

Annual PHA Plan <i>(Standard PHAs and Troubled PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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Purpose. 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, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

Applicability. Form HUD-50075-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A. PHA Information.						
A.1	PHA Name: <u>Spartanburg Housing Authority</u> PHA Code: <u>SC003</u> PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>10/2016</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>722</u> Number of Housing Choice Vouchers (HCVs) <u>1,952</u> Total Combined Units/Vouchers <u>2,516</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission Availability of Information. PHAs must have the elements listed below in sections B and C readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans. <input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)					
	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
PH					HCV	
	Lead PHA:					

B. Annual Plan Elements

B.1 Revision of PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA?

- Y N
- Statement of Housing Needs and Strategy for Addressing Housing Needs
 - Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
 - Financial Resources. -
 - Rent Determination. -
 - Operation and Management.
 - Grievance Procedures.
 - Homeownership Programs.
 - Community Service and Self-Sufficiency Programs.
 - Safety and Crime Prevention.
 - Pet Policy.
 - Asset Management. -
 - Substantial Deviation.
 - Significant Amendment/Modification

Statement of Housing Needs and Strategy for Addressing Housing Needs

The Spartanburg Housing Authority (SHA) strives to assist in addressing the needs of low-income, very low-income and extremely low-income families in the City of Spartanburg and Spartanburg County. SHA does this through its Public Housing Program, Housing Choice Voucher (HCV) Program, Mod Rehab Program and other Affordable / Moderate Income Programs.

There continues to be a demonstrated need for Public Housing, HCV Section 8 and Affordable Housing within the jurisdiction of the Spartanburg Housing Authority (SHA) as demonstrated by the number of units under its management.

SHA serves over 3,648 families under its various housing programs (See Table 1 below):

Table 1

Housing Programs	Units	Vouchers
1. Public Housing	722	
2. Housing Choice Voucher (HCV) Section 8 (Voucher Program)		1,952
3. Mod Rehab		226
4. Affordable/Moderate Income	424	338
Total	1,146	2,516

Families served under these programs are within the maximum income limit of 80% median family income. Rent payments are based on adjusted annual income. There are currently waiting lists for admission. (See Table 2)

Table 2

Waiting List by Program:	
Public Housing Waiting List	684
Section 8 Waiting List *	477
Mod Rehab Waiting List	85
Affordable/Moderate Income Waiting List	1,418
Total	2,664

* Please note the current Housing Choice Voucher (HCV) Section 8 Waiting List is closed.

In regards to (i) families with incomes below 30 percent of area median income (extremely low-income) please find the following information below. Please know that this information is based upon the current usage of our programs not waiting list data. While residents are on our waiting lists we do not have a truly accurate verification of their income, so for this data we have relied upon data from the 2015 calendar year of our existing participants.

The 2015 Median Income for the Spartanburg, SC MSA is \$51,100. Income Limits are based upon the family size or number of persons in the family. The vast majority of our families consist of a total of three members, a parent and two children. The 30 percent of area median income limit (Extremely Low Income Limit) in Spartanburg SC, MSA for a family with 3 members is \$20,090. In our Public Housing Program 93% of our families fall below this limit. In our Housing Choice Voucher (HCV) Section 8 Program 84.7% of the families fall below the 30 percent of area median income limit for a 3 member family. Our Mod Rehab program is at 98.3% and other Affordable Housing Programs in Spartanburg are at 85.3%.

The information below in regards to Housing Needs of (ii) elderly families and families with disabilities, and (iii) households of various races and ethnic groups residing in our jurisdiction is based upon SHA's current waiting lists in its Yardi Property Management Computer Software.

Of the families on our waiting lists for Public Housing 5% are elderly and 26% are disabled. Of the families on our waiting lists for our Housing Choice Voucher (HCV) Section 8 Program 1.3% are elderly and 2.6% are disabled. For our other affordable housing programs 2.7% are elderly and 14.6% are disabled.

In regards to various rates and ethnic groups of families on our waiting lists for Public Housing 17.3% are White, 70% are Black, 1% is Asian and 11.6% are Hispanic. For the families on our Housing Choice Voucher (HCV) Section 8 Program waiting lists 4.6% are White, 71.9% are Black, 1.3% are Asian and 22.2% are Hispanic. Finally for our other Affordable Housing Programs for those families on the waiting lists 13.5% are White, 73% are Black, 1.2% are Asian and 12.3% are Hispanic.

Below please find statements addressing housing needs including affordability, supply, quality, accessibility, size of units, and location.

Affordability

Like many South Carolina communities, affordability is by far the largest housing problem in Spartanburg. The most recent Census estimates show 54% of renters and 32.9% of homeowners as

paying more than 30% of their income on housing costs (2012 ACS). In total, 5,254 households are financially overstretched due to housing. That's a significant portion of the population experiencing a housing cost burden.

Supply

As of February 2016 there were 2,664 people on the Spartanburg Housing Authority's waiting lists. There is a significantly high unmet demand for public housing in Spartanburg and current funding levels simply do not allow supply to meet that demand.

Quality

Quality, affordable units that are both decent and safe are needed across the board. Beyond that, there is a specific need for small multi-family units and/or town home units. Affordable multifamily units are in great need.

Accessibility

SHA meets requirements in regards to 5% of its housing stock meeting are exceeding the Americans with Disabilities Act (ADA) requirements. However based upon the fact the 26% of the families on our Public Housing Waiting list have need of units for a family member with a disability there is a need for additional accessible units in Spartanburg.

Size of Units

SHA's Public housing comes in all sizes and types, from duplexes, garden style apartment and townhouses in various bedroom sizes to high-rise apartments for elderly families. Based upon the data from our waiting list however there is a significant need in Spartanburg for 1 bedroom units and larger units such as 5 bedrooms.

Location

Factors that must be considered in developing housing include location, services and amenities, proximity to health care, shopping, and other services, affordability, and ease of upkeep. Spartanburg also offers a number of community centers which also have an impact on the best location. SHA the City of Spartanburg and Spartanburg County have collaborated on a number of projects in the past to provide such amenities in close proximity to public and affordable housing in Spartanburg.

Strategies for Addressing the Housing Needs

1. SHA intends to increase the availability of decent, safe and affordable housing needs by:
 - a. Expand (increase) the supply of assisted housing by 150 units or more (SHA at a minimum would like to provide a ratio of 1 additional unit of affordable housing for every unit demolished).
 - b. Leverage private or other public funds to create additional housing opportunities by:
 - i. Continue the strong partnerships and alliances the SHA has developed with

- ii. Identify grant opportunities, LIHTC, to develop affordable housing units. Consider utilizing Bonding Capacity for the development of additional affordable housing.
- c. Utilize public housing funds in accordance with regulations to develop affordable housing opportunities as they become available. Utilize of leverage other funds as they become available
- d. Review opportunities to acquire or build units or developments – to increase the number of affordable housing.
- e. Use LIHTC program (both 4% & 9% credits) when available to rehabilitate existing and construct new affordable rental and public housing replacement units where applicable.
- f. Assist in the efforts to develop a Master Plan for Highland Area to include Mixed Finance Development in partnership with the City of Spartanburg. Construction may begin as early as Fiscal Year 2016-2021.
- g. Manage the transition of the Oakview Apartments from Mod-Rehab Funding to Tenant Based Voucher Funding
- h. Seek to administer the HAP Contract for Norris Ridge more effectively. Implement stricter standards for HCV.

Reduce public housing vacancies

1. Maintain a minimum of 98% occupancy rate.
 2. Maintain vacant unit turnover time at or below 20 days.
 3. Improve housing management monitoring and internal reporting tools, to maintain a high level of accountability, implementing timely tracking, scheduling, and follow-up for rent collection efforts, vacancy turnover management, and new leases.
1. SHA will review applications for additional vouchers through the NOFA process.
 - a. The Housing Choice Voucher (HCV) Section 8 Program will continue providing project-based voucher funding in an effort to assist families and increase the inventory of assisted housing within the community.
 2. In accordance with the City’s Consolidated Plan a barrier to affordable housing is the lack thereof. SHA will employ effective maintenance and management policies to minimize the number of public housing units in off-line status, reduce the number of vacated public housing units, and the time to renovate and make units available for occupancy.
 3. SHA will seek replacement of public housing units lost to the inventory through demolition, mixed finance development, and Housing Choice Voucher (HCV) Section 8 replacement housing resources. SHA will market the Housing Choice Voucher (HCV) Section 8 program among owners, particularly those outside of areas of minority and poverty concentration.

Homeownership:

SHA will continue to utilize its HUD approved Section 32 Homeownership Plan to increase homeownership opportunities. It is expected that over the next five years all of the homes in the plan will be sold.

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions
PHA Policies Governing Eligibility, Selection, Admissions Policy, including De-concentration
and Wait List Procedures. [24 CFR Part 903.7 (b)]

The following eligibility requirements apply to applicants families seeking public housing assistance:

1. A family as defined by HUD and the SHA:
 - a. Heads of household where at least one member of the household is either a citizen or eligible non-citizen. (24 CFR Part 5, Subpart E).
 - b. Has an Annual Income at the time of admission that does not exceed the low-income limit for occupancy established by HUD and posted separately in the SHA offices.
 - c. Provides a Social Security number for all family members, age 6 or older, or will provide written certification that they do not have Social Security numbers;
 - d. Meets or exceeds the tenant Selection and Suitability Criteria as set forth in this policy.
2. All applicants will be processed in accordance with HUD's regulations (24 CFR Part 960) and sound management practices. Applicants will be required to demonstrate ability to comply with essential provisions of the lease.
3. SHA will permanently deny admission to public housing persons convicted of manufacturing or producing methamphetamine on the premises of the assisted housing project in violation of any Federal or State law. "Premises" is defined as the building or complex in which the dwelling unit is located, including common areas and grounds. SHA will not waive this requirement.
4. SHA will make unit offers based on time and date of application, needed bedroom size and apply any local preferences. Two offers are made based on unit availability.
5. SHA purges its waiting list through public notices and letters to applicants every two years.

Implementation of the following activities will assist the agency in increasing the income levels of families currently residing in communities with a concentration of poverty, as well as helping residents overcome the barriers of transportation, education and child care.

1. SHA is administering its Self-sufficiency Program as we seek to increase the wage earning capacity of low income families within targeted communities and promote self-sufficiency.
2. During the past year the SHA administered ROSS grants promoting job training and employment opportunities to families residing in public housing through our Connections Program. Other grants assist senior and disabled residents to live longer in their own homes.
3. During the past year the SHA administered a CSS program component designed foster Job Readiness and Training, Case Management and Referrals, Counseling and Job Placement.

Promote income mixing in public housing by assuring access for lower income families into higher income developments:

1. Preferences have been implemented for homeless and veterans, homeless veterans would receive additional points qualifying them for a preference.
2. SHA will seek replacement of public housing units lost to the inventory through demolition, mixed finance development, and Housing Choice Voucher (HCV) Section 8 replacement housing resources. SHA will market the Housing Choice Voucher (HCV) Section 8 program among owners, particularly those outside of areas of minority and poverty concentration.

Together, Chapters 4 and 5 of SHA's Admissions and Continued Occupancy Policy (ACOP) comprise the SHA's Tenant Selection and Assignment Plan (TSAP) and detail SHA's unit assignment policies for public housing.

Financial Resources.

FEDERAL FUNDS	
Low Rent Public Housing Operating fund	4,009,834
Capital Fund Program	1,264,876
Resident Opportunities and Self Sufficiency	262,696
Housing Choice Voucher	9,925,980
New Construction S/R Section 8 Programs (Cluster)	469,189
Moderate Rehabilitation Program (Cluster)	1,870,210
Multifamily Housing Elderly Service Coordinators	48,843
Choice Neighborhood Planning Grant	43,919
CDBG Funds (pass-through from City of Spartanburg)	113,675
HOME Funds (pass-through from City of Spartanburg)	79,026
YouthBuild Program	475,134
Total Federal Grants	18,563,382
OTHER INCOME	
Dwelling Rents	1,889,465
Late Charges, Court Fees, Maintenance	183,575
Gain on disposition of assets	646,192
Other income	1,013,820
TOTAL RESOURCES	22,296,434

Rent Determination.

HA Rent Determination Policies:

The first step in calculating income-based rent is to determine each family's total tenant payment (TTP). Then, if the family is occupying a unit that has tenant-paid utilities, the utility allowance is subtracted from the TTP. The result of this calculation, if a positive number, is the tenant rent. If the TTP is less than the utility allowance, the result of this calculation is a negative number, and is called the utility reimbursement, which may be paid to the family or directly to the utility

company by SHA.

TTP Formula [24 CFR 5.628]

HUD regulations specify the formula for calculating the total tenant payment (TTP) for a tenant family. TTP is the highest of the following amounts, rounded to the nearest dollar:

- 30 percent of the family's monthly adjusted income (adjusted income is defined in Part II)
- 10 percent of the family's monthly gross income (annual income, as defined in Part I, divided by 12)
- The welfare rent (in as-paid states only)
- A minimum rent of \$50 has been established by SHA.

The SHA has authority to suspend and exempt families from minimum rent when a financial hardship exists, as defined in section 6-III.B of the ACOP.

Homeownership Programs

SHA has an approved Section 32 Homeownership Program and has 22 remaining PHA Scattered Site homes which it plans to sell. These PHA Scattered Site homes are all in AMP 40 and the HUD Sites numbers are 3-11, 3-23, 3-24 and 3-28.

Homeownership:

SHA will continue to utilize its HUD approved Section 32 Homeownership Plan to increase homeownership opportunities. It is expected that over the next five years all of the homes in the plan will be sold.

1. SHA will continue to implement its Marketing Plan to sell the following inventory of homes; 2 HOPE VI (2 at Collins Park), and 22 PHA Scattered Site homes as part of the Section 32 Program.
2. Revise the Section 32 Program, SHA has a HUD approved Section 32 Homeownership Plan and expects that over the next five years all of the homes in the approved plan will be sold. SHA plans to possibly amend the approved Section 32 plan to do the following; remove units that cannot be sold and dispose of them, add additional homes that were recently foreclosed on and make some minor changes in processes and procedures. Review any existing revisions. SHA has recently submitted a Rental Assistance Demonstration (RAD) Grant for AMP 40 which includes all of the scattered site single family homes in the Section 32 Program. If approved SHA plans to dispose of the majority of these homes by selling them as is to any individual, the sale would not be restricted to low-income buyers.
3. Review Lease Purchase Program to increase success in low-income families to becoming first time homeowners. SHA also would like to revise and implement a Lease Purchase Program.

Housing Choice Voucher Program

In addition, the Housing Choice Voucher (HCV) Section 8 Program will continue with its Homeownership Program.

1. Outreach to landlords and voucher homeownership program
 - a. SHA has operated a voucher homeownership program now for a number of years.

Since the beginning of our program, we have helped more than 60 families purchase homes through the voucher program.

SHA intends to employ strategies which support the sale of the homes. SHA will continue to develop homeownership opportunities.

Housing Choice Voucher Waitlist

The Spartanburg Housing Authority will utilize a lottery system to place applicants on the waiting list for the Housing Choice Voucher Program.

Once the application deadline expires and the waiting list is closed, SHA will conduct a lottery to randomly assign a lottery number to all pre-applications in the preliminary applicant pool. The pre-applications will then be placed on the HCV waiting list in sequential order based on the assigned lottery number, and then sorted by preference(s) to determine the position on the waiting list.

SHA will determine the total amount of families to place on the waiting list. The total number of families on the waiting list should not exceed a reasonable estimated wait time to be selected from the waiting list. Applicants selected for placement on the waiting list will be notified. Those applications not selected for the waiting list will received a notice and must reapply when the waiting list reopens.

Community Service and Self-Sufficiency Programs

The Spartanburg Housing Authority will continue to provide Resident Services through the utilization of HUD funds and grants to Public Housing communities. We will support Resident Councils and Resident Advisory Boards in an effort to increase their awareness and participation in community services and activities. We will provide or attract supportive services to improve the quality of life and employability agency wide and will continue to administer our Self-Sufficiency Program for both Public Housing residents and Housing Choice Voucher recipients as we seek to increase the wage earning capacity of low income families and promote self-sufficiency.

During the past year, SHA has administered ROSS Grants for Public Housing residents promoting job training and employment opportunities through our Connections Program. This program consists of Job Readiness assistance and Training, Case Management and Referrals, as well as Job Placement. These activities will assist the agency in increasing the income levels of residents currently residing in communities with a concentration of poverty, as well as helping the residents overcome the barriers for transportation, education and child care. Non-Public Housing Families who live in RAD neighborhoods will also be allowed to take advantage of these services. SHA partners with local colleges and businesses to offer training and employment opportunities to residents.

SHA has computer labes based in all Public Housing neighborhoods which allow residents internet access where they search for jobs, do homework or search the internet. The Spartanburg Housing Authority also administers a Homeownership Program to encourage and teach Public Housing residents about Homeownership. Other grants employ Service Coordinators to assist senior and disabled residents to live longer independently in their own apartments.

Safety and Crime Prevention

All of the Spartanburg Housing Authority's Public Housing properties are within the City Limits of the City of Spartanburg. All of these properties are with the jurisdiction of the Spartanburg Public Safety Department. The Spartanburg Housing Authority does have affordable housing units for which it administers programs throughout Spartanburg County which are beyond the limits of the City of Spartanburg. In these areas the Spartanburg County Sheriff's office has jurisdiction. SHA partners and collaborates with both the City of Spartanburg Public Safety Department and the Spartanburg County Sheriff's Department.

1. SHA will continue and expand its collaboration with Spartanburg Public Safety Department (SPSD) to host liaison officers, designated to SHA communities.
2. SHA through its agreement with SPSPD submits monthly report of calls for service and weekly reports of incidents within public housing sites or crimes committed by persons residing within public housing.
3. SHA has established a "HOTLINE" for residents to anonymously report any criminal activities. There is a "Hotspot" form that we pass out to residents to anonymously report crime.
4. SHA is currently contracting with a private security company for security within its Archibald Rutledge, Senior High Rise site. for a limited number of hours per month. The property has established a Resident staffed Reception Desk seven days a week during daytime hours whereby entry into the building is monitored. Also, non-residents or professional providers must sign in and out when visiting any residents
5. SHA maintains agreement with SPSPD to assist in running criminal background checks, providing supplemental patrols as needed, and developing and implementing crime prevention strategies. SHA will check criminal history for all applicants who are 18 years of age to determine whether any member of the family has engaged in violent or drug-related criminal activity.
6. SHA will check criminal history for all applicants who are 18 years of age to determine whether any member of the family is subject to a lifetime sex offender registration requirement.
7. **Verification of any past activity will be done prior to final eligibility and will not include a check of conviction records.**
8. To protect and serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking SHA will comply with all HUD VAWA regulations.
 - a. SHA in accordance with the requirements under the PIH Notice sent notices to its contracted landlords and applicants on the Housing Choice Voucher (HCV) Section 8 and Public Housing waiting list regarding the provision and requirements of VAWA to protect applicants and/or tenant who are victims of abuse from being turn down or evicted. In addition, each new move certifies receipt of the notice and

is reviewed at annual recertification.

SPSD as part of its agreement with SHA provides officers who are used when needed to testify and/or provide training and assistance and to prepare documents for court, to ensure corrective measures are taken.

Public Housing security improvements:

1. SHA continues its collaboration with SPSP to host liaison officers, designated to the SHA communities.
2. SHA continues to partner with community groups and Neighborhood Watch organizations.

VAWA

The SHA in accordance with the requirements under the PIH Notice sent notices to its contracted landlords and applicants on the Housing Choice Voucher (HCV) Section 8 and Public Housing waiting list regarding the provision and requirements of VAWA to protect applicants and/or tenant who are victims of abuse from being turn down or evicted. In addition, each new move certifies receipt of the notice and is reviewed at annual recertification.

Asset Management

SHA manages its AMP's in accordance with HUD's Asset Management principals.

DECONCENTRATION AND INCOME TARGETING

Background

Included in Quality Housing and Work Responsibility Act of 1998 (QHWRA or Housing Reform Act) is a requirement that public housing authorities submit, with their Agency Plans, an admissions policy designed to promote income-mixing within public housing complexes. The U.S. Department of Housing and Urban Development (HUD) established “income-mixing” rules and tools for evaluation of the current income-mix. The procedures are delineated, “Rule to Deconcentrate Poverty and Promote Integration in Public Housing; Final Rule”, published in the Federal Register as 24 CFR Part 903 and dated 22 December 2000.

Deconcentration Policy

It is the Spartanburg Housing Authority’s (SHA) policy to provide for deconcentration of poverty and encourage income mixing with a goal of bringing higher income families into lower income complexes and lower income families into higher income complexes. SHA will ensure that all marketing of our housing is targeted to all eligible income groups. Lower income residents will not be steered toward lower income complexes and higher income people will not be steered toward higher income complexes. Instead, residents decide where they would like to live. Each applicant that reaches the top of the waiting list will be offered the first available unit. However, if they do not wish to accept this unit offer, they will be given up to two additional offers. If an applicant declines three unit offers without good cause, that applicant will be cancelled from the waiting list.

Income Targeting

The Housing Authority will follow the statutory requirement that at least 40% of newly admitted families in any fiscal year be families whose annual income is at or below 30% of the area median income. To ensure this requirement is met, the Housing Authority will monitor incomes of newly admitted families.

Fair Housing

No action of the housing authority in attempting to achieve deconcentration and income-mixing

shall violate Fair Housing policies.

B.2 New Activities.

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?

Y N

- Hope VI or Choice Neighborhoods.
- Mixed Finance Modernization or Development.
- Demolition and/or Disposition.
- Designated Housing for Elderly and/or Disabled Families.
- Conversion of Public Housing to Tenant-Based Assistance.
- Conversion of Public Housing to Project-Based Assistance under RAD.
- Occupancy by Over-Income Families.
- Occupancy by Police Officers.
- Non-Smoking Policies.
- Project-Based Vouchers.
- Units with Approved Vacancies for Modernization.
- Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

Mixed Finance Modernization of Development

The Spartanburg Housing Authority has submitted applications for the Rental Assistance Demonstration (RAD) Program. SHA will apply for other similar programs to re-develop a number of sites:

(a) Mixed Finance, Modernization Development, Rental Assistance Demonstration (RAD) Program

Site	Proposed Funding	Alternative Funding	Timetable for application	Unit Count	Application and Approval Process
Cammie Clagett Courts (SC003000060) (Remaining 78 units)	Bonds LIHTC RAD	FHLB AHP Loans	2016-2021	To Be Determined	Competitive process for Funding
Prince Hall Apartments (SC003000080) 100 units	Bonds LIHTC RAD	FHLB AHP Loans	2016-2021	To Be Determined	Competitive process for Funding
Page Lake Seniors	HOME Funds HCV Project Based	RHF Funds LIHTC	2016-2021	Family or Elderly, Handicapped and Disabled, Count To Be Determined	
Northside (Victoria Gardens) SC003000120 80 units	RAD, LIHTC, Bonds	FHLB AHP Loans	2016-2021	To Be Determined	To Be Determined
Collins Park / Cottage Grove SC003000150 108 units	RAD		2015-2021	Just the Public Housing Units 60 units	
Archibald Rutledge / Village SC003000030 / SC003000020 150 units / 50 units	RAD, LIHTC, Bonds	FHLB AHP Loans	2016-2021	To Be Determined	To Be Determined
Camp Croft SC003000100 98 units	Bonds LIHTC RAD	FHLB AHP Loans	2016-2021	To Be Determined	Competitive process for Funding
Country Garden Estates I SC003000090 50 units	RAD		2015-2021	Just the Public Housing Units 10 units	
The Ridge at Southport SC003000150	RAD		2015-2021	Just the Public Housing Units 50 units	

78 units					
Cedar Springs Aiken SC003000170 48 units	RAD		2015-2020	Just the Public Housing Units 19 units	

Conversion of Public Housing

At all of SHA’s AMPs including its Tax Credit Properties, SHA would like to assess and possibly implement Voluntary Conversion of some (or all) of its Public Housing Units to private units with Project Based Housing Choice Voucher (HCV) Section 8 Vouchers (PBV or PBRA) through the Rental Assistance Demonstration (RAD) Program or other HUD Programs. SHA has not been required to convert any units by Mandatory Conversion. SHA is specifically interested in Voluntary Conversion of all of its Public Housing units. During 2015 SHA was issued CHAPs for the Public Housing units in the Tax Credit Properties and plans to convert them to HCV Project Based Vouchers now that the Capital Fund Financing Program (CFFP) Loan was fully repaid through the RAD SHA7 deal.

SHA has now converted the following sites; Frank Gooch Apartments (SC 3-14) AMP 20, Tobias Booker Hartwell (SC 3-25) AMP 50, Victoria Gardens Apartments (SC 3-9) AMP 120, Ellen C. Watson Apartments (SC 3-14) AMP 120, Barksdale Apartments (SC 3-14) AMP 130, Leland and Spruce Street Apartments (SC 3-16) AMP 130 and J. Curtis Anderson Townhomes (SC 3-27) AMP 160 to HCV Section 8 Project Based Vouchers through the RAD Program. The Cammie Clagett / Highland Crossing project just closed in April of 2015. Asbestos abatement and demolition is now complete and construction is beginning. The 72 new tax credit and HCV Project Based Voucher units known as Highland Crossing is scheduled to be complete this calendar year (2016).

SHA has also submitted several additional RAD applications. These include separate RAD applications for each of our current Tax Credit properties that have Public Housing in them, to convert these units to Section 8 Project Based Units. We have been issued CHAPs now for these projects. These include applications for Collins Park, The Ridge at Southport, Country Garden Estates I and Cedar Springs Aiken. In addition SHA submitted a portfolio application to convert its entire remaining Public Housing portfolio through the RAD Program.

SHA has recently submitted RAD applications for the remaining 78 units at Cammie Clagett and SHA’s single-family homes in its Scattered Site Project. SHA hopes to demolish and/or dispose of these units. SHA may submit RAD applications for all of its remaining Public Housing units to include Archibald Hi-rise, Archibald Village, Prince Hall, Camp Croft, Victoria Gardens and Cambridge Place.

To fulfill the necessary requirements, the following RAD information is hereby included in SHA’s Annual Plan. **Also please note that SHA will adhere to the tenant protections listed in Section 1.6.C and Section 1.6.D of PIH Notice 2012-32, REV-1, as per Attachment 1.D of that Notice.**

1. A description of the units to be converted, including the number of units, the bedroom distribution of units, and the type of units (e.g., family, elderly/disabled, or elderly-only);

Country Garden Estates Apartments – Is a Low Income Housing Tax Credit Property consisting of a total of 100 units, however only 10 of these units are Public Housing. One and two story siding apartment units, primarily duplex units, total of 10 units, 2 one bedroom units, 6 two bedroom units, and 2 three bedroom units, all are family units. Here, we simply want to convert the Public Housing to Section 8 Project Based.

Southside Project – The Southside Project consists of three different apartment complexes which were all a part of one mixed-finance Low Income Housing Tax Credit Project. The total Project consists of 230 units of which all are tax credit units but only 110 are Public

Housing Units. The first development is Collins Park/Cottage Grove which consists of a total of 108 units of which only 60 are Public Housing Units. These are new construction two story siding apartments which some brick, primarily duplex units, 14 are one bedroom units, 24 are two bedroom units and 22 are three bedroom units, all are family units. Independence Place has no Public Housing Units. The Ridge at Southport consists of a total of 78 units of which 50 are Public Housing Units. These are also new construction two story siding apartments which some brick, primarily duplex units, 10 are one bedroom units, 30 are two bedroom units and 10 are three bedroom units, all are family units. Here, we simply want to convert the Public Housing to Section 8 Project Based.

Cedar Springs Place (Aiken) – Is also a mixed-finance Low Income Housing Tax Credit Property. The total property consists of 48 units of which 19 are public housing units. This is a new construction three story elevator apartment building. Of the 19 public housing units are one bedroom units which are designated specifically for the elderly and disabled. Here, we simply want to convert the Public Housing to Section 8 Project Based.

Cammie Clagett Apartments (remaining 78 of the 150 units, Second Phase) – Two story brick barracks style apartment units, total of 78 units, 10 one bedroom units, 20 two bedroom units, 30 three bedroom units and 18 four bedroom units, all are family units. We wish to demolish and dispose of these units.

Scattered Sites (22 single-family homes) – These are single-family homes that are all public housing units. Predominately they are 3 bedroom homes scattered throughout Spartanburg. We wish to dispose of these units.

Camp Croft Apartments – Single story brick barracks style buildings covered with stucco. Total of 98 units, 14 1-bedrooms, 56 2-bedrooms, 26 3-bedrooms and 2 units converted to a laundry. All Family Units.

Cambridge Place – Two story duplex buildings, three duplexes total of 6 units, concrete plank siding, all three bedrooms. All Family Units.

Archibald Hi-Rise – 12 story building. Total of 150 units, 90 efficiencies and 60-1 bedroom units.

Archibald Village – Single story walk up units. Total of 50 units, 30 efficiencies, 18-1 bedrooms and 2 2-bedrooms.

Prince Hall – Two and three story walk up apartment buildings. Total of 100 units, 80 2-bedrooms and 20 3-bedrooms.

Victoria Gardens – Two story row type buildings. Total of 80 units, 8 1-bedrooms, 26 2-bedrooms, 32 3-bedrooms, 8 4-bedrooms and 6 5-bedrooms.

2. Any change in the number of units that is proposed as part of the conversion, including de minimis unit reductions and unit reductions that are exempt from the de minimis cap;

SHA intends on no changes in the number of units that are proposed as a part of this conversion; including de minimis unit reductions and unit reductions that are exempt from the de minimis cap;

3. Any change in the bedroom distribution of units that is proposed as part of the conversion;

SHA does not plan to make any change in the bedroom distribution of units that are proposed as a part of this conversion.

4. Any changes in the policies that govern eligibility, admission, selection, and occupancy of units at the project after it has been converted. This includes any waiting list preferences that will be adopted for the converted project; and

SHA does not plan to make any changes in the policies that govern eligibility, admission, selection, and occupancy of units at the projects identified after they have been converted. This includes any waiting list preferences.

5. If there will be a transfer of assistance at the time of conversion, the significant amendment must include the location (including census tract) of any converted units that will be transferred off-site, as well as the information described above for the units that will be transferred. In addition, if some, but not all of the assisted units will be transferred to another site at the time of the conversion, the significant amendment must also include a description of how the waiting list will be transferred and how households will be selected for the transfer.

In general SHA does not plan to make any transfer of assistance at the time of conversion. Again, in general SHA does not plan to transfer any of the units or to another location at the time of conversion.

There is however a possibility that SHA may move units from the Cammie Clagett apartment complex which is in census tract 208 to the Northside which is in census tract 204. This would be limited to only those units or a portion of those units which are at Cammie Clagett.

In addition to the previously mentioned public housing sites, SHA has submitted additional RAD applications and has submitted a portfolio request for the remainder of all of its Public Housing Sites. The following information is provided and included in this annual plan based upon the assumption that SHA will submit RAD applications for the remainder of its Public Housing Sites as follows: Cammie Clagett courts (SC 3-7) AMP 60, Camp Croft Courts (SC 3-6) AMP 100, Prince Hall Apartments (SC 3-12) AMP 80, Archibald Rutledge Hi-Rise Apartments (SC 3-8) AMP 20, Archibald Rutledge Village Apartments (SC 3-90) AMP 30, Scattered Sites (SC 3-11, SC 3-23, SC 3-24, SC 3-28, SC 3-99) AMP 40, Victoria Gardens (SC 3-09) AMP 120 and Cambridge Place AMP 180.

To fulfill the necessary requirements, the following RAD information is hereby included in SHA's Annual Plan.

1. A description of the units to be converted, including the number of units, the bedroom distribution of units, and the type of units (e.g., family, elderly/disabled, or elderly-only);

Cammie Clagett Apartments (Remaining 78 units, could be one or more remaining phases)– Two story brick barracks style apartment units, total of 78 units, 10 one bedroom units, 20 two bedroom units, 30 three bedroom units and 18 four bedroom, all are family units. We believe that this will be demolition and new construction. The new construction could possibly be onsite, offsite or mixed.

Camp Croft Courts – Two story apartment units, total of 98 units, 14 one bedroom units, 56 two bedroom units and 26 three bedroom units, all are family units. The remaining 2 units are used for a laundry. This could be demolition, new construction or rehabilitation or a mixture. The new construction could possibly be onsite, offsite or mixed. This could be in one or more phases.

Prince Hall Apartments – Three story brick apartment units, total of 100 units, 80 two bedroom units and 20 three bedroom units, all are family units. This could be demolition, new construction or rehabilitation or a mixture. The new construction could possibly be onsite, offsite or mixed. This could be in one or more phases.

Archibald Rutledge Hi-Rise Apartments – Twelve-story Hi-Rise elevator building, total of 150 units, 90 Efficiency units and 60 one bedroom units, all are family units housed with the elderly and disabled. This will be coordinated with our Choice Neighborhood efforts for the Northside. We believe this to be a rehabilitation project. This could be in one or more phases.

Archibald Rutledge Village Apartments – One two story brick apartment units, total of 50 units, 30 Efficiency units, 18 one bedroom units and 2 two bedroom units, all are family units housed with the elderly and disabled. This will be coordinated with our Choice Neighborhood efforts for the Northside. This could be demolition, new construction or rehabilitation or a mixture. The new construction could possibly be onsite, offsite or mixed.

Victoria Gardens Apartments – Two story brick barracks style apartment units, total of 80 units, 8 one bedroom units, 26 two bedroom units, 32 three bedroom units, 8 four bedroom units and 6 five bedroom units, all are family units. This will be coordinated with our Choice Neighborhood efforts for the Northside. This could be demolition, new construction or rehabilitation or a mixture. The new construction could possibly be onsite, offsite or mixed. This could be in one or more phases.

Scattered Sites – All remaining Public Housing Scattered Site homes as follows: SC 3-11 (108 Rodney St., 115 Chelsea St. 124 Chelsea St., 136 Westover St., 222 Edenbridge Ln., 226 Edenbridge Ln., 266 Pioneer Pl., 360 Concord St., 511 Crestwood Pl., 712 Old Farm Rd.), SC 3-23 (109 Winterhaven Dr., 110 Huntley Dr., 141 Twin Creek Dr., 213 Yorkshire Dr., 370 Belcher Rd. 414 Bellingham Dr., 812 Primrose Ln., 904 Lucerne Dr., 4134 E. Croft Cr.) and SC 3-24 (531 Pleasant Breezes Way). These are scattered site single family homes which have been in a Section 32 homeownership program for a number of years, but have not sold. Our goal here would be to utilize the RAD program to convert these homes so that they could be disposed of relatively easily.

Cambridge Place – Two story duplex buildings, three duplexes total of 6 units, concrete plank siding, all three bedrooms. All Family Units.

2. Any change in the number of units that is proposed as part of the conversion, including de minimis unit reductions and unit reductions that are exempt from the de minimis cap;

SHA intends on no changes in the number of units that are proposed as a part of this conversion; including de minimis unit reductions and unit reductions that are exempt from the de minimis cap;

3. Any change in the bedroom distribution of units that is proposed as part of the conversion;

SHA does not plan to make any change in the bedroom distribution of units that are proposed as a part of this conversion.

4. Any changes in the policies that govern eligibility, admission, selection, and occupancy of units

at the project after it has been converted. This includes any waiting list preferences that will be adopted for the converted project; and

SHA does not plan to make any changes in the policies that govern eligibility, admission, selection, and occupancy of units at the projects identified after they have been converted. This includes any waiting list preferences.

5. If there will be a transfer of assistance at the time of conversion, the significant amendment must include the location (including census tract) of any converted units that will be transferred off-site, as well as the information described above for the units that will be transferred. In addition, if some, but not all of the assisted units will be transferred to another site at the time of the conversion, the significant amendment must also include a description of how the waiting list will be transferred and how households will be selected for the transfer.

In general SHA does not plan to make any transfer of assistance at the time of conversion. Again, in general SHA does not plan to transfer any of the units or to another location at the time of conversion.

There is however a possibility that SHA may move units from the Cammie Clagett apartment complex which is in census tract 208 to the Northside which is in census tract 204. This would be limited to only those units or a portion of those units which are at Cammie Clagett.

Demolition and/or Disposition

Project Proposed for Demolition and/or Disposition	# of Units and Size	Accessibility Features	Units Proposed For	Timetable for Demolition and/or Disposition
Prince Hall SC003000080 100 Prince Hall Lane (SC 3-12)	100 Units Row and Townhomes 81 2BR 19 3BR	General Population	Total Demolition and/or Disposition	2016-2021
Victoria Gardens SC003000120 (SC 3-09) 695 Howard Street	80 Units Row 8 1BR 26 2BR 32 3BR 8 4BR 6 5BR	General Population	Total Demolition and/or Disposition	2016-2021
Archibald Village SC0030020 (SC3-80) 140 Centennial Street	50 Units row or walkup 30 efficiency 18 1 BR 2 2 BR	Elderly and Disabled	Total Demolition and/or Disposition	2016-2021
Archibald Hi-Rise SC003000030 (SC 3-08) 764 N. Church Street	12 story building 150 units 90 efficiency 60 1 BR	Elderly and Disabled	Total Demolition and/or Disposition	2016-2021
Cambridge Place SC003000180 502 Brawley Street	3 duplexes total of 6 units all 3 BR	General Population	Total Demolition and/or Disposition	2016-2021
Scattered Sites SC003000040 Various addresses	22 Single-Family Homes – predominately 3 BR	General Population	Total Demolition and/or Disposition	2016-2021
Cammie Clagett Cts. SC0030060	78 Units	General	Total	2016-2021

<p>400 Highland Ave (SC 3-07)</p>	<p>8 1BR 15 2BR 28 3BR 18 4BR 4 5BR</p>	<p>Population</p>	<p>Disposition</p>	
<p>Camp Croft SC003000100 111 Hanover Place (SC 3-06)</p>	<p>98 Units 14 1BR 56 2BR 26 3BR</p>	<p>General Population</p>	<p>Total Demolition and/or Disposition</p>	<p>2016-2021</p>

(c) Conversion of Public Housing

SHA will consider project based vouchers to support a successful completion of RAD projects, to support the properties financial feasibility. SHA will consider prject based vouchers at Country Garden Estates, as a part of a strategy to reposition the property as its tax credit compliance period matures.

At all of SHA’s AMPs including Tax Credit Properties, SHA would like to assess and possibly implement Voluntary Conversion of some (or all) of its Public Housing Units to private units with Project Based Housing Choice Voucher (HCV) Section 8 Vouchers (PBV or PBRA) through the Rental Assistance Demonstration (RAD) Program or other HUD Programs. SHA has not been required to convert any units by Mandatory Conversion. SHA is specifically interested in Voluntary Conversion of all of its Public Housing units. During 2015 SHA was issued CHAPs for the Public Housing units in the Tax Credit Properties and plans to convert them to HCV Project Based Vouchers now that the CFFP Loan was fully repaid through the RAD SHA7 deal.

SHA has now converted the following sites; Frank Gooch Apartments (SC 3-14) AMP 20, Tobias Booker Hartwell (SC 3-25) AMP 50, Victoria Gardens Apartments (SC 3-9) AMP 120, Ellen C. Watson Apartments (SC 3-14) AMP 120, Barksdale Apartments (SC 3-14) AMP 130, Leland and Spruce Street Apartments (SC 3-16) AMP 130 and J. Curtis Anderson Townhomes (SC 3-27) AMP 160 to HCV Section 8 Project Based Vouchers through the RAD Program. The Cammie Clagett / Highland Crossing project just closed in April of 2015. Asbestos abatement and demolition is now complete and construction is begging. The 72 new tax credit and HCV Project Based Voucher units known as Highland Crossing is scheduled to be complete this calendar year (2016).

SHA has also submitted several additional RAD applications. These include separate RAD applications for each of our current Tax Credit properties that have Public Housing in them, to convert these units to Section 8 Project Based Units. We have been issued CHAPs now for these projects. These include applications for Collins Park, The Ridge at Southport, Country Garden Estates I and Cedar Springs Aiken. In addition SHA submitted a portfolio application to convert its entire remaining Public Housing portfolio through the RAD Program.

SHA has recently submitted RAD applications for the remaining 78 units at Cammie Clagett and SHA’s single-family homes in its Scattered Site Project. SHA hopes to demolish and/or dispose of these units.

The remaining 78 Public Housing Units at Cammie Clagett are all vacant. The physical condition

of these units will not allow them to be occupied and the cost for any rehabilitation would be greater than demolition and new construction. Because of significant structural and plumbing problems upstairs bathrooms are literally falling through the floor into the units below. Although many of these units are in an off-line status for Modernization, many have reached the maximum 3 year limit and are no longer eligible for off-line status. These 78 public housing vacant units are counting against us on our PHAS scores as vacant days and are having a significant negative impact on our vacant days for HUD reporting and accountability. In our RAD application which asked HUD for something unusual. We asked for them to give us permission up front, before closing to demolish and dispose of these units.

In the past we have been prohibited from submitting a Demolition/Disposition application for these remaining 78 units at Cammie Clagett because we had CFFP debt. With that debt recently being paid off through our RAD Transaction, we are now preparing and plan to submit a Demolition/Disposition application in early 2016. We have informally requested assistance from the City of Spartanburg and are now having some conversation.

In regards to the remaining 22 single family homes in SHA's Public Housing Scattered Site AMP, SHA submitted a RAD application requesting approval to dispose of these remaining homes as is to anyone who would be willing to purchase them. Many of these homes are vacant and are not worth rehabilitation. Although there are still some occupied homes, the majority of the current occupants and not interested in purchasing these homes.

The remainder of SHA's Public Housing stock such as Camp Croft, Archibald Hi-rise, Archibald Village, Prince Hall, Victoria Gardens also has significant needs. Needs so great, that they cannot be adequately addressed with the Capital Funds that SHA receives. SHA will continue to consider submitting additional RAD applications for the remainder of its Public Housing portfolio. Some of these apartment complexes have such significant needs that demolition and new construction may be the best alternative and due to the lack of available funds, these projects may have to be completed in phases.

To fulfill the necessary requirements, the following RAD information is hereby included in SHA's 5-Year and Annual Plans. **Also please note that SHA will adhere to the tenant protections listed in Section 1.6.C and Section 1.6.D of PIH Notice 2012-32, REV-1, as per Attachment 1.D of that Notice.**

1. A description of the units to be converted, including the number of units, the bedroom distribution of units, and the type of units (e.g., family, elderly/disabled, or elderly-only);

Country Garden Estates Apartments – Is a Low Income Housing Tax Credit Property consisting of a total of 100 units, however only 10 of these units are Public Housing. One and two story siding apartment units, primarily duplex units, total of 10 units, 2 one bedroom units, 6 two bedroom units, and 2 three bedroom units, all are family units. Here, we simply want to convert the Public Housing to Section 8 Project Based.

Southside Project – The Southside Project consists of three different apartment complexes which were all a part of one mixed-finance Low Income Housing Tax Credit Project. The total Project consists of 230 units of which all are tax credit units but only 110 are Public Housing Units. The first development is Collins Park/Cottage Grove which consists of a total of 108 units of which only 60 are Public Housing Units. These are new construction

two story siding apartments which some brick, primarily duplex units, 14 are one bedroom units, 24 are two bedroom units and 22 are three bedroom units, all are family units. Independence Place has no Public Housing Units. The Ridge at Southport consists of a total of 78 units of which 50 are Public Housing Units. These are also new construction two story siding apartments which some brick, primarily duplex units, 10 are one bedroom units, 30 are two bedroom units and 10 are three bedroom units, all are family units. Here, we simply want to convert the Public Housing to Section 8 Project Based.

Cedar Springs Place (Aiken) – Is also a mixed-finance Low Income Housing Tax Credit Property. The total property consists of 48 units of which 19 are public housing units. This is a new construction three story elevator apartment building. Of the 19 public housing units are one bedroom units which are designated specifically for the elderly and disabled. Here, we simply want to convert the Public Housing to Section 8 Project Based.

Cammie Clagett Apartments (remaining 78 of the 150 units, Second Phase) – Two story brick barracks style apartment units, total of 78 units, 10 one bedroom units, 20 two bedroom units, 30 three bedroom units and 18 four bedroom units, all are family units. We wish to demolish and dispose of these units.

Scattered Sites (22 single-family homes) – These are single-family homes that are all public housing units. Predominately they are 3 bedroom homes scattered throughout Spartanburg. We wish to dispose of these units.

Camp Croft Apartments – Single story brick barracks style buildings covered with stucco. Total of 98 units, 14 1-bedrooms, 56 2-bedrooms, 26 3-bedrooms and 2 units converted to a laundry. All Family Units.

Cambridge Place – Two story duplex buildings, three duplexes total of 6 units, concrete plank siding, all three bedrooms. All Family Units.

2. Any change in the number of units that is proposed as part of the conversion, including de minimis unit reductions and unit reductions that are exempt from the de minimis cap;

SHA intends on no changes in the number of units that are proposed as a part of this conversion; including de minimis unit reductions and unit reductions that are exempt from the de minimis cap;

3. Any change in the bedroom distribution of units that is proposed as part of the conversion;

SHA does not plan to make any change in the bedroom distribution of units that are proposed as a part of this conversion.

4. Any changes in the policies that govern eligibility, admission, selection, and occupancy of units at the project after it has been converted. This includes any waiting list preferences that will be adopted for the converted project; and

SHA does not plan to make any changes in the policies that govern eligibility, admission, selection, and occupancy of units at the projects identified after they have been converted. This includes any waiting list preferences.

5. If there will be a transfer of assistance at the time of conversion, the significant amendment

must include the location (including census tract) of any converted units that will be transferred off-site, as well as the information described above for the units that will be transferred. In addition, if some, but not all of the assisted units will be transferred to another site at the time of the conversion, the significant amendment must also include a description of how the waiting list will be transferred and how households will be selected for the transfer.

SHA does not plan to make any transfer of assistance at the time of conversion. SHA does not plan to transfer any of the units or to another location at the time of conversion.

SHA does not plan to transfer any assistance, change the number of assisted units, or change the eligibility or preferences for new applicants.

In addition to the previously mentioned public housing sites, SHA has submitted additional RAD applications and has submitted a portfolio request for the remainder of all of its Public Housing Sites. The following information is provided and included in this annual plan based upon the assumption that SHA will submit RAD applications for the remainder of its Public Housing Sites as follows: Cammie Clagett courts (SC 3-7) AMP 60, Camp Croft Courts (SC 3-6) AMP 100, Prince Hall Apartments (SC 3-12) AMP 80, Archibald Rutledge Hi-Rise Apartments (SC 3-8) AMP 20, Archibald Rutledge Village Apartments (SC 3-90) AMP 30, Scattered Sites (SC 3-11, SC 3-23, SC 3-24, SC 3-28, SC 3-99) AMP 40 and Cambridge Place AMP 180.

To fulfill the necessary requirements, the following RAD information is hereby included in SHA's 5-Year and Annual Plans.

1. A description of the units to be converted, including the number of units, the bedroom distribution of units, and the type of units (e.g., family, elderly/disabled, or elderly-only);

Cammie Clagett Apartments (Remaining 78 units, could be one or more remaining phases)– Two story brick barracks style apartment units, total of 78 units, 10 one bedroom units, 20 two bedroom units, 30 three bedroom units and 18 four bedroom, all are family units. We believe that this will be demolition and new construction. The new construction could possibly be onsite, offsite or mixed.

Camp Croft Courts – Two story apartment units, total of 98 units, 14 one bedroom units, 56 two bedroom units and 26 three bedroom units, all are family units. The remaining 2 units are used for a laundry. This could be demolition, new construction or rehabilitation or a mixture. The new construction could possibly be onsite, offsite or mixed. This could be in one or more phases.

Prince Hall Apartments – Three story brick apartment units, total of 100 units, 80 two bedroom units and 20 three bedroom units, all are family units. This could be demolition, new construction or rehabilitation or a mixture. The new construction could possibly be onsite, offsite or mixed. This could be in one or more phases.

Archibald Rutledge Hi-Rise Apartments – Twelve-story Hi-Rise elevator building, total of 150 units, 90 Efficiency units and 60 one bedroom units, all are family units housed with the elderly and disabled. This will be coordinated with our Choice Neighborhood efforts for the Northside. We believe this to be a rehabilitation project. This could be in one or more phases.

Archibald Rutledge Village Apartments – One two story brick apartment units, total of 50

units, 30 Efficiency units, 18 one bedroom units and 2 two bedroom units, all are family units housed with the elderly and disabled. This will be coordinated with our Choice Neighborhood efforts for the Northside. This could be demolition, new construction or rehabilitation or a mixture. The new construction could possibly be onsite, offsite or mixed.

Victoria Gardens Apartments – Two story brick barracks style apartment units, total of 80 units, 8 one bedroom units, 26 two bedroom units, 32 three bedroom units, 8 four bedroom units and 6 five bedroom units, all are family units. This will be coordinated with our Choice Neighborhood efforts for the Northside. This could be demolition, new construction or rehabilitation or a mixture. The new construction could possibly be onsite, offsite or mixed. This could be in one or more phases.

Scattered Sites – All remaining Public Housing Scattered Site homes as follows: SC 3-11 (108 Rodney St., 115 Chelsea St. 124 Chelsea St., 136 Westover St., 222 Edenbridge Ln., 226 Edenbridge Ln., 266 Pioneer Pl., 360 Concord St., 511 Crestwood Pl., 712 Old Farm Rd.), SC 3-23 (109 Winterhaven Dr., 110 Huntley Dr., 141 Twin Creek Dr., 213 Yorkshire Dr., 370 Belcher Rd. 414 Bellingham Dr., 812 Primrose Ln., 904 Lucerne Dr., 4134 E. Croft Cr.) and SC 3-24 (531 Pleasant Breezes Way). These are scattered site single family homes which have been in a Section 32 homeownership program for a number of years, but have not sold. Our goal here would be to utilize the RAD program to convert these homes so that they could be disposed of relatively easily.

Cambridge Place – Two story duplex buildings, three duplexes total of 6 units, concrete plank siding, all three bedrooms. All Family Units.

2. Any change in the number of units that is proposed as part of the conversion, including de minimis unit reductions and unit reductions that are exempt from the de minimis cap;

SHA intends on no changes in the number of units that are proposed as a part of this conversion; including de minimis unit reductions and unit reductions that are exempt from the de minimis cap;

3. Any change in the bedroom distribution of units that is proposed as part of the conversion;

SHA does not plan to make any change in the bedroom distribution of units that are proposed as a part of this conversion.

4. Any changes in the policies that govern eligibility, admission, selection, and occupancy of units at the project after it has been converted. This includes any waiting list preferences that will be adopted for the converted project; and

SHA does not plan to make any changes in the policies that govern eligibility, admission, selection, and occupancy of units at the projects identified after they have been converted. This includes any waiting list preferences.

5. If there will be a transfer of assistance at the time of conversion, the significant amendment must include the location (including census tract) of any converted units that will be transferred

off-site, as well as the information described above for the units that will be transferred. In addition, if some, but not all of the assisted units will be transferred to another site at the time of the conversion, the significant amendment must also include a description of how the waiting list will be transferred and how households will be selected for the transfer.

At this time SHA does not plan to make any transfer of assistance at the time of conversion. At this time SHA does not plan to transfer any of the units or to another location at the time of conversion.

At this time SHA does not plan to transfer any assistance, change the number of assisted units, or change the eligibility or preferences for new applicants.

Conversion of Public Housing to Tenant-Based Assistance

SHA has not been required to convert any units by Mandatory Conversion. SHA is specifically interested in Voluntary Conversion of all of its Public Housing units. Typically during conversion it is the preference of the Spartanburg Housing Authority to convert units to HCV Project Based assistance. However when it is not possible or feasible to convert Public Housing Units or other units to HCV Project Based assistance and units can be converted to Tenant-Based Assistance, this is acceptable to SHA.

Specifically SHA currently has vacant public housing units at Cammie Clagett. In an instance such as this, if HUD would prefer to issue tenant based vouchers for these remaining 78 units, this would be acceptable to SHA.

Although Oakview apartments is not Public Housing SHA currently administers mod-rehab vouchers for this property. The property is in the process of changing ownership and the new owner desires to empty and demolish the property. Again, if HUD prefers, SHA would be interested in administering these tenant based vouchers so that the residents could move away from Oakview and still have assistance.

Conversion of Public Housing to Project-Based Assistance under RAD

SHA applied for and received Commitment of Housing Assistance Payments (CHAPs) from HUD for participation in the Rental Assistance Demonstration (RAD) Program. Recently SHA has closed on the conversion of 72 units at Cammie Clagett as a part of the RAD Program. Demolition of the former 40 Public Housing Units is not complete and construction is beginning on Highland Crossing which is being built on the former site of the 40 Public Housing Units. This 72 unit apartment complex will be Tax Credit and Section 8 Project Based Rental Units (PBRA). Construction is scheduled to be completed by the end of this calendar year (2016).

SHA is also continuing to work on the conversion of 7 additional Public Housing Sites from Public Housing to Section 8 Project Based Units. The closing for SHA7 was completed on January 14, 2016. This Project has converted 338 units in seven former Public Housing Projects; Tobias, Gooch, Watson, Barksdale, Leland, Spruce and JC Anderson from Public Housing to Tax Credit and Section 8 Project Based Units. Substantial rehabilitation will be completed in every unit. Physical repairs are approximately \$10 million. This project will begin immediately and is scheduled to be completed in this calendar year.

During the past year HUD has issued Commitment of Housing Assistance Payments (CHAPs) to SHA for the Public Housing units in its existing tax credit properties. These include; Cedar

Springs Aiken (19 Public Housing Units), Country Gardens Estates (10 Public Housing Units) and the Southside Project (totaling 110 units), The Southside Project actually consists of several different locations including; The Ridge at Southport (50 Public Housing Units), Collins Park (52 Public Housing Units) and Cottage Grove (8 Public Housing units). SHA desires to convert all of these Public Housing units in the tax credit properties to Section 8 Project Based units, because they will receive more subsidy and we believe the HCV Section 8 subsidy will be greater and more reliable in the future. SHA has already completed the first several RAD milestones for this project and is now in the process of procuring a vendor to complete the necessary RAD Physical Condition Assessments (PCA). It is SHA's hope that little to no physical improvements will be need and these RAD transactions will be simple financial transactions that do not require any additional financial resources or physical improvements.

In addition with the encouragement of HUD, SHA submitted an was awarded a RAD Portfolio request that if SHA desire would allow us to convert any and all additional public housing units through the RAD Program. This constitutes a revised element of SHA's previous Annual Plan. (Please find additional details regarding RAD and SHA's plans in additional locations within this plan.)

Recently SHA has also recently submitted RAD applications for the remaining 78 units at Cammie Clagett and for its Public Housing Scattered Sites. SHA desires to dispose of these units.

The remaining 78 Public Housing Units at Cammie Clagett are all vacant. The physical condition of these units will not allow them to be occupied and the cost for any rehabilitation would be greater than demolition and new construction. Because of significant structural and plumbing problems upstairs bathrooms are literally falling through the floor into the units below. Although many of these units are in an off-line status for Modernization, many have reached the maximum 3 year limit and are no longer eligible for off-line status. These 78 public housing vacant units are counting against us on our PHAS scores as vacant days and are having a significant negative impact on our vacant days for HUD reporting and accountability. In our RAD application which asked HUD for something unusual. We asked for them to give us permission up front, before closing to demolish and dispose of these units.

On April 2016, the SHA received a CHAP for he remaining 78 units at Cammie Clagget. SHA will comply with all HUD and RAD regulations regarding demolition and disposition of the remaining units

In regards to the remaining 22 single family homes in SHA's Public Housing Scattered Site AMP, SHA submitted a RAD application requesting approval to dispose of these remaining homes as is to anyone who would be willing to purchase them. Many of these homes are vacant and are not worth rehabilitation. Although there are still some occupied homes, the majority of the current occupants and not interested in purchasing these homes.

The remainder of SHA's Public Housing stock such as Camp Croft, Archibald Hi-rise, Archibald Village, Prince Hall, Victoria Gardens also has significant needs. Needs so great, that they cannot be adequately addressed with the Capital Funds that SHA receives. SHA will continue to consider submitting additional RAD applications for the remainder of its Public Housing portfolio. Some of these apartment complexes have such significant needs that demolition and new construction may be the best alternative and due to the lack of available funds, these projects may have to be completed in phases.

At all of SHA's AMPs including Tax Credit Properties, SHA would like to assess and possibly implement Voluntary Conversion of some (or all) of its Public Housing Units to private units with Project Based Housing Choice Voucher (HCV) Section 8 Vouchers (PBV or PBRA) through the Rental Assistance Demonstration (RAD) Program or other HUD Programs. SHA has not been required to convert any units by Mandatory Conversion. SHA is specifically interested in Voluntary Conversion of all of its Public Housing units. During 2015 SHA was issued CHAPs for the Public Housing units in the Tax Credit Properties and plans to convert them to HCV Project Based Vouchers now that the CFFP Loan was fully repaid through the RAD SHA7 deal.

SHA has now converted the following sites; Frank Gooch Apartments (SC 3-14) AMP 20, Tobias Booker Hartwell (SC 3-25) AMP 50, Victoria Gardens Apartments (SC 3-9) AMP 120, Ellen C. Watson Apartments (SC 3-14) AMP 120, Barksdale Apartments (SC 3-14) AMP 130, Leland and Spruce Street Apartments (SC 3-16) AMP 130 and J. Curtis Anderson Townhomes (SC 3-27) AMP 160 to HCV Section 8 Project Based Vouchers through the RAD Program. The Cammie Clagett / Highland Crossing project just closed in April of 2015. Asbestos abatement and demolition is now complete and construction is begging. The 72 new tax credit and HCV Project Based Voucher units known as Highland Crossing is scheduled to be complete this calendar year (2016).

SHA has also submitted several additional RAD applications. These include separate RAD applications for each of our current Tax Credit properties that have Public Housing in them, to convert these units to Section 8 Project Based Units. We have been issued CHAPs now for these projects. These include applications for Collins Park, The Ridge at Southport, Country Garden Estates I and Cedar Springs Aiken. In addition SHA submitted a portfolio application to convert its entire remaining Public Housing portfolio through the RAD Program.

To fulfill the necessary requirements, the following RAD information is hereby included in SHA's 5-Year and Annual Plans. **Also please note that SHA will adhere to the tenant protections listed in Section 1.6.C and Section 1.6.D of PIH Notice 2012-32, REV-1, as per Attachment 1.D of that Notice.**

1. A description of the units to be converted, including the number of units, the bedroom distribution of units, and the type of units (e.g., family, elderly/disabled, or elderly-only);

Country Garden Estates Apartments – Is a Low Income Housing Tax Credit Property consisting of a total of 100 units, however only 10 of these units are Public Housing. One and two story siding apartment units, primarily duplex units, total of 10 units, 2 one bedroom units, 6 two bedroom units, and 2 three bedroom units, all are family units. Here, we simply want to convert the Public Housing to Section 8 Project Based.

Southside Project – The Southside Project consists of three different apartment complexes which were all a part of one mixed-finance Low Income Housing Tax Credit Project. The total Project consists of 230 units of which all are tax credit units but only 110 are Public Housing Units. The first development is Collins Park/Cottage Grove which consists of a total of 108 units of which only 60 are Public Housing Units. These are new construction two story siding apartments which some brick, primarily duplex units, 14 are one bedroom units, 24 are two bedroom units and 22 are three bedroom units, all are family units.

Independence Place has no Public Housing Units. The Ridge at Southport consists of a total of 78 units of which 50 are Public Housing Units. These are also new construction two story siding apartments which some brick, primarily duplex units, 10 are one bedroom units, 30 are two bedroom units and 10 are three bedroom units, all are family units. Here, we simply want to convert the Public Housing to Section 8 Project Based.

Cedar Springs Place (Aiken) – Is also a mixed-finance Low Income Housing Tax Credit Property. The total property consists of 48 units of which 19 are public housing units. This is a new construction three story elevator apartment building. Of the 19 public housing units are one bedroom units which are designated specifically for the elderly and disabled. Here, we simply want to convert the Public Housing to Section 8 Project Based.

Cammie Clagett Apartments (remaining 78 of the 150 units, Second Phase) – Two story brick barracks style apartment units, total of 78 units, 10 one bedroom units, 20 two bedroom units, 30 three bedroom units and 18 four bedroom units, all are family units. We wish to demolish and dispose of these units.

Scattered Sites (22 single-family homes) – These are single-family homes that are all public housing units. Predominately they are 3 bedroom homes scattered throughout Spartanburg. We wish to dispose of these units.

Camp Croft Apartments – Single story brick barracks style buildings covered with stucco. Total of 98 units, 14 1-bedrooms, 56 2-bedrooms, 26 3-bedrooms and 2 units converted to a laundry. All Family Units.

Cambridge Place – Two story duplex buildings, three duplexes total of 6 units, concrete plank siding, all three bedrooms. All Family Units.

2. Any change in the number of units that is proposed as part of the conversion, including de minimis unit reductions and unit reductions that are exempt from the de minimis cap;

SHA intends on no changes in the number of units that are proposed as a part of this conversion; including de minimis unit reductions and unit reductions that are exempt from the de minimis cap;

3. Any change in the bedroom distribution of units that is proposed as part of the conversion;

SHA does not plan to make any change in the bedroom distribution of units that are proposed as a part of this conversion.

4. Any changes in the policies that govern eligibility, admission, selection, and occupancy of units at the project after it has been converted. This includes any waiting list preferences that will be adopted for the converted project; and

SHA does not plan to make any changes in the policies that govern eligibility, admission, selection, and occupancy of units at the projects identified after they have been converted. This includes any waiting list preferences.

5. If there will be a transfer of assistance at the time of conversion, the significant amendment must include the location (including census tract) of any converted units that will be transferred off-site, as well as the information described above for the units that will be transferred. In

addition, if some, but not all of the assisted units will be transferred to another site at the time of the conversion, the significant amendment must also include a description of how the waiting list will be transferred and how households will be selected for the transfer.

SHA does not plan to make any transfer of assistance at the time of conversion. SHA does not plan to transfer any of the units or to another location at the time of conversion.

SHA does not plan to transfer any assistance, change the number of assisted units, or change the eligibility or preferences for new applicants.

In addition to the previously mentioned public housing sites, SHA has submitted additional RAD applications and has submitted a portfolio request for the remainder of all of its Public Housing Sites. The following information is provided and included in this annual plan based upon the assumption that SHA will submit RAD applications for the remainder of its Public Housing Sites as follows: Cammie Clagett courts (SC 3-7) AMP 60, Camp Croft Courts (SC 3-6) AMP 100, Prince Hall Apartments (SC 3-12) AMP 80, Archibald Rutledge Hi-Rise Apartments (SC 3-8) AMP 20, Archibald Rutledge Village Apartments (SC 3-90) AMP 30, Scattered Sites (SC 3-11, SC 3-23, SC 3-24, SC 3-28, SC 3-99) AMP 40 and Cambridge Place AMP 180.

To fulfill the necessary requirements, the following RAD information is hereby included in SHA's 5-Year and Annual Plans.

1. A description of the units to be converted, including the number of units, the bedroom distribution of units, and the type of units (e.g., family, elderly/disabled, or elderly-only);

Cammie Clagett Apartments (Remaining 78 units, could be one or more remaining phases)– Two story brick barracks style apartment units, total of 78 units, 10 one bedroom units, 20 two bedroom units, 30 three bedroom units and 18 four bedroom, all are family units. We believe that this will be demolition and new construction. The new construction could possibly be onsite, offsite or mixed.

Camp Croft Courts – Two story apartment units, total of 98 units, 14 one bedroom units, 56 two bedroom units and 26 three bedroom units, all are family units. The remaining 2 units are used for a laundry. This could be demolition, new construction or rehabilitation or a mixture. The new construction could possibly be onsite, offsite or mixed. This could be in one or more phases.

Prince Hall Apartments – Three story brick apartment units, total of 100 units, 80 two bedroom units and 20 three bedroom units, all are family units. This could be demolition, new construction or rehabilitation or a mixture. The new construction could possibly be onsite, offsite or mixed. This could be in one or more phases.

Archibald Rutledge Hi-Rise Apartments – Twelve-story Hi-Rise elevator building, total of 150 units, 90 Efficiency units and 60 one bedroom units, all are family units housed with the elderly and disabled. This will be coordinated with our Choice Neighborhood efforts for the Northside. We believe this to be a rehabilitation project. This could be in one or more phases.

Archibald Rutledge Village Apartments – One two story brick apartment units, total of 50 units, 30 Efficiency units, 18 one bedroom units and 2 two bedroom units, all are family units housed with the elderly and disabled. This will be coordinated with our Choice

Neighborhood efforts for the Northside. This could be demolition, new construction or rehabilitation or a mixture. The new construction could possibly be onsite, offsite or mixed.

Victoria Gardens Apartments – Two story brick barracks style apartment units, total of 80 units, 8 one bedroom units, 26 two bedroom units, 32 three bedroom units, 8 four bedroom units and 6 five bedroom units, all are family units. This will be coordinated with our Choice Neighborhood efforts for the Northside. This could be demolition, new construction or rehabilitation or a mixture. The new construction could possibly be onsite, offsite or mixed. This could be in one or more phases.

Scattered Sites – All remaining Public Housing Scattered Site homes as follows: SC 3-11 (108 Rodney St., 115 Chelsea St. 124 Chelsea St., 136 Westover St., 222 Edenbridge Ln., 226 Edenbridge Ln., 266 Pioneer Pl., 360 Concord St., 511 Crestwood Pl., 712 Old Farm Rd.), SC 3-23 (109 Winterhaven Dr., 110 Huntley Dr., 141 Twin Creek Dr., 213 Yorkshire Dr., 370 Belcher Rd. 414 Bellingham Dr., 812 Primrose Ln., 904 Lucerne Dr., 4134 E. Croft Cr.) and SC 3-24 (531 Pleasant Breezes Way). These are scattered site single family homes which have been in a Section 32 homeownership program for a number of years, but have not sold. Our goal here would be to utilize the RAD program to convert these homes so that they could be disposed of relatively easily.

Cambridge Place – Two story duplex buildings, three duplexes total of 6 units, concrete plank siding, all three bedrooms. All Family Units.

2. Any change in the number of units that is proposed as part of the conversion, including de minimis unit reductions and unit reductions that are exempt from the de minimis cap;

SHA intends on no changes in the number of units that are proposed as a part of this conversion; including de minimis unit reductions and unit reductions that are exempt from the de minimis cap;

3. Any change in the bedroom distribution of units that is proposed as part of the conversion;

SHA does not plan to make any change in the bedroom distribution of units that are proposed as a part of this conversion.

4. Any changes in the policies that govern eligibility, admission, selection, and occupancy of units at the project after it has been converted. This includes any waiting list preferences that will be adopted for the converted project; and

SHA does not plan to make any changes in the policies that govern eligibility, admission, selection, and occupancy of units at the projects identified after they have been converted. This includes any waiting list preferences.

5. If there will be a transfer of assistance at the time of conversion, the significant amendment must include the location (including census tract) of any converted units that will be transferred off-site, as well as the information described above for the units that will be transferred. In addition, if some, but not all of the assisted units will be transferred to another site at the time of

the conversion, the significant amendment must also include a description of how the waiting list will be transferred and how households will be selected for the transfer.

At this time SHA does not plan to make any transfer of assistance at the time of conversion. At this time SHA does not plan to transfer any of the units or to another location at the time of conversion.

At this time SHA does not plan to transfer any assistance, change the number of assisted units, or change the eligibility or preferences for new applicants.

Non smoking Policies

1) Smoking:

- a) No smoking is permitted in the common areas of Archibald Rutledge Hi-Rise at anytime.
- b) US Department of Housing and Urban Development 24CFR part 965 “Instituting Smoke Free Public Housing”. SHA will require all residents to comply with no smoking in any public housing property once the HUD final rule is published. Residents will be notified and designated smoking areas on each property will be identified.

Project Based Vouchers

The Spartanburg Housing Authority may issue and RFP for Project Based Vouchers not to exceed 20% of its ACC. These vouchers will be targeted to support rehabilitation or new construction efforts in the Northside, Highland, Page Lakes and Southside areas. SHA will consider both competitive and non-competitive awards. This process will comply with all applicable rules and regulations including SHA’s Administrative Plan and HUD’s Rental Assistance Demonstration (RAD) Program. These applications will contain a rating factor which considers the proposed projects impact on meeting SHA’s goals of supporting affordable housing for low, very-low and moderate income households.

Units with Approved Vacancies for Modernization

At Cammie Clagett the remaining 78 units are in an off-line status for Modernization, many have reached the maximum 3 year limit and are no longer eligible for off-line status. These 78 public housing vacant units are counting against us on our PHAS scores as vacant days and are having a significant negative impact on our vacant days for HUD reporting and accountability. It is SHA’s desire to dispose of these units.

SHA does have a few units off-line in Modernization at our various public housing sites. These are just a few random units in which additional work is necessary such as mold or more significant, electrical, plumbing and or HVAC. These are in such a status for a short period such as six months or so, in which these items will be corrected and the unit will be returned to occupancy.

Other Capital Grant Programs

Currently SHA does not have any funded Capital Fund Community Facilities Grants or Emergency Safety and Security Grants; however SHA reserves the right to submit these. In 2015 SHA did submit an Emergency Capital Fund Application for Archibald Hi-Rise. SHA does plan to resubmit a similar but revised Emergency Capital Fund Application for Archibald. Archibald Hi-Rise is a 12 story building with 150 units. Many of the buildings major systems such as water distribution, electrical distribution, HVAC, sanitary sewer lines and elevators have past their

	<p>useful life and need to be replaced. Due to the nature of the building and the fact that these systems are building systems, replacement will require that the building be vacant for these repairs. The primary population of the building is elderly and disabled residents. The building consists of 90 efficiency units and 60 1 bedroom units. There is a shortage of efficiency and 1 bedroom units in Spartanburg. Currently SHA has more than 500 applicants on its waiting list for 1 bedroom units. It is going to be difficult and complex to resolve the issues at Archibald Hi-rise.</p> <p>SHA also has several years of Replacement Housing Factor Funds. Primarily SHA intends to use these funds to produce additional Public Housing Units either in SHA's Northside, at Page Lake, the Southside or in the Highland Area. SHA does not have a lot of RHF Funds. Funds would be combined from multiple years and each site would only have a few units constructed. In addition, SHA also plans to utilize RHF Funds for RAD purposes such as to pay for necessary RAD expenses like RAD Physical Condition Assessments for properties in which SHA has been issued Commitment of Housing Assistance Payments (CHAPs).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p>
<p>B.3</p>	<p>Civil Rights Certification.</p> <p>Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p>B.4</p>	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p> <p>Finding Number 2014-2: Management Responsibility for Preparation of Financial Statements Corrective Action Required: The Authority needs to improve its capacity and internal controls to ensure preparation of financial statements in accordance with GAAP. The Authority must provide our office with evidence that it has taken appropriate actions to address the material weaknesses related to the lack of capacity and preparation of financial statements.</p> <p>HUD Response: The Authority has contracted with professional accounting services to oversee the 2015 year end closeout and procured the contracted services of an experienced CFO. The Authority is now internally preparing financial statements in accordance with GAAP. We encourage the Authority to continuously improve its financial capacity and operations. Our office is satisfied that the Authority has taken the correct steps and implemented the proper procedures to address the issues. Based on the Authority's response, Finding 2014-2 is considered closed.</p> <p>Finding Number 2014-3: Housing Choice Voucher Program File Deficiencies Corrective Action Required: The Authority must review every Housing Choice Voucher participant file for compliance. The Authority must ensure that all employees involved with the participant files obtain appropriate training.</p>

A adequate quality control measures must be implemented by the Authority to ensure that the participant files are in proper compliance with HUD requirements.

HUD Response: The Authority has contracted with CVR and Associates to perform a review of 368 files and the Authority's staff has reviewed 100% of the participant files as part of the annual reexamination process. We encourage the Authority to continue to ensure that its staff has adequate capacity and provides training on an ongoing basis. Based on the Authority's response, Finding 2014-3 is considered closed.

Finding Number 2014-4: Accounts Payable and Accrued Liability Deficiencies

Corrective Action Required: The Authority must implement accounting procedures that allows for proper recording of accounts payable, accrued liabilities and compensated absences. As part of its response for this finding, the Authority should provide copies of procedures and an explanation of what additional steps have been taken to address the accounting deficiencies noted by the auditor.

HUD Response: The Authority previously provided copies of revised accounting procedures that were implemented subsequent to the September 30, 2014 Independent Audit Report. As part its response, the Authority indicated that all accrued liability accounts have been reconciled and this is now part its month-end closing procedures. Also, the Authority stated that staff have reviewed all prior auditor adjustments and recorded these to the appropriate accounts including the reversal of items incorrectly credited to the Central Office Cost Center. Based on the Authority's response, Finding 2014-4 is considered closed.

Finding Number 2014-5: Maintenance and Control of Capital Assets

Corrective Action Required: The Authority must perform an inventory of all capital assets to assist in the updating of depreciation schedules and the reconciliation of land, structures and equipment accounts for all programs. A listing of all assets held for sale should be developed and per the auditor reclassified to a separate line item on the general ledger. The inventory and listing of assets must be provided to our office with the Authority's response. Also, if any related earnest money deposits have been received these should be noted and referenced to the related deposit liability account which should also be reconciled on a regular basis. The Authority must provide evidence that proceeds for all sales of assets have been returned to the program that acquired the asset and a separate determination made with regard to any potential transfers of funds between program areas. Additionally, the Authority needs to develop better policies and procedures related to the collection of mortgage receivables to minimize future write-offs. As part of its response, the Authority must provide a copy of the revised policies and procedures related to collection of mortgage receivables. For SLHC provide evidence that a depreciation schedule has been developed and appropriate depreciation expense is now recorded.

HUD Response: The Authority provided the inventory and listing of assets as requested. The Authority did not provide evidence that the proceeds from sale of Public Housing assets have been returned to the Public Housing program. The Authority indicated that they have updated policies and procedures; however, revised policies and procedures were not provided with its response. Depreciation schedules were provided. This finding will remain open until acceptable documentation is submitted to support a complete response to the corrective action requirements.

Finding Number 2015-6: Procurement Deficiencies

Corrective Action Required: The Authority must ensure that its revised procurement policy requires bids for all contracts that are estimated to be in excess of \$10,000. Additionally, the Authority must ensure implementation of adequate internal control procedures to accomplish compliance with all federal, state and local laws related to the procurement of vendors. In response to this finding, the Authority must provide our office with evidence that it has implemented proper procurement policies and procedures.

HUD Response: As part of its response to the OIG Audit Report, the Authority provided a copy of its revised Procurement Policies. Additionally, the Authority has confirmed that it is now requiring at least three quotes for all goods and services valued over \$2,000. The Authority also noted that they are now utilizing its software system to provide improved controls over procurement. Based on the Authority's response, Finding 2014-6 is considered closed.

Finding Number 2015-7: Waiting List

Corrective Action Required: The Authority must provide evidence that it has implemented procedures to properly process applicants and has established quality controls to ensure compliance with its ACOP.

HUD Response: The Authority has implemented procedures to address management of the waiting lists. To better manage the waiting lists, the Authority has also made staffing changes to improve supervision and processing of the waiting lists. Based on the Authority's response, Finding 2014-7 is considered closed.

Report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan

B.5 Progress Report.

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

1. In 2015 SHA constructed additional public housing units on Brawley Street as a part of the Choice Neighborhood initiative for the Northside. The 3 duplex units (total of 6 units) were constructed utilizing primarily Replacement Housing Factor (RHF) Funds. In addition, SHA is working closely with Spartanburg County to construct affordable one bedroom units for seniors on SHA Property located at the Page Lake Property. The initial 8 one-bedroom units will be constructed primarily with HOME Funds from Spartanburg County although SHA will provide a small portion of funds through a private mortgage which will be repaid by net operating income over a period of several years. The total cost of the project is \$1,024,865 with the County providing \$703,602 and SHA providing \$321,262.
2. Leverage:
 - a. During the year SHA Benefited from the successful leverage of 9% Low Income Housing Tax Credits for the Development of Highland Crossing representing \$7.5 million. In addition, SHA is in the process of constructing 8 Senior Units at Page Lake with an approximate cost of \$1 million.
3. Acquire or build
Over the past year SHA has completed the construction of 3 Public Housing duplexes, totaling 6 units on Brawley Street. This small apartment complex known as Cambridge

Place was constructed primarily with RHF Funds. Presently SHA is constructing 8 senior units in Partnership with Spartanburg County at Page Lake. These units are being constructed primarily with the County's HOME Funds (\$703,602) but SHA is also providing \$321,262. These will be affordable HOME units for low-income families. These units are scheduled to be completed in June of 2016. In addition SHA's first RAD Project is in progress. 40 units at SHA's Public Housing Complex Cammie Clagett have been demolished. Construction is beginning now on Highland Crossing which will provide 72 units of affordable housing which will be LIHTC and Section 8 Project Based. This project is scheduled to be completed in the 2016 calendar year.

4. Improve the quality of assisted housing

- a. Utilizing Capital Funds SHA completed site improvements and building improvements which included energy and health and safety items which improved the quality of its assisted housing communities. SHA's second RAD Project is now under way. On January 14, 2016 SHA Closed on its SHA7 RAD Project. This Project has converted 338 units in seven former Public Housing Projects; Tobias, Gooch, Watson, Barksdale, Leland, Spruce and JC Anderson from Public Housing to Tax Credit and Section 8 Project Based Units. Substantial rehabilitation will be completed in every unit. Physical repairs are approximately \$10 million. This project will begin immediately and is scheduled to be completed in this calendar year. In order to facilitate this project, it was necessary that SHA first payoff its existing Capital Fund Financing Program (CFFP) debt. HUD and the lender would not allow SHA to dispose of any additional Public Housing units until the debt was repaid. A condition of the CFFP loan was that it could only be repaid with Capital Funds. SHA utilized the majority of its Capital Fund Program and RHF dollars to pay of its CFFP debt. This debt has now been paid off.

5. Voucher Management (SEMAP Scores)

- a. SHA shall continue to maintain sufficient points for a High Performing Designation in the Housing Choice Voucher (HCV) Section 8 Management Assessment Program (SEMAP) through monthly monitoring and increased staff training.

6. SHA will continue to provide excellent customer service through the use of its customer service guide.

7. Outreach to landlords and voucher homeownership program

- a. SHA has operated a voucher homeownership program now for a number of years. Since the beginning of our program, we have helped more than 60 families purchase homes through the voucher program.

SHA has a HUD approved Section 32 Homeownership Plan and intends to employ strategies which support the sale of the homes. The SHA will continue to develop homeownership opportunities. The SHA will seek to amend the approved Section 32 plan.

8. Public Housing site-based waiting lists:

- a. All of our Public Housing sites have site-based waiting lists.

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

1. SHA is administering its Self-sufficiency Program as we seek to increase the wage earning capacity of low income families within targeted communities and promote self-sufficiency.
2. During the past year the SHA administered ROSS grants promoting job training and employment opportunities to families residing in public housing through our Connections Program. Other grants assist senior and disabled residents to live longer in their own homes.
3. During the past year the SHA administered a CSS program component designed foster Job Readiness and Training, Case Management and Referrals, Counseling and Job Placement.
4. These activities will assist the agency in increasing the income levels of families currently residing in communities with a concentration of poverty as well as helping residents overcome the barriers of transportation, education and child care.
5. Promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - a. During past years SHA implemented a preference for families previously displaced due to development activities such as HOPE VI into the return criteria for the new LIHTC communities Collins Park, Independence Place, Summer Place and the Ridge at Southport affordable housing communities to expand opportunities for lower income families to have access to income developments. Preferences have been implemented for homeless and veterans, homeless veterans would receive additional points qualifying them for a preference.
6. Public Housing security improvements:
 - a. SHA continues its collaboration with the Spartanburg Public Safety Department to host liaison officers, designated to the SHA communities.
7. SHA continues to partner with community groups and Neighborhood Watch organizations.
8. Designate developments or buildings
 - a. During the past year SHA continued its designation of Mix-Population Communities with three communities Archibald Rutledge & Village however SHA desires to designate Archibald as a senior only residence. SHA is in the process of preparing an application/request for this designation which it may submit soon.

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

1. SHA will continue to promote self-sufficiency and asset development. Our Housing Choice Voucher (HCV) Section 8 and Public Housing FSS Programs will continue to be offered. Non-Public Housing FSS families are able to participate in employment readiness and educational opportunities and through the Connections Program, as grant funding permits.
2. SHA has computer labs based in all Public Housing neighborhoods. The resident computer

	<p>labs allow the residents internet access where they are able to stay up-to date with the SHA Facebook, Twitter, and Instagram accounts. Do we really want to talk about Social Media? Computer labs allow the residents to search for jobs, do homework and search the internet.</p> <p>4. HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans</p> <p>1. SHA will adhere to all Fair Housing required regulations in its operations.</p> <p>5. Other PHA Goals and Objectives: (list below)</p> <p>1. SHA continues to administer a YouthBuild and a Face Forward Program to train and assist participants in completing educational goals and preparing to work/business opportunities with funding from the Department of Labor.</p>
<p>B.6</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(c) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>

**Comments from Resident Advisory Board Members on
5 – Year and Annual Plans
At Resident Council Lunch and Learn Meeting
Tuesday, April, 14 2016
SHA Executive Boardroom
11:00 AM until 01:00 PM**

On Tuesday, April 14, 2016 the Housing Authority of the City of Spartanburg (SHA) held a Resident Council Lunch and Learn (Recognition) Meeting with the Resident Advisory Boards in the SHA Executive Boardroom from 11:00 AM until 1:00 PM. As a part of the meeting the SHA 5 – Year and Annual Plans were displayed and presented; copies were available upon request. Input on the plans was requested for possible revisions and comments on the plans themselves.

Attendees at the meeting provided comments as follows in regards the SHA's Annual and 5-Year Plans

Response to Residential Council Lunch

1. **Comment from Resident** Parthenia Whiteside: What about people that are receiving paper check?
 - a. **Response** Jessica Holcomb: Most companies are doing away with paper checks and direct deposit is strongly advised.
2. **Comment from Resident** Tchenavia Singleton made a statement that the only thing in the 5 year plan for Prince Hall is to replace the roof and gutters she feel that there are other concerns such as the plumbing.
 - a. **Response** Daryl Dalton: Physical needs assessment has been done however, due to the funding the roofs have been identified as priority but plumbing issues will be addressed. All needs cannot be addressed at once but a sanitary sewer funding is available.
3. **Comment from Resident** Bridgett Wofford: Is Highland Crossing a part of SHA.
 - a. **Response** Jessica Holcomb: Highland Crossing is being managed by CHP Management and units will be available in August or September. Residents can apply through CHP Management and preference will be given to previous Cammie Clagget residence. There will be 1, 2, 3 bedrooms available.
4. **Comment from Resident** Sonya Stroble: Is Highland Crossing available only for disabled individuals or all types.
 - a. **Response:** Daryl Dalton: They are Family units but there will be units available to accommodate handicap individual.
5. **Comment from Resident** Todd McBeth: Will you all provide better screening for new applicants.

- a. **Response** Daryl Dalton and Jessica Holcomb: There will be less screening. HUD has asked that SHA be more considerate and selection should be made on a case by case basis.
6. **Comment from Resident** Todd McBeth: Why are the benches being removed from the property at Archibald?
 - a. **Response** Jessica Holcomb: Benches are not being removed from the property but being placed in areas that will enhance the beautification of the property.
7. **Comment from Resident** Bridgett Wofford: How can you stop people from smoking?
 - a. **Response** Daryl Dalton and Jessica Holcomb: It is a requirement and it is going to be difficult, but we are working to implement policies and procedures that HUD is giving us. There will be designated smoking areas provided and smoking sensational programs will be available to residents that would like to quit smoking.
8. **Comment from Resident** Tchenavia Singleton: I have heard that grills will be removed by the summer time, is that true?
 - a. **Response** Jessica Holcomb: Grills are being removed for fire safety reasons. An RFP will be posted to replace grills at Prince Hall.
9. **Comment from Resident** Brenda Thomas: Will there be security cameras at all location?
 - a. **Response** Daryl Dalton: All remaining public housings.
10. **Comment from Resident** Brenda Thomas: We have a gazebo at Camp Croft and kids are destroying the ceiling fan; how can we prevent that?
 - a. **Response** Daryl Dalton: Video surveillance is the answer. It is the resident's responsibility not to destroy the property.
11. **Comment from Resident** Brenda Thomas: Do we have an officer that can come through the neighborhood?
 - a. **Response** Jessica Holcomb: We will look in to getting an officer out there. Reach out to Rosalind Myers she is the new city council representative she may also be able to have an officer come out there as often as you like.
12. **Comment from Resident** Brenda Thomas: Will new lights be added to the property.
 - a. **Response** Jessica Holcombe: Maintenance will go out and check the lighting to see if it is a Duke Energy or SHA.

These were the only comments provided by the Residents at our meeting.

SIGN-IN SHEET
 RESIDENT ADVISORY BOARD MEETING
 ANNUAL PLAN FOR FISCAL YEAR 2016-2017
 FIVE-YEAR PLAN FOR FISCAL YEARS 2016-2020
 TUESDAY, APRIL 12, 2016 NON
 HOUSING AUTHORITY OF THE CITY OF SPARTANBURG

NAME (Please Print)	ADDRESS:	PHONE NO.
1. RENEE Singleton	Prince Hall	
2. Tcherawa Singleton	Prince Hall	804 205 1753
3. Rose Mary Hocker	V.G.	864-398-0900
4. Budget Wagon	Archibald Apts	864-357-6551
5. Douglas Allen	Archibald Apts	864 541-8465
6. Barbara M. Whitfield	Camp Croft	864-699-9626
7. Wendell	Camp Croft	864-559-6689
8. Todd McBeth	L.R.	864 705-3850
9. Sonya Stroble	210 Eden Bridge Ln.	864-576-7175
10.		
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SIGN-IN SHEET
RESIDENT ADVISORY BOARD
HOUSING AUTHORITY OF THE CITY OF SPARTANBURG
WEDNESDAY, AUGUST 10, 2016 4:00 PM

NAME (Please Print)	SIGNATURE
1. Maxine Kelly	Maxine Kelly
2. Sonia Stubble	Sonia Stubble
3. Rosemary Blocker	Rosemary Blocker
4. Douglas Sallers	Douglas Sallers
5. Shaquail McMillian	Shaquail McMillian
6. Teresia Davis	Teresia Davis
7. Carmisha Miller	Carmisha Miller

B.7	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
B.8	<p>Troubled PHA.</p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place? Y N N/A <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
C.	<p>Statement of Capital Improvements. Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>
C.1	<p>Capital Improvements.</p> <p>Attached please find a copy of the Spartanburg Housing Authority's most recently HUD-approved 5-Year Action Plan (HUD-50075.2) which was approved by HUD on September 2, 2015 (copy of HUD letter attached) and by SRA's Board of Commissioners on July 8, 2015. Copies of the Board Resolutions are also attached.</p> <p>With this Annual and 5-Year Plan submittal SHA is also submitting a new Capital Fund Program – Five-Year Action Plan form HUD-50075.2 for the years 2016 – 2020 for approval by HUD. Please find attached a copy of this Plan.</p>

12. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
13. 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.
14. 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.
15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
16. 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.
17. 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).
18. 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.
19. 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.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Housing Authority of the City of Spartanburg
PHA Name

SC003
PHA Number/HA Code

Annual PHA Plan for Fiscal Year 2017

5-Year PHA Plan for Fiscal Years 2017 - 2021

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

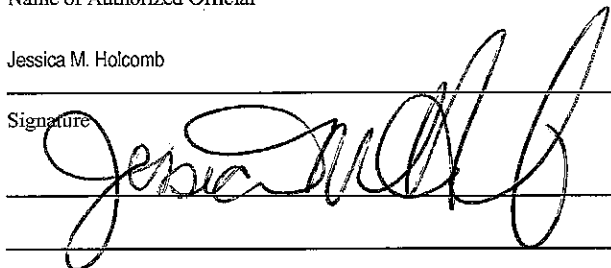
Jessica M. Holcomb

Title

Deputy Director

Signature

Date



July 15, 2016

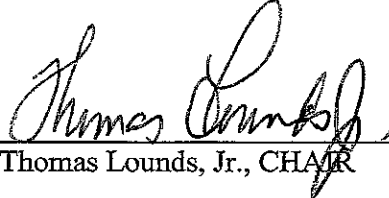


RESOLUTION NO. 2016-46

**ADOPTED BY THE BOARD OF COMMISSIONERS OF
THE SPARTANBURG HOUSING AUTHORITY**

June 21, 2016

Staff recommends adoption of Resolution No. 2016-46, authorizing the Executive Director to approve and adopt the PHA plan, Public Housing Lease and Community Rules and HCV Administrative Plan, all of which were made available during the public comment period. Upon approval and execution of all appropriate documents, the Executive Director will submit the plan to HUD by the July 18, 2016 deadline.



Thomas Lounds, Jr., CHAIR

ATTEST:



SECRETARY

FOR CLERK USE ONLY

RESOLUTION NO. 2016-46

DATE ADOPTED: June 21, 2016

**Certification by State or Local
 Official of PHA Plans Consistency
 with the Consolidated Plan or
 State Consolidated Plan
 (All PHAs)**

U. S Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 2/29/2016

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

I, Ed Memmott, the City Manager
Official's Name *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

Spartanburg Housing Authority
PHA Name

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of
 Impediments (AI) to Fair Housing Choice of the

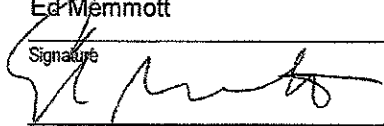
City of Spartanburg
Local Jurisdiction Name

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State
 Consolidated Plan and the AI.

SHA will market the Housing Choice Voucher (HCV) Section 8 program among owners, particularly those
 outside of areas of minority and poverty concentration consistent with the AI. SHA will employ effective
 maintenance and management policies to minimize the number of public housing units in off-line status,
 reduce the number of vacated public housing units, and the time to renovate and make units available for
 occupancy by increasing and maintaining affordable housing consistent with the City's Consolidated Plan.

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

Name of Authorized Official	Title
Ed Memmott	City Manager
Signature	Date
	July 15, 2016

SPARTANBURG
Herald-Journal

189 West Main Street, Spartanburg, SC 29306
864-562-7305

STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG

Personally appeared before me, a notary public in and for the State and County aforesaid, Kathy Biltoft, who having been duly sworn according to law, deposes and says that he/she is a Representative of the Spartanburg Herald-Journal, a newspaper published in Spartanburg, South Carolina, and that the attached Legal ad was published for 1 time(s) in the following issues:

4/17/16

Kathy Biltoft
Signed

Sworn to and subscribed before me

This 17th day of May, 2016

Nancy Hogsed
Nancy Hogsed
Notary Public for South Carolina
My Commission Expires September 9th, 2025

NANCY HOGSED
Notary Public, State of South Carolina
My Commission Expires
September 09, 2025

**PUBLIC NOTICE
HOUSING AUTHORITY OF
THE CITY OF
SPARTANBURG**

**ANNUAL PLAN FOR
FISCAL YEAR 2016-2017
FIVE-YEAR PLAN FOR
FISCAL YEARS 2016-2020**

Notice is hereby given that the Housing Authority of the City of Spartanburg (SHA) will hold a public hearing on Tuesday, June 07, 2016 at 4:00 PM in the Meeting Room of the Spartanburg Housing Authority, 2271 S. Pine St., Spartanburg, South Carolina 29302. The purpose of the hearing will be to review the proposed Public Housing Authority Annual Plan for Fiscal Year 2016-2017 and Five-Year Plan for Fiscal Years 2016-2020. Public testimony can be heard on the plans and oral comments will be received from interested parties.

The Public Housing Authority (PHA) Plan is a comprehensive guide to SHA's policies, programs, operations, and strategies for meeting local housing needs and goals. There are two parts of the PHA Plan: the Five-Year Plan, which each PHA is required to submit to the U.S. Department of Housing and Urban Development (HUD) only once every five years and the Annual Plan which is submitted to HUD every year.

The referenced documents and supporting documents will be available for public review at the following locations:

Spartanburg Housing Authority Main Office, 2271 S. Pine St., Spartanburg, SC 29302
SHA Public Housing Properties: Prince Hall Apts., Victoria Gardens Apts., Camp Croft Apts.
Website: www.shasc.org

Written comments may be submitted to:

Housing Authority of the City of Spartanburg
Attention: Terril Bates, Executive Director
2271 S. Pine St.
Spartanburg, SC 29302
Fax: (864) 598-6155

April 17, 2016



SIGN-IN SHEET
 ANNUAL/FIVE YEAR PLAN PUBLIC HEARING
 TUESDAY, JUNE 07, 2016
 EXECUTIVE BOARDROOM
 HOUSING AUTHORITY OF THE CITY OF SPARTANBURG

NAME (Please Print)	ADDRESS:	PHONE NO.
1. Terril Bates	2271 S Pine St.	598-6010
2. Jessica H. Conroy	" "	598-6023
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U. S. Department of Housing and Urban Development

South Carolina State Office
Strom Thurmond Federal Building
1835 Assembly Street
Columbia, South Carolina 29201-2480

April 13, 2016

Ms. Terril Bates
Executive Director
Spartanburg Housing Authority
2271 South Pine Street
Spartanburg, SC 29302

SUBJECT: 2016 Capital Fund Program Approval

Dear Ms. Bates:

We are pleased to inform you that your Fiscal Year 2016 Capital Fund Program and/or Replacement Housing Fund grant(s) has been approved. Attached are the approved Annual Statement(s), Annual Contributions Contract Amendment(s) and Capital Fund Program Five Year Action Plan.

By signing the ACC Amendment, your PHA has agreed to comply with the Capital Fund Program statute (i.e., Section 9 of the United States Housing Act of 1937, as amended) and the Capital Fund Final regulation effective November 25, 2013, found at 24 CFR Part 905.

Although our office has approved the enclosed Annual Statement(s), please note that all CFP grants awarded after November 25, 2013, must comply with 24 CFR Part 905 which was published in the Federal Register on October 24, 2013. This comprehensive Final Rule updated the previously issued regulations and made further revisions to the CFP and related program requirements. The Final Rule provided clarification regarding ineligible activities to include limitations on supportive and security services.

The CFP Final Rule effective November 25, 2013, clarifies that security services and supportive services are generally considered ineligible activities. Security services include but are not limited to the following: contracts with local police departments; salaries and benefits for security guards, patrols or police officers; and the purchase or leasing of vehicles for security personnel. Supportive services include but are not limited to the following: salaries and benefits or contract costs for service providers; health and wellness activities; educational enrichment and recreational activities; and job development/placement services including the cost of professional licenses.

It should be noted that the Office of Capital Improvements has established the following website: <http://www.hud.gov/offices/pih/programs/ph/capfund/index.cfm>. Public Housing Authorities (PHAs) should regularly check this site to ensure they have the most recent communications concerning the Capital Fund Program.

To enable HUD to send messages via email and direct mail, PHAs must maintain up-to-date email and mailing addresses in the Public and Indian Housing Information Center (PIC) system.

Should you have any questions, please contact your Public Housing point of contact in our Columbia Field Office.

Sincerely,

A handwritten signature in black ink, appearing to read "Eric Bickley".

Eric Bickley
Director
Public Housing Program Center

Enclosures

2016 Capital Fund

Capital Fund Program
(CFP) Amendment
To The Consolidated Annual Contributions
Contract (form HUD-53012)

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

Whereas, (Public Housing Authority) HOUSING AUTHORITY OF SPARTANBURG SC003 (herein called the "PHA") and the United States of America, Secretary of Housing and Urban Development (herein called "HUD") entered into Consolidated Annual Contributions Contract(s) ACC(s) Number(s) A4085 dated 12/10/2001

Whereas, HUD has agreed to provide CFP assistance, upon execution of this Amendment, to the PHA in the amount to be specified below for the purpose of assisting the PHA in carrying out development, capital and management activities of existing public housing projects in order to ensure that such projects continue to be available to serve low-income families. HUD reserves the right to provide additional CFP assistance in this FY to the PHA. HUD will provide a revised ACC Amendment authorizing such additional amounts.

\$ 2225,533.00 for Fiscal Year 2016 to be referred to under Capital Fund Grant Number SC16R00350216
PHA Tax Identification Number (TIN): On File DUNS Number: On File

Whereas, HUD and the PHA are entering into the CFP Amendment Number 57

Now Therefore, the ACC(s) is (are) amended as follows:

- The ACC(s) is (are) amended to provide CFP assistance in the amount specified above for development, capital and management activities of PHA projects. This CFP Amendment is a part of the ACC(s).
- The PHA must carry out all development, capital and management activities in accordance with the United States Housing Act of 1937 (the Act), 24 CFR Part 905 (the Capital Fund Final rule) published at 78 Fed. Reg. 63748 (October 24, 2013), as well as other applicable HUD requirements, except that the limitation in section 9(g)(1) of the Act is increased such that of the amount of CFP assistance provided for under this CFP amendment only, the PHA may use no more than 25 percent for activities that are eligible under section 9(g) of the Act only if the PHA's HUD-approved Five Year Action Plan provides for such use; however, if the PHA owns or operates less than 250 public housing dwelling units, such PHA may continue to use the full flexibility in section 9(g)(2) of the Act.
- The PHA has a HUD-approved Capital Fund Five Year Action Plan and has complied with the requirements for reporting on open grants through the Performance and Evaluation Report. The PHA must comply with 24 CFR 905.300 of the Capital Fund Final rule regarding amendment of the Five Year Action Plan where the PHA proposes a Significant Amendment to the Capital Fund Five Year Action Plan.
- For cases where HUD has approved a Capital Fund Financing Amendment to the ACC, HUD will deduct the payment for amortization scheduled payments from the grant immediately on the effective date of this CFP Amendment. The payment of CFP funds due per the amortization scheduled will be made directly to a designated trustee within 3 days of the due date.
- Unless otherwise provided, the 24 month time period in which the PHA must obligate this CFP assistance pursuant to section 9(j)(1) of the Act and 48 month time period in which the PHA must expend this CFP assistance pursuant to section 9(j)(5) of the Act starts with the effective date of this CFP amendment (the date on which CFP assistance becomes available to the PHA for obligation). Any additional CFP assistance this FY will start with the same effective date.
- Subject to the provisions of the ACC(s) and paragraph 3, and to assist in development, capital and management activities, HUD agrees to disburse to the PHA or the designated trustee from time to time as needed up to the amount of the funding assistance specified herein.
- The PHA shall continue to operate each public housing project as low-income housing in compliance with the ACC(s), as amended, the Act and all HUD regulations for a period of twenty years after the last disbursement of CFP assistance for modernization activities for each public housing project or portion thereof and for a period of forty years after the last distribution of CFP

assistance for development activities for each public housing project and for a period of ten years following the last payment of assistance from the Operating Fund to each public housing project. However, the provisions of Section 7 of the ACC shall remain in effect for so long as HUD determines there is any outstanding indebtedness of the PHA to HUD which arose in connection with any public housing project(s) under the ACC(s) and which is not eligible for forgiveness, and provided further that, no disposition of any project covered by this amendment shall occur unless approved by HUD.

8. The PHA will accept all CFP assistance provided for this FY. If the PHA does not comply with any of its obligations under this CFP Amendment and does not have its Annual PHA Plan approved within the period specified by HUD, HUD shall impose such penalties or take such remedial action as provided by law. HUD may direct the PHA to terminate all work described in the Capital Fund Annual Statement of the Annual PHA Plan. In such case, the PHA shall only incur additional costs with HUD approval.

9. Implementation or use of funding assistance provided under this CFP Amendment is subject to the attached corrective action order(s).
(mark one): Yes No

10. The PHA is required to report in the format and frequency established by HUD on all open Capital Fund grants awarded, including information on the installation of energy conservation measures.

11. If CFP assistance is provided for activities authorized pursuant to agreements between HUD and the PHA under the Rental Assistance Demonstration Program, the PHA shall follow such applicable statutory authorities and all applicable HUD regulations and requirements. For *total conversion* of public housing projects, the provisions of Section 7 of the ACC shall remain in effect for so long as HUD determines there is any outstanding indebtedness of the PHA to HUD which arose in connection with any public housing project(s) under the ACC(s) and which is not eligible for forgiveness, and provided further that, no disposition or conversion of any public housing project covered by these terms and conditions shall occur unless approved by HUD. For *partial conversion*, the PHA shall continue to operate each non-converted public housing project as low-income housing in accordance with paragraph 7.

12. CFP assistance provided as an Emergency grant or a Safety and Security grant shall be subject to a 12 month obligation and 24 month expenditure time period. CFP assistance provided as a Natural Disaster grant shall be subject to a 24 month obligation and 48 month expenditure time period. The start date shall be the date on which such funding becomes available to the PHA for obligation. The PHA must record the Declaration(s) of Trust within 60 days of the effective date or HUD will recapture the funds.

The parties have executed this CFP Amendment, and it will be effective on 4/13/2016. This is the date on which CFP assistance becomes available to the PHA for obligation.

U.S. Department of Housing and Urban Development By: <u>[Signature]</u> Date: <u>4/13/2016</u> Eric A. Bickley Title: <u>Director</u> Public Housing Program Center	PHA (Executive Director or authorized agent) By: <u>[Signature]</u> Date: <u>4/13/16</u> Title: <u>EXECUTIVE DIRECTOR</u>
---	---

Previous versions obsolete

form HUD-52840-A 03/04/2003

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						
Spartanburg Housing Authority – SC003			Spartanburg, South Carolina		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY <u>2015</u>	Work Statement for Year 2 FFY <u>2016</u>	Work Statement for Year 3 FFY <u>2017</u>	Work Statement for Year 4 FFY <u>2018</u>	Work Statement for Year 5 FFY <u>2019</u>
B.	Physical Improvements Subtotal	Annual Statement \$468,063.96	\$268,063.96	\$468,063.96	\$468,063.96	\$468,063.96
C.	Management Improvements	\$85,000	\$60,000	\$60,000	\$60,000	\$60,000
D.	PHA-Wide Non-dwelling Structures and Equipment	\$45,000	\$45,000	\$45,000	\$45,000	\$45,000
E.	Administration	\$129,304	\$129,304	\$129,304	\$129,304	\$129,304
F.	Other (Fees and Costs)	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
G.	Operations	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
H.	Demolition	0	\$200,000	0	0	0
I.	Development	0	0	0	0	0
J.	Capital Fund Financing – Debt Service	\$440,936.04	\$440,936.04	\$440,936.04	\$440,936.04	\$440,936.04
K.	Total CFP Funds	\$1,293,304.00	\$1,293,304.00	\$1,293,304.00	\$1,293,304.00	\$1,293,304.00
L.	Total Non-CFP Funds	0				
M.	Grand Total	\$1,293,304.00	\$1,293,304.00	\$1,293,304.00	\$1,293,304.00	\$1,293,304.00

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 (Continuation)

Spartanburg Housing Authority – SC003			Spartanburg, South Carolina		<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
A.	Development Number and Name	Work Statement for Year 1 FFY 2015	Work Statement for Year 2 FFY 2016	Work Statement for Year 3 FFY 2017	Work Statement for Year 4 FFY 2018	Work Statement for Year 5 FFY 2019
		Annual Statement				

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

Work Statement for Year 1 FFY 2015	Work Statement for Year 4 FFY 2018			Work Statement for Year 5 FFY 2019		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	Archibald: Riser (Water from outside)		\$ 468,063.96	Archibald: Riser (Water from outside)		\$ 468,063.96
Append Statement						
	Subtotal of Estimated Cost		\$468,063.96	Subtotal of Estimated Cost		\$468,063.96

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 III: Supporting Pages – Management Needs Work Statement(s)

Work Statement for Year 1 FFY <u>2015</u>	Work Statement for Year <u>4</u>		Work Statement for Year: <u>5</u>	
	FFY <u>2018</u>		FFY <u>2019</u>	
	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				
	Subtotal of Estimated Cost	\$	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 06/30/2017

Part I: Summary						
PHA Name: Spartanburg Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: SC16R00350216 Date of CFPP:			FFY of Grants 2016 FFY of Grant Approval:	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³					
3	1408 Management Improvements					
4	1410 Administration (may not exceed 10% of line 21)	13,530.00				
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs					
8	1440 Site Acquisition					
9	1430 Site Improvement					
10	1460 Dwelling Structures					
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 ⁴	212,003.00				

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHH² 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 06/30/2017

Part I: Summary						
PHA Name: Spartanburg Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: SC16R00350216 Date of CFFP:			FFY of Grant: 2016 FFY of Grant Approval:	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
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)	225,533.00				
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 <i>[Signature]</i>		Date 03/16/2016		Signature of Public Housing Director <i>[Signature]</i> Eric A. Bickley Director Public Housing Program Center		
				Date 4/13/2016		

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

Part II: Supporting Pages								
PIA Name: Spartanburg Housing Authority			Grant Type and Number Capital Fund Program Grant No: CFPP (Yes/No): Replacement Housing Factor Grant No: SC16R00350216			Federal FFY of Grant: 2016		
Development Number Name/PIA-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	
Agency Wide	Administration	1410		13,530.00				
Agency Wide	Development Activities	1499		212,003.00				
	GRAND TOTAL			225,533.00				

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

Part II: Supporting Pages								
PHA Name: Spartanburg Housing Authority			Grant Type and Number: Capital Fund Program Grant No: CFEE (Yes/No): Replacement Housing Factor Grant No: SC16R00350216			Federal FPY of Grant: 2016		
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	

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

Part II: Supporting Pages								
PHA Name: Spartanburg Housing Authority			Grant Type and Number: Capital Fund Program Grant No: CFEP (Yes/No): Replacement Housing Factor Grant No: SC16R00350216			Federal FPY of Grant: 2016		
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	

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

Part III: Implementation Schedule for Capital Fund Financing Programs					Federal FFY of Grant: 2016
PHA Name: Spartanburg Housing Authority					
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure-End Date	

¹ Obligation and expenditure end dates can only be revised with HUD approval pursuant to Section 9f of the U.S. Housing Act of 1937, as amended.

Part III: Implementation Schedule for Capital Fund Financing Program					
PIA Name: Spartanburg Housing Authority				Federal FRY of Grant: 2016	
Development Number Name/PIA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	

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

Part III: Implementation Schedule for Capital Fund Financing Programs					Federal FFY of Grant: 2016
PHA Name: Spartanburg Housing Authority					
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	

¹ Obligation and expenditure end dates can only be revised with HUD approval pursuant to Section 9f of the U.S. Housing Act of 1937, as amended.

Part III: Implementation Schedule for Capital Fund Financing Program					
PIIA Name: Spartanburg Housing Authority				Federal FY of Grant: 2016	
Development Number Name/PIIA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	

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

2016 Capital Fund

Capital Fund Program
(CFP) Amendment
To The Consolidated Annual Contributions
Contract (form HUD-53012)

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

Whereas, (Public Housing Authority)	HOUSING AUTHORITY OF SPARTANBURG	SC903	(herein called the "PHA")
and the United States of America, Secretary of Housing and Urban Development (herein called "HUD") entered into Consolidated Annual Contributions Contract(s) ACC(s) Number(s)	A4085	dated 12/10/2001	

Whereas, HUD has agreed to provide CFP assistance, upon execution of this Amendment, to the PHA in the amount to be specified below for the purpose of assisting the PHA in carrying out development, capital and management activities at existing public housing projects in order to ensure that such projects continue to be available to serve low-income families. HUD reserves the right to provide additional CFP assistance in this FY to the PHA. HUD will provide a revised ACC Amendment authorizing such additional amounts.

\$ \$1,299,842.00 for Fiscal Year 2016 to be referred to under Capital Fund Grant Number SC18P00850116
PHA Tax Identification Number (TIN): On File DUNS Number: On File

Whereas, HUD and the PHA are entering into the CFP Amendment Number 56

Now Therefore, the ACC(s) is (are) amended as follows:

- The ACC(s) is (are) amended to provide CFP assistance in the amount specified above for development, capital and management activities of PHA projects. This CFP Amendment is a part of the ACC(s).
- The PHA must carry out all development, capital and management activities in accordance with the United States Housing Act of 1937 (the Act), 24 CFR Part 905 (the Capital Fund Final rule) published at 78 Fed. Reg. 63748 (October 24, 2013), as well as other applicable HUD requirements, except that the limitation in section 9(g)(1) of the Act is increased such that of the amount of CFP assistance provided for under this CFP amendment only, the PHA may use no more than 25 percent for activities that are eligible under section 9(a) of the Act only if the PHA's HUD-approved Five Year Action Plan provides for such use; however, if the PHA owns or operates less than 250 public housing dwelling units, such PHA may continue to use the full flexibility in section 9(g)(2) of the Act.
- The PHA has a HUD-approved Capital Fund Five Year Action Plan and has complied with the requirements for reporting on open grants through the Performance and Evaluation Report. The PHA must comply with 24 CFR 905.200 of the Capital Fund Final rule regarding amendment of the Five Year Action Plan where the PHA proposes a Significant Amendment to the Capital Fund Five Year Action Plan.
- For cases where HUD has approved a Capital Fund Financing Amendment to the ACC, HUD will deduct the payment for amortization scheduled payments from the grant immediately on the effective date of this CFP Amendment. The payment of CFP funds due per the amortization scheduled will be made directly to a designated trustee within 3 days of the due date.
- Unless otherwise provided, the 24 month time period in which the PHA must obligate this CFP assistance pursuant to section 9(b)(1) of the Act and 48 month time period in which the PHA must expend this CFP assistance pursuant to section 9(j)(5) of the Act starts with the effective date of this CFP amendment (the date on which CFP assistance becomes available to the PHA for obligation). Any additional CFP assistance this FY will start with the same effective date.
- Subject to the provisions of the ACC(s) and paragraph 5, and to assist in development, capital and management activities, HUD agrees to disburse to the PHA or the designated trustee from time to time as needed up to the amount of the funding assistance specified herein.
- The PHA shall continue to operate each public housing project as low-income housing in compliance with the ACC(s), as amended, the Act and all HUD regulations for a period of twenty years after the last disbursement of CFP assistance for modernization activities for each public housing project or portion thereof and for a period of forty years after the last distribution of CFP

assistance for development activities for each public housing project and for a period of ten years following the last payment of assistance from the Operating Fund to each public housing project. However, the provisions of Section 7 of the ACC shall remain in effect for so long as HUD determines there is any outstanding indebtedness of the PHA to HUD which arose in connection with any public housing project(s) under the ACC(s) and which is not eligible for forgiveness, and provided further that no disposition of any project covered by this amendment shall occur unless approved by HUD.

8. The PHA will accept all CFP assistance provided for this FY. If the PHA does not comply with any of its obligations under this CFP Amendment and does not have its Annual PHA Plan approved within the period specified by HUD, HUD shall impose such penalties or take such remedial action as provided by law. HUD may direct the PHA to terminate all work described in the Capital Fund Annual Statement of the Annual PHA Plan. In such case, the PHA shall only incur additional costs with HUD approval.

9. Implementation or use of funding assistance provided under this CFP Amendment is subject to the attached corrective action order(s).
(mark one): Yes No

10. The PHA is required to report in the format and frequency established by HUD on all open Capital Fund grants awarded, including information on the installation of energy conservation measures.

11. If CFP assistance is provided for activities authorized pursuant to agreements between HUD and the PHA under the Rental Assistance Demonstration Program, the PHA shall follow such applicable statutory authorities and all applicable HUD regulations and requirements. For total conversion of public housing projects, the provisions of Section 7 of the ACC shall remain in effect for so long as HUD determines there is any outstanding indebtedness of the PHA to HUD which arose in connection with any public housing project(s) under the ACC(s) and which is not eligible for forgiveness, and provided further that, no disposition or conversion of any public housing project covered by these terms and conditions shall occur unless approved by HUD. For partial conversion, the PHA shall continue to operate each non-converted public housing project as low-income housing in accordance with paragraph 7.

12. CFP assistance provided as an Emergency grant or a Safety and Security grant shall be subject to a 12 month obligation and 24 month expenditure time period. CFP assistance provided as a Natural Disaster grant shall be subject to a 24 month obligation and 48 month expenditure time period. The start date shall be the date on which such funding becomes available to the PHA for obligation. The PHA must record the Declaration(s) of Trust within 60 days of the effective date or HUD will recapture the funds.

The parties have executed this CFP Amendment, and it will be effective on 4/13/2016. This is the date on which CFP assistance becomes available to the PHA for obligation.

U.S. Department of Housing and Urban Development By: <u>[Signature]</u> Date: <u>4/13/2016</u> Title: <u>Director</u> <u>Public Housing Program Center</u>	PHA (Executive Director or authorized agent) By: <u>[Signature]</u> Date: <u>4/13/2016</u> Title: <u>EXECUTIVE DIRECTOR</u>
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Previous versions obsolete

form HUD-52840-A 03/04/2003

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 06/30/2017

Part I: Summary					
PHA Name: Spartanburg Housing Authority		Grant Type and Number Capital Fund Program Grant No: SC16P00350116 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2016 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 not) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFF Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	100,000.00			
3	1408 Management Improvements	180,500.00			
4	1410 Administration (may not exceed 10% of line 21)	128,964.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	150,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	685,178.00			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	45,000.00			
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 CFF Grants for operations.
⁴ RHF funds shall be included here.

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 06/30/2017

Part I: Summary						
PHA Name: Spartanburg Housing Authority		Grant Type and Number Capital Fund Program Grant No: SC16P00350116 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2016 FFY of Grant Approval:	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
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)	1,289,642.00				
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 <i>[Signature]</i>		Date 03/16/2016	Signature of Public Housing Director <i>[Signature]</i> Eric A. Bickley Director		Date 9/13/2016	

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

Public Housing Program Center

Part II: Supporting Pages								
PHA Name: Spartanburg Housing Authority			Grant Type and Number Capital Fund Program Grant No: SC16P00350116 CFPP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2016		
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	
PHA-Wide	Operations	1406		100,000.00				
PHA-Wide	Community Initiatives	1408		10,000.00				
PHA-Wide	Staff Development	1408		50,000.00				
PHA-Wide	Security Cameras	1408		65,500.00				
PHA-Wide	Legal Fees	1408		50,000.00				
PHA-Wide	Computer Lab	1408		5,000.00				
	TOTAL 1408 (13.996%)	1408		180,500.00				
PHA-Wide	CFP Staff Salaries	1410		97,000.00				
PHA-Wide	CFP Staff Benefits	1410		31,964.00				
	TOTAL 1410 (09.999%)	1410		128,964.00				
PHA-Wide	A&E Services: Sewer Camera, Roof Assessments, Mold Assessments, Erosion Cutters, Brick Façade, Sewer Lines, Roofing and Gutters, Environmental Assessments	1430		100,000.00				
PHA-Wide	Inspection of Capital Fund Work	1410		50,000.00				

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

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Spartanburg Housing Authority				Federal FFY of Grant: 2016	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	

¹ Obligation and expenditure end dates can only be revised with HUD approval pursuant to Section 9] of the U.S. Housing Act of 1937, as amended.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Spartanburg Housing Authority				Federal FFY of Grant: 2016	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	

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