"> (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)
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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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

Instructions form HUD-50075

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

1.0 PHA Information

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year **Beginning (10/2011). Housing Authority of Darlington SC005**

2.0 Inventory

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

ACC -168 Units HCV – 93 Units

3.0 Submission Type

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

4.0 PHA Consortia

Check box if submitting a Joint PHA Plan and complete the table. **No**

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. The Mission of the Housing Authority of Darlington is to provide is families and individuals with safe, decent, decent , quality, and affordable housing. atement 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. Rent
- (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 off ice 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.

324 Bacote Street / P.O Box 1440 / Darlington, S.C.

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).** Community Service Ongoing
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. **Audit Available**
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.
The Housing Authority of Darlington office gives space for programs for that helps victims of domestic violence

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: **No**
<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: **No**
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. No Demolition

No

- (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. **No Home ownership**
- (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**

- (c) **Significant Amendment and Substantial Deviation / Modification is The Housing Authority of Darlington's definition of "Significant Amendment and "substantial, deviation/modification. Significant Amendment and Substantial/Modification are defined as discretionary changes in the plans or polices of the Housing Authority of Darlington, that fundamentally change the mission, goals, objectives or plans of the agency and which require formal approval of the Board of Commissioners.**

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).**

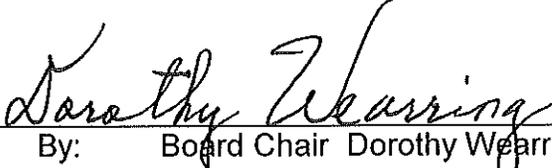
11.0 Required Submission for HUD Field Office Review. In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

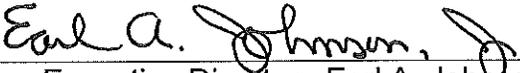
- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)*
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants 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.

The Housing Authority of Darlington
SEMAP
Corrective Action Plan
(CAP)

The Housing Authority of Darlington (HA), a public body corporate and politic, duly created and organized pursuant to and in accordance with the provisions of the laws of the State of South Carolina, and the United States of America, pursuant to the United States Housing Act of 1937, as amended (42 U. S. C. 1401, et seq.), acting by and through the Secretary of the Department of Housing and Urban Development (HUD), mutually recognize that HA has been designated "troubled" pursuant to 24 CFR 985.101 (b). HUD and HA further agree that HA shall perform the activities listed in the Corrective Action Plan, attached and incorporated by reference, in order to satisfy HA's obligations under 24 CFR 985.107 (c).

Housing Authority of Darlington


By: Board Chair Dorothy Wearring Date 7/6/2011


By: Executive Director Earl A. Johnson, Jr. Date 7/6/2011

INDICATOR 2: Rent Reasonableness

PHA Status

PHA Fiscal Year	Indicator Score	Confirmed Score	Indicator Goal	Responsible PHA Staff	Responsible HUD Staff

The PHA has and implements a reasonable written method to determine and document for each unit leased that the rent to owner is reasonable based on current rents for comparable unassisted units: at the time of initial leasing; if there is any increase in the rent to owner; and at the HAP contract anniversary if there is a 5 percent decrease in the published fair market rent (FMR) in effect 60 days before the HAP contract anniversary. The PHA's method must take into consideration the location, size, type, quality and age of the units, and the amenities, housing services, and maintenance and utilities provided by the owners in determining comparability and the reasonable rent. (24 CFR 982.4, 24 CFR 982.54(d)(15), 982.158(f)(7) and 982.507)

Possible Scores: 20 points, 15 points, 0 points

Assessment Results:

The HA currently is not meeting HUD required guidelines for Rent Reasonableness.

PHA Goal: The PHA has a reasonable written method to determine reasonable rent which considers location, size, type, quality and age of the units and the amenities, housing services, and maintenance and utilities provided by the owners; and based on the PHA's quality control sample of tenant files, the PHA follows its written method to determine reasonable rent and has documented its determination that the rent to owner is reasonable in accordance with Sec. 982.507 for at least 98 percent of units sampled at the time of initial leasing, if there is any increase in the rent to owner and, at the HAP contract anniversary if there is a 5 percent decrease in the published FMR in effect 60 days before the HAP contract anniversary.

	Target completion date	Actual completion date
PHA Strategies:		
The HA has contracted with The Nelrod Company to compile rent reasonableness comparability's. Once compiled Margaret Perkins Section 8 Coordinator will print comparability for each new move in, rent increase or 5 percent decrease in published FMR.	09/01/2011	
A copy of the rent reasonableness form will be kept in the resident file and in the QC folder.		
A QC file folder will be maintained to contain the FMR and HA payment standard as well as a log of all new leases executed and rent increases.		

INDICATOR 3: Determination of Adjusted Income

PHA Status

PHA Fiscal Year	Indicator Score	Confirmed Score	Indicator Goal	Responsible PHA Staff	Responsible HUD Staff

At the time of admission and annual reexamination, the PHA verifies and correctly determines adjusted annual income for each assisted family and, where the family is responsible for utilities under the lease, the PHA uses the appropriate utility allowances for the unit leased in determining the gross rent. (24 CFR part 5, subpart F and 24 CFR 982.516)

Possible Scores: 20 points, 15 points , 0 points

Assessment Results:

The HA was using HUD form 9887 instead of 9886.

PHA Goal: Based on the PHA's quality control sample of tenant files, for at least 90 percent of families: (A) The PHA obtains third party verification of reported family annual income, the value of assets totaling more than \$5,000, expenses related to deductions from annual income, and other factors that affect the determination of adjusted income, and uses the verified information in determining adjusted income, and/or documents tenant files to show why third party verification was not available; (B) The PHA properly attributes and calculates allowances for any medical, child care, and/or disability assistance expenses; and (C) The PHA uses the appropriate utility allowances to determine gross rent for the unit leased.

	Target completion date	Actual completion date
PHA Strategies:		
HA removed all blank copies of form 9887 from offices.	06/01/2011	06/01/2011
HA will replace each 9887 with a 9886 upon recertification or interim exam a log will be maintained in the QC folder to insure all files are completed.	06/01/2012	
HA is using 9886 on each new move in.	06/01/2011	06/01/2011

INDICATOR 5: HQS Quality Control Inspections

PHA Status

PHA Fiscal Year	Indicator Score	Confirmed Score	Indicator Goal	Responsible PHA Staff	Responsible HUD Staff

The PHA supervisor or other qualified person re-inspects a sample of units under contract during the PHA fiscal year, which meets the minimum sample size requirements specified at Sec. 985.2 under PHA's quality control sample, for quality control of HQS inspections. The PHA supervisor's re-inspected sample is to be drawn from recently completed HQS inspections (i.e., performed during the 3 months preceding reinspection) and is to be drawn to represent a cross section of neighborhoods and the work of a cross section of inspectors. (24 CFR 982.405(b))

Possible Scores: 5 points , 0 points

Initial Assessment Results:

The minimum sample size required for the HA to complete QC of HQS inspections is 6 units. The HA did not conduct the required number of QC inspections, nor did they maintain a tracking system to document HQS QC inspections.

PHA Goal: The PHA supervisor or other qualified person performed quality control HQS re-inspections during the PHA fiscal year for a sample of units under contract which meets the minimum sample size requirements specified in Sec. 983.2 under PHA's quality control sample. The PHA's SEMAP certification also states that the re-inspected sample was drawn from recently completed HQS inspections (i.e., performed during the 3 months preceding the quality control re-inspection) and was drawn to represent a cross section of neighborhoods and the work of a cross section of inspectors.

PHA Strategies:	Target completion date	Actual completion date
The HA has designated Karen Beady as the QC inspector	05/01/2011	05/01/2011
A log will be maintained to track all inspections both new move in and annual see attached copy of tracking tool.	09/30/2011	

INDICATOR 6: HQS Enforcement

PHA Status

PHA Fiscal Year	Indicator Score	Confirmed Score	Indicator Goal	Responsible PHA Staff	Responsible HUD Staff

This indicator measures whether, following each HQS inspection of a unit under contract where the unit fails to meet HQS, any cited life-threatening HQS deficiencies are corrected within 24 hours from the inspection and all other cited HQS deficiencies are corrected within no more than 30 calendar days from the inspection or any PHA-approved extension. In addition, if HQS deficiencies are not corrected timely, the indicator measures whether the PHA stops (abates) housing assistance payments beginning no later than the first of the month following the specified correction period or terminates the HAP contract or, for family-caused defects, takes prompt and vigorous action to enforce the family obligations. (24 CFR 982.404)

Possible Scores: 10 points, 0 points

Initial Assessment Results:

The HA could not determine how many failed HQS inspections had occurred and therefore, did not know the proper universe size to sample. Quality control samples were not completed as required by SEMAP Indicator 6.

PHA Goal: The PHA's SEMAP certification states that the PHA's quality control sample of case files with failed HQS inspections shows that, for all cases sampled, any cited life-threatening HQS deficiencies were corrected within 24 hours from the inspection and, for at least 98 percent of cases sampled, all other cited HQS deficiencies were corrected within no more than 30 calendar days from the inspection or any PHA-approved extension, or, if any life-threatening HQS deficiencies were not corrected within 24 hours and all other HQS deficiencies were not corrected within 30 calendar days or any PHA-approved extension, the PHA stopped (abated) housing assistance payments beginning no later than the first of the month following the correction period, or took prompt and vigorous action to enforce family obligations.

	Target completion date	Actual completion date
PHA Strategies:		
Margaret Perkins the Section 8 Coordinator began tracking all failed HQS inspection effective 6/1/2011 using the attached Tracking Log	09/30/2011	
Earl A. Johnson, Jr. Executive director will review failed inspects files based on HUD selection Guidelines: 50 or less 5 reviews, 1 for each addition 50 failures.	09/30/2011	

INDICATOR 7: Expanding Housing Opportunities

PHA Status

PHA Fiscal Year	Indicator Score	Confirmed Score	Indicator Goal	Responsible PHA Staff	Responsible HUD Staff

The PHA has adopted and implemented a written policy to encourage participation by owners of units located outside areas of poverty or minority concentration; informs rental voucher holders of the full range of areas where they may lease units both inside and outside the PHA's jurisdiction; and supplies a list of landlords or other parties who are willing to lease units or help families find units, including units outside areas of poverty or minority concentration. (24 CFR 982.54(d)(5), 982.301(a) and 982.301(b)(4) and 982.301(b)(12))

Possible Scores: 5 points, 0 points

Initial Assessment Results:
Deficiencies were found in items a through f.

PHA Goal:
The HA's goal is to meet all requirement in Indicator 7 according to HUD SEMAP guidelines.

PHA Strategies:	Target completion date	Actual completion date
a. The is revising a plan to encourage participation by owners of units outside areas of poverty or minority concentration which clearly delineates areas in its jurisdiction that the PHA considers areas of poverty or minority concentration, and which includes actions the PHA will take to encourage owner participation. Upon completion it will be approved and adopted by the Board of Commissioners. A copy will be provided to the HUD field office upon adoption.	09/1/2011	
b. The PHA will maintain a QC folder that will contain documentation of actions taken to support the written policy to encourage participation by owners outside of poverty and minority concentration.	09/1/2011	
c. The PHA will provide maps that show various areas, both within and neighboring its jurisdiction with housing opportunities, job opportunities, schools and services in these areas. The HA will use these maps when briefing voucher holders.	9/1/2011	
d. The PHA is compiling a list of Landlords who may have available property for lease under the voucher program, as well as a list of organizations that assist families with obtaining housing.	9/1/2011	
e. The PHA information packets are being revised to include information on how portability works and a list of neighboring PHA's and contact information on who to contact within the PHA.	9/1/2011	
f. The PHA will maintain a folder containing information regarding voucher holders who have difficulties in finding housing outside of poverty or minority concentration, where such difficulties are found the PHA will consider if it is appropriate to seek approval of exception payment standard amounts from HUD.	9/1/2011	

INDICATOR 8: Payment Standards

PHA Status

PHA Fiscal Year	Indicator Score	Confirmed Score	Indicator Goal	Responsible PHA Staff	Responsible HUD Staff

The PHA has adopted a payment standard schedule that establishes voucher payment standard amounts by unit size for each FMR area in the PHA jurisdiction, and, if applicable, separate payment standard amounts by unit size for a PHA-designated part of an FMR area, which payment standards do not exceed 110 percent of the current applicable published FMRs and which are not less than 90 percent of the current applicable published FMRs (unless a higher or lower payment standard amount is approved by HUD). (Sec. 982.503 of this chapter.)

Possible Scores: 5 points, 0 points

Initial Assessment Results:

The HA has a written policy for Payment Standards; however, the Authority has not defined what the payment standard will be.

PHA Goal: The PHA's voucher program payment standard schedule contains payment standards that do not exceed 110 percent of the current applicable published FMR and which are not less than 90 percent of the current applicable published FMR (unless a higher or lower payment standard amount is approved by HUD).

PHA Strategies:

The HA has always used 100% of the established HUD FMR's. The HA has revised the Section 8 Admin Policy to show that the HA Payment Standard will be 100% of the current published HUD FMR's this policy will be approved and adopted by resolution at the next scheduled Board of Commissioners meeting.

Target completion date	Actual completion date
08/01/2011	

Capital Fund Program—Five-Year Action Plan

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

Part I: Summary						
PHA Name/Number Housing Authority of Darlington SC005		Locality (Darlington/Darlington County & South Carolina)			<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 4	
A.	Development Number and Name	Work Statement for Year 1 FFY 2011	Work Statement for Year 2 FFY 2012	Work Statement for Year 3 FFY 2013	Work Statement for Year 4 FFY 2014	Work Statement for Year 5 FFY 2015
B.	Physical Improvements Subtotal	Annual Statement	\$155,000.00	\$187,000.00	\$177,000.00	\$162,000.00
C.	Management Improvements		\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00
D.	PHA-Wide Non-dwelling Structures and Equipment		\$15,000.00	\$10,000.00	\$15,000.00	\$15,000.00
E.	Administration		\$25,000.00	\$20,000.00	\$20,000.00	\$15,000.00
F.	Other –A&E		\$18,000.00	\$18,000.00	\$18,000.00	\$18,000.00
G.	Operations		\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00
H.	Demolition		\$0.00	\$0.00	\$0.00	\$0.00
I.	Development		\$0.00	\$0.00	\$0.00	\$0.00
J.	Capital Fund Financing – Debt Service		\$0.00	\$0.00	\$0.00	\$0.00
K.	Total CFP Funds		\$278,000.00	\$300,000.00	290,000.00	280,000.00
L.	Total Non-CFP Funds		\$0.00	\$0.00	0.00	0.00
M.	Grand Total		\$278,000.00	\$300,000.00	290,000.00	280,000.00

Part I: Summary (Continuation)

PHA Name/Number		Locality (City/county & State)				<input type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
A.	Development Number and Name	Work Statement for Year 1 FFY _____	Work Statement for Year 2 FFY _____	Work Statement for Year 3 FFY _____	Work Statement for Year 4 FFY _____	Work Statement for Year 5 FFY _____	
		Annual Statement					

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

U.S. Department of Housing and Urban

Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary						
PHA Name: Housing Authority of Darlington		Grant Type and Number Capital Fund Program Grant No: SC16P005001-10 Replacement Housing Factor Grant No: Date of CFFP: 2010			FFY of Grant: 2011 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:)		
Performance and Evaluation Report for Period Ending:			Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³	50,000.00				
3	1408 Management Improvements	15,000.00				
4	1410 Administration (may not exceed 10% of line 21)	15,000.00				
5	1411 Audit	6,000.00				
6	1415 Liquidated Damages					
7	1430 Fees and Costs	12,000.00				
8	1440 Site Acquisition					
9	1450 Site Improvement	10,000.00				
10	1460 Dwelling Structures	120297.00				
11	1465.1 Dwelling Equipment—Nonexpendable	12,000.00				
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 ⁴					

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

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

U.S. Department of Housing and Urban

Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary					
PHA Name: Housing Authority of Darlington	Grant Type and Number Capital Fund Program Grant No: SC16P005001-11 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2011 FFY of Grant Approval:			
Type of Grant Original Annual Statement x 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 ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	240297.00			
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	
Earl A. Johnson, Jr					

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Housing Authority of Darlington			Grant Type and Number Capital Fund Program Grant No: SC16P005001-11 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2011		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
HA-Wide	Operation	1406		50,000.00				
HA-Wide	Management Improvements	1408		15,000.00				
HA-Wide	Administration	1410		15,000.00				
HA-Wide	Audit	1411		6,000.00				
HA-Wide	Fees & Cost	1430		12,000.00				
HA-Wide	Site Improvements	1450		10,000.00				
SC005-1 & SC005-2	Replace Hot Water Heaters	1460		120297.00				
HA-Wide	Ranges and Refrigerators	1465		12,000.00				

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

² To be completed for the Performance and Evaluation Report.

