



Florence Board of Commissioners Regular Meeting Agenda

Housing Authority of Florence
Tuesday, September 17, 2024 – 10:00 a.m.
S.C Code § 30-4-80 (A)

- I. Call to Order
 - A. Roll Call
 - B. Recognition of Guest(s)
 - C. Prayer
 - D. Pledge of Alliance
- II. Approval of Agenda
- III. Approval of Previous Meeting Minutes- July 2, 2024
- IV. New Business
 - A. Discussion and Approval of Agency Auditor
 - B. Election of Chairman and Vice Chairman(term expires 12/31/2024)
- V. Agency Reports
 - A. Asset Management
 - B. Contracts/Maintenance
 - C. Finance
 - D. Executive Director
- VI. Executive Session
 - A. To confer with the Agency Attorney and Executive Director to obtain advice regarding legal matters, to discuss pending litigation, and personnel matters, pursuant to South Carolina Code Section 30-4-70(a)(1) and (a)(2)
- VII. Adjournment

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**MINUTES OF THE BOARD OF COMMISSIONER MEETING
HOUSING AUTHORITY OF FLORENCE
Tuesday, July 2, 2024**

The Board of Commissioners of the Housing Authority of Florence held a Special meeting on Tuesday, July 2, 2024 at 10a.m. at the Central Office Cost Center (COCC) located at 2640 W. Palmetto Street, Florence, South Carolina.

I. Call to Order

The meeting was called to order at 10:00am. by Vice Chairman Jerrod Moultrie. Vice Chairman Moultrie lead with a word of prayer, followed by the pledge of allegiance. Upon the roll call, the following members were present and absent:

Members Present

Jerrod Moultrie, Vice Chairman
Linda Barr Williams, Commissioner
Mae Holmes-Lyde, Commissioner
Wanda Vereen, Commissioner
Calvin Robinson, Commissioner (Arrived at 10:17am)

Members Absent

Thomas Porter, Commissioner

Staff Present

Dr. Alphonso Bradley, Executive Director
Jennifer Manning, Deputy Director
Cheveron Scott, General Counsel
Shana Sullivan, Executive Assistant

II. Executive Session

Before the agenda approval, Commissioner Barr Williams made the motion to enter into Executive Session to confer with the Executive Director regarding legal matters, to discuss pending litigation, and personnel matters, pursuant to South Carolina Code Section 30-4-70(a)(1) and (a)(2). The motion was seconded by Commissioner Holmes-Lyde. Ayes and Nays were as follows: *Ayes-All and Nays-None.*

- The Board entered into executive session at 10:03am.
- Vice Chairman Moultrie asked that the reflect that the Board came out of executive session at 2:02 pm.
- Vice Chairman Moultrie reported that the Executive Director was given a raise during Executive Session.

II. Approval of Agenda

Commissioner Robinson made the motion to amend the agenda to include personnel matters. The motion was seconded by Commissioner Holmes-Lyde. Ayes and Nays were as follows:

Ayes-All and Nays-None.

III. Approval of Previous Board Meeting Minutes- This item was tabled until next the board meeting.

VI. Unfinished Business

- A. Transportation Policy-This item was tabled until the next board meeting.
- B. Procurement-This item was tabled until the next board meeting.
- C. Personnel Matter
 - Vice Chairman Moultrie asked for a motion to address the raise given in Executive Session.
 - Commissioner Robinson made the motion to approve Dr. Bradley's raise and the motion was seconded by Commissioner Vereen. Ayes and Nays were as follows:
Ayes-All and Nays-None
 - Commissioner Vereen made the motion to table the remaining items on the agenda until the next regular board meeting. Commissioner Holmes-Lyde seconded the motion.

XI. Adjournment

Commissioner Robinson made the motion to adjourn. The motion was seconded by Commissioner Vereen.

Vice Chairman Jerrod Moultrie adjourned this meeting at 2:06 p.m.

Dr. Alphonso Bradley, Executive Director

Jerrod Moultrie, Vice Chairman

STATE OF SOUTH CAROLINA
COUNTY OF FLORENCE
July 02, 2024

DRAFT

BY-LAWS

HOUSING AUTHORITY OF FLORENCE

ARTICLE I - THE AUTHORITY

Section 1 - Name of Authority

The name of the Authority shall be "Housing Authority of Florence."

Section 2 - Seal of Authority

The seal of the Authority shall be in the form of a circle and shall bear the name of the Authority and the year of its organization.

Section 3 - Office of Authority

The offices of the Authority shall be at 400 E. Pine Street in the City of Florence, but the Authority may have offices at such other places as the Authority may from time to time designate by resolution.

ARTICLE II - OFFICERS

Section 1 - Officers

The officers of the Authority shall be a Chairperson, Vice Chairperson and a Secretary, who shall be the Executive Director.

Section 2 – Duties -Chairperson

The Chairperson shall preside at all meetings of the Authority. At each meeting, the Chairperson shall submit such recommendations and information as he may consider proper concerning the business, affairs and policies of the Authority. The Chairperson shall presided at all Meetings of the Authority: appoint all Standing Ad Hoc Committees and their members and Chairs; call regular and special meetings of the authority in accordance with these By-laws, and enforce these By-laws and perform all duties incidental to the position of Chairperson as is required by law.

Section 3 - Duties-Vice Chairperson

The Vice Chairperson shall perform the duties of Chairperson in the absence or incapacity of the Chairperson; and in case of the resignation or death of the Chairperson, the Vice Chairperson shall perform such duties as are imposed on the Chairperson until (the next board meeting where a Chairperson will be voted on) such time as the Authority shall appoint a new Chairperson.

Section 4 – Duties- Secretary

The Secretary shall be the Executive Director of the Authority. He / She should keep the records of the Authority, shall act as Secretary of the meetings of the Authority, record all votes, shall keep a record of the proceedings of the Authority in a journal of proceedings to be kept for such purpose, and shall perform all duties incident to his office. He/ She shall keep in safe custody the seal of the Authority and shall have power to affix such seal to all contracts and instruments authorized to be executed by the Authority. He/ She shall have the care and custody of all funds of the Authority and shall deposit the same in the name of the Authority in such bank or banks as the Authority may select.

The Secretary shall sign all orders and checks for the payment of money and shall pay out and disburse such monies under the direction of the Authority. The Executive Director and/or the Chairperson are authorized to sign voucher checks but not to preclude the Director of Finance or Chief Accountant to countersign voucher checks. All checks require two signatures. He/ She shall keep regular books of accounts showing receipts and expenditures and shall render to the Authority, at each regular meeting (or more often when requested), an account of his transactions and also of the financial condition of his duties as the Authority may determine.

The compensation of the Secretary shall be determined by the Authority, provided that a temporary appointee selected from among the commissioners of the Authority shall serve without compensation (other than the payment of necessary expenses).

Section 5 – Duties- Executive Director

The Secretary shall be the Executive Director of the Authority, shall be appointed by the Authority, and shall have general supervision over the administration of the business and affairs of the Authority, subject to the direction of the Authority. He/ She shall be charged with the management of the housing communities of the Authority. He/ She shall act as “Contracting Officer”. The Executive Director shall sign all contracts, deeds and other instruments made by the Authority as “Contracting officer”.

Section 6 - Additional Duties

The officers of the Authority shall perform such other duties and functions as may from time to time be required by the Authority or the By-Laws or rules and regulations of the Authority.

Section 7- Conflict of Interest

No Housing Authority Board member shall to, or interest in, the Housing Authority’s property or assets. No Commissioner shall, by reason of his or her office, be entitled to receive any salary or unapproved compensation.

Section 8 - Election or Appointment

The Chairperson and Vice Chairperson shall be elected by a simple majority vote at the annual meeting of the Authority in January from among the Commissioners of the Board, and shall hold office for two (2) years or until their successors are elected and qualified.

The Secretary shall be appointed by the Authority. Any person appointed to fill the Office of Secretary, or any vacancy therein, shall have such term, as the Authority fixes, but no Commissioner of the Authority shall be eligible to this office except as a temporary appointee.

Section 9 – Vacancies

Should the offices of Chairperson or Vice-Chairperson become vacant, the Authority shall elect a successor from its membership at the next regular meeting, and such election shall be for the unexpired term of said office. When the Office of Secretary becomes vacant, the Authority shall appoint a successor, as aforesaid.

Section 10- Additional Personnel

The Authority may from time to time employ such personnel as it deems necessary to exercise its powers, duties, and functions as prescribed by the Housing Authority's Law of South Carolina as amended and all other laws of the State of South Carolina Applicable thereto. The selection and compensation of such personnel (including the Secretary), shall be determined by the Authority subject to the laws of the State of South Carolina.

Section 11 – Committees

The Chairperson of the Commissioners shall appoint committees and their members, as he/ she may deem necessary from Commissioners of the Authority. Committees shall act only in an advisory capacity and may be terminated by the Chairperson. The Chairperson shall be an ex-officio of all committees.

Failure to attend three (3) consecutive regularly scheduled meetings will constitute just grounds for review (except for a medical condition) of a commissioner's overall participation record and possible recommendation for removal from office.

Section 12 – Working Committees

Each committee and any special purpose committee as the Chairperson may suggest will be composed of three Commissioners and the Chairperson will appoint the Commissioners. These appointments will be made as needed.

- a. Nominations: Proposes to the Board as a whole, Commissioner Candidates for the position of Chairperson, Vice-Chairperson and at least two months prior to the Annual Meeting.
- b. By-Laws: Shall review By-Laws annually to consider changes.

Section 13 – Removal of Commissioners

Failure to attend three (3) consecutive regularly scheduled meetings will constitute just grounds for review (except for a medical condition) of a commissioner’s overall participation record and possible recommendation for removal from office.

ARTICLE III - MEETINGS

Section 1 Annual Meeting

The annual meeting of the Authority shall be held on the 3rd Tuesday of January at 10:00 am.

Section 2 – Regular Meetings

Regular meetings will be held the 3rd Tuesday of each month at 10:00 am unless a conflict of schedules or a lack of agenda items. Notice of the monthly meetings shall be made by placing a notice on the bulletin board of the Authority’s main office and on the Authority’s website. There will be No Board of Commissioners meeting held in the months of July and December.

Section 3 – Special Meetings

The Chairperson and/or Executive Director when he/she deems it expedient may call a special meeting of the Authority for the purpose of transacting any business designated in the call. The call for a special meeting may be delivered to each member of the Authority or may be mailed to the business or home address of each member of the Authority at least two days prior to the date of such special meeting. At such special meeting, no business shall be considered other than as designated in the call, but if all of the members of the Authority are present at a special meeting any and all business may be transacted at such special meeting.

Section 4 - Quorum

At all meetings of the Authority four board members of the members of the Authority shall constitute a quorum for the purpose of transacting business; provided that a smaller number may meet and adjourn to some other time or until a quorum is obtained.

Section 5 – Order of Business

At the regular meetings of the Authority, the following shall be the order of business:

1. Roll Call/ Call to Order.
2. Reading and Approval of the minutes of the previous meeting.
3. Unfinished Business
4. New Business.
5. Reports of Committees.
6. Report of the Secretary/ Executive Director’s Report
7. Adjournment.

All resolutions shall be in writing and shall be copied in a journal of the proceedings of the Authority.

Section 6 – Amendments of the Agenda

The Agenda may be amended by a two-third (2/3) majority vote of the Board members present at the Regular or Special Meeting.

Section 7 – Manner of Voting

The voting on all questions coming before the Authority shall be by roll call, and the “ayes” and “nays” shall be entered upon the minutes of such meeting, except in the case of elections when the vote may be ballot.

ARTICLE IV – ETHICS

Section 1

All Commissioners of the Housing Authority Board shall act in a professional and ethical manner in carrying out their official duties. They shall be bound by the rules, regulations, and principles of the Authority Code of Ethics as well as the South Carolina State Ethics Law.

Section 2

If the Board of the Housing Authority finds that any Commissioner has violated the Code of Ethics, Professional Conduct or the South Carolina State Ethics Law, the Board of Commissioners, by resolution, may petition the Mayor for Commissioners removal.

Section 3

All Commissioners shall, on an annual basis at the Annual Board Meeting, pledge themselves to the Housing Authority Code of Ethics and Professional Conduct set for by South Carolina State Ethics Law.

ARTICLE V – AMENDMENTS

Amendments to By-Laws

The By-Laws of the Authority shall be amended only with the approval of at least four of the members of the Authority at a Regular or a Special meeting, but no such amendment shall be adopted unless at least seven days written notice thereof has been previously given to all of the members of the Authority.

Amended March 2019

Board Approved May 2019

STATUS REPORT
Housing Authority of Florence
Month of August 2024

Project Name	No. of Units	# NF Vacant Units	Vacancy % Per Site	# Vacant by Bedroom Size						# C-Units Vacated	# Units Rented	YTD Turn Around	YTD Occupancy	Capital Fund Vac %	Capital Fund Occ %
				0	1	2	3	4	5						
Royal Gardens	50			ALL UNITS TO BE BILLED											
Pine/Clyde/Lakota	102	3	2.94%	2	1	0	0	0	0	0	0	51.09	97.42%	2.94%	97.06%
Church Hill Apts.	166	0	0.00%	0	0	0	0	0	0	4	4	1.92	97.54%	0.00%	100.00%
Oakland Place	64	3	4.69%	0	3	0	0	0	0	0	1	170.06	88.07%	4.69%	95.31%
Waverly Acres	20	0	0.00%	0	0	0	0	0	0	0	0	148.00	98.64%	0.00%	100.00%
Bridgeland Apts	50	3	6.00%	0	0	1	2	0	0	0	0	80.63	94.18%	6.00%	94.00%
Parkview Plaza	60	4	6.67%	0	1	1	2	0	0	2	2	73.29	97.27%	6.67%	93.33%
Creekside Village	100	0	0.00%	0	0	0	0	0	0	0	0	0.00	100.00%	0.00%	100.00%
Scattered Sites	150	1	0.67%	0	0	0	1	0	0	1	1	62.25	98.91%	0.67%	99.33%
Pine Acres(Pamp.)	40	0	0.00%	0	0	0	0	0	0	0	0	180.70	92.27%	0.00%	100.00%
J.O. Smith Villas	20	1	5.00%	0	1	0	0	0	0	0	0	0.00	99.09%	5.00%	95.00%
Eastcrest (McColl)	34	2	5.88%	0	2	0	0	0	0	0	0	140.84	93.85%	5.88%	94.12%
Scattered Sites 2	3	0	0.00%	0	0	0	0	0	0	0	0	0.00	100.00%	0.00%	100.00%
TOTAL UNITS	809	17	2.10%	2	8	2	5	0	0	7	8	86.24	96.79%	2.10%	97.90%
Pelican House	46	2	4.35%	1	1	0	0	0	0	0	0		95.65%		
Gregg Ave Apts	6	1	16.67%	0	0	0	1	0	0	0	0		90.91%		
Lakota Crossing	72	2	2.78%	0	0	0	2	0	0	1	0		98.86%		
McGowan Comm.	36	0	0.00%	0	0	0	0	0	0	0	1		96.97%		

	<u>VACANCIES</u>	<u>EXCEPTIONS</u>	<u>WAIVERS</u>
Total units vacant at beginning of month:	18	164	5
Total current units vacated for the month:	7	0	0
Total New Construction Houses:	0	0	0
Total units moved from Exception/Waiver to Vacant:	0	0	0
Total units moved from Vacant to MOD : CH (4) SS (1)	5	3	0
Total units moved from MOD status to HUD-DEMO/SOLD:	0	0	0
Total units moved from MOD status to Rented: CH (4) SS(1)	5	5	0
Total vacant units rented for the mth:	8	0	0
Total units vacant at end of the month:	17	164	5

<u>Vacated Reasons</u>		<u>Transfer Reasons</u>		<u>Break Out # of Evictions</u>	
Illness		Special needs		Criminal	
Evictions**	3	Termite Damage		Drugs	1
Vacated w/o Notice		Structure Dmg		Disturbance-Violence	
Medical		Water Htr Leak		LV-Fraud	
Relocated/Mvd		Waiting list-Flat Unit		LV-Boarders	
Transfers**	3	Mvd from PH Unit to HCV		LV-No Utilities	
Purchased Home		Administrative	3	LV-Non Pymt	2
Homeownership (PH)		Mgmt Request		LV-Housekeeping	
Other / Nursing Home		Chg. Mind		LV-Pets	
Married		Mvd to Lg. Unit		LV-Ban&Bar	
Expired/Deceased	1	Mvd to Sm. Unit		LV-Noncompliance HA Rules	
Other / Non-Payment		OTHER - Personal		LV-Annual Recertification	
HCV-Section 8		HUD WAIVER-		LV-Chronic Late Payments	
Skipped Out		(Special Use Unit)		LV-Disturbing Peace	
Resident Svcs to Rental Unit		VAWA		LV-Other/Personal	
*Casualty-Ins.		504 Request-approval		LV-Reg. Sex Offender	
*Casualty/Fire Dmg-Ins.		Location-mvd to=JO Smith Villas		LV-Threatening Hsg Employee	
*Modernization-Ins.		New Development		LV-Verbal Harrassment	
*Modernization-offline		Location-mvd to=Church Hill		LV-Subleasing	

STATUS REPORT
Housing Authority of Florence
Month of August 2024

CHURCH HILL

1130-B June Lane - Exception unit Modernization status (eff. 10-20-21); approved October 21, 2021
1122-B June Lane - Exception unit Modernization status (eff. 05-02-22); approved June 13, 2022
1006-D June Lane - Exception unit Modernization status (eff. 06-22-22); approved June 28, 2022
1114-A June Lane - Exception unit Modernization status (eff. 06-30-22); approved July 11, 2022 **RENTED: 08-26-2024**
1020-A June Lane - Exception unit Modernization status (eff. 07-06-22); approved August 9, 2022 **RENTED: 08-27-2024**
926-B June Lane - Exception unit Modernization status (eff. 07-07-22); approved July 13, 2022
906-A June Lane - Exception unit Modernization status (eff. 07-14-22); approved August 9, 2022
1112-B June Lane - Exception unit Modernization status (eff. 08-01-22); approved 09-07-22
1104-B June Lane - Exception unit Modernization status (eff. 09-15-22); approved 11-03-22
920-B June Lane - Exception unit Modernization status (eff. 10-03-22); approved 11-14-22

924-A June Lane - Exception unit Modernization status (eff. 10-31-22); approved 12-01-22
1118-B June Lane - Exception unit Modernization status (eff. 10-26-22); approved 12-01-22
1114-B June Lane - Exception unit Modernization status (eff. 10-25-22); approved 11-14-22
1129-B June Lane - Exception unit Modernization status (eff. 11-23-22); approved 12-06-22 **RENTED: 08-28-2024**
1206-B June Lane - Exception unit Modernization status (eff. 11-28-22); approved 01-04-23
1024-A June Lane - Exception unit Modernization status (eff. 01-04-23); approve 02-02-23
1116-A June Lane - Exception unit Modernization status (eff. 02-01-22); approved 03-13-23
406-B Prout Drive - Exception unit Modernization status (eff. 03-01-23); approved 06-06-23
1034-B June Lane - Exception unit Modernization status (eff. 03-01-23); approved 03-13-23
1034-A June Lane - Exception unit Modernization status (eff. 03-28-23); approved 06-01-23
1236-A June Lane - Exception unit Modernization status (eff. 04-03-23); approved 05-17-23
904-D June Lane - Exception unit Modernization status (eff. 06-14-23); approved 08-16-23 **RENTED 08-19-2024**
1134-B June Lane - Exception unit Modernization status (eff. 07-03-23); approved 08-17-23
1129-A June Lane - Exception unit Modernization status (eff. 10-02-23); approved 01-08-24
1133-A June Lane - Exception unit Modernization status (eff. 11-02-23); approved 12-19-23
408-A Prout Drive - Exception unit Modernization status (eff. 04-02-24); approved 04-23-24
920-D June Lane - Exception unit Modernization status (eff. 03-04-24); approved 04-23-24
1004-A June Lane - Exception unit Modernization status (eff. 03-12-24); approved 04-23-24
1014-A June Lane - Exception unit Modernization status (eff. 03-04-24); approved 04-23-24
1016-A June Lane - Exception unit Modernization status (eff. 12-11-23); approved 04-23-24
1018-C June Lane - Exception unit Modernization status (eff. 03-04-24); approved 04-23-24
1030-B June Lane - Exception unit Modernization status (eff. 11-27-23); approved 04-23-24
1030-D June Lane - Exception unit Modernization status (eff. 11-27-23); approved 04-23-24
1106-A June Lane - Exception unit Modernization status (eff. 03-04-24); approved 04-23-24
1106-B June Lane - Exception unit Modernization status (eff. 11-01-23); approved 04-23-24
1108-D June Lane - Exception unit Modernization status (eff. 12-11-23); approved 04-23-24
1112-A June Lane - Exception unit Modernization status (eff. 02-06-24); approved 04-23-24
1120-A June Lane - Exception unit Modernization status (eff. 12-11-23); approved 04-23-24
1208-B June Lane - Exception unit Modernization status (eff. 11-1-23); approved 04-30-24
906-C June Lane - Exception unit Modernization status (eff. 04-22-24); approved 04-30-24
1133-B June Lane - Exception unit Modernization status (eff. 04-25-24); approved 05-08-24
1230-A June Lane - Exception unit Modernization status (eff. 12-13-23); approved 05-08-24
1126-A June Lane - Exception unit Modernization status (eff. 05-06-24); approved 05-30-24

FLO STATUS REPORT

STATUS REPORT

Housing Authority of Florence

Month of August 2024

928-B June Lane - Exception unit Modernization status (eff. 05-14-24); approved 05-30-24
1122-A June Lane - Exception unit Modernization status (eff. 05-16-24); approved 05-30-24
1018-A June Lane - Exception unit Modernization status (eff. 05-06-24); approved 05-30-24
1200-A June Lane - Exception unit Modernization status (eff. 06-05-24); approved 06-12-24
1222-B June Lane - Exception unit Modernization status (eff. 06-05-24); approved 06-12-24
908-B June Lane - Exception unit Modernization status (eff. 06-10-24); approved 07-02-24
1124-B June Lane - Exception unit Modernization status (eff. 06-11-24); approved 07-02-24
930-A June Lane - Exception unit Modernization status (eff. 06-20-24); approved 07-02-24
914-A June Lane - Exception unit Modernization status (eff. 06-24-24); approved 07-02-24
1232-B June Lane - Exception unit Modernization status (eff. 06-18-24); approved 07-02-24
1234-A June Lane - Exception unit Modernization status (eff. 07-01-24); approved 07-02-24
1028-C June Lane - Exception unit Modernization status (eff. 07-02-24); approved 07-18-24
1236-B June Lane - Exception unit Modernization status (eff. 07-02-24); approved 07-18-24
1018-B June Lane - Exception unit Modernization status (eff. 07-01-24); approved 07-22-24
1010-B June Lane- Exception unit Modernization status (eff. 08-14-24); approved 08-12-24
928-A June Lane Exception unit Modernization status (eff. 08-26-24); **pending HUD approval**
406-A Prout Drive Exception unit Modernization status (eff. 08-27-24); **pending HUD approval**
1200-B June Lane Exception unit Modernization status (eff. 08-28-24); **pending HUD approval**

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SCATTERED HOUSES

1106 MaCree-Exception unit MOD status (eff. 09-18-23 late MOD submission); approved 10-23-23 **RENTED 08-27-2024**
1132 Diggs Avenue - Exception unit Modernization status (eff. 02-01-24); approved 04-23-24
702 Ingram - Exception unit Modernization status (eff. 04-16-24); approved 04-23-24
2251 Bellaire Drive - Exception unit Modernization status (eff. 05-22-24); approved 05-30-24
1315 Tallulah Street - Exception unit Modernization status (eff. 05-01-24); approved 07-02-24
164 Sycamore Street Exception unit Modernization status (eff.08-14-24); approved 08-22-24

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CREEKSIDE

2311 W. Palmetto St #326 - Exception unit Modernization status (eff. 11-21-22); approved 03-06-23
2311 W. Palmetto St #332 - Exception unit Modernization status (eff. 11-21-22); approved 03-06-23
2311 W. Palmetto St #117 - Exception unit Modernization status (eff. 11-21-22); approved 03-06-23
2311 W. Palmetto St #113 - Exception unit Modernization status (eff. 11-21-22); approved 03-06-23
2311 W. Palmetto St #101 - Exception unit Modernization status (eff. 11-21-22); approved 03-06-23
2311 W. Palmetto St #127 - Exception unit Modernization status (eff. 11-21-22); approved 03-06-23
2311 W. Palmetto St #202 - Exception unit Modernization status (eff. 11-21-22); approved 03-06-23
2311 W. Palmetto St #129 - Exception unit Modernization status (eff. 11-21-22); approved 03-06-23
2311 W. Palmetto St #103 - Exception unit Modernization status (eff. 11-21-22); approved 03-06-23
2311 W. Palmetto St #329 - Exception unit Modernization status (eff. 11-21-22); approved 03-06-23
2311 W. Palmetto St #324 - Exception unit Modernization status (eff. 11-21-22); approved 03-06-23
2311 W. Palmetto St #304 - Exception unit Modernization status (eff. 11-30-22); approved 03-06-23
2311 W. Palmetto St #322 - Exception unit Modernization status (eff. 11-30-22); approved 03-06-23
2311 W. Palmetto St #225 - Exception unit Modernization status (eff. 12-09-22); approved 03-06-23
2311 W. Palmetto St #320 - Exception unit Modernization status (eff. 12-09-22); approved 03-06-23
2311 W. Palmetto St #219 - Exception unit Modernization status (eff. 12-16-22); approved 03-06-23

FLO STATUS REPORT

STATUS REPORT

Housing Authority of Florence

Month of August 2024

2311 W. Palmetto St #328 - Exception unit Modernization status (eff. 10-02-23); approved 12-06-23
2311 W. Palmetto St #331 - Exception unit Modernization status (eff. 10-02-23); approved 12-06-23
2311 W. Palmetto St #325 - Exception unit Modernization status (eff. 10-02-23); approved 12-06-23
2311 W. Palmetto St #120 - Exception unit Modernization status (eff. 10-02-23); approved 12-06-23
2311 W. Palmetto St #122 - Exception unit Modernization status (eff. 10-02-23); approved 12-06-23
2311 W. Palmetto St #209 - Exception unit Modernization status (eff. 10-02-23); approved 12-06-23
2311 W. Palmetto St #121 - Exception unit Modernization status (eff. 10-04-23); approved 12-06-23
2311 W. Palmetto St #126 - Exception unit Modernization status (eff. 10-18-23); approved 12-06-23
2311 W. Palmetto St #210 - Exception unit Modernization status (eff. 11-02-23); approved 12-20-23
2311 W. Palmetto St #203 - Exception unit Modernization status (eff. 11-01-23); approved 12-20-23
2311 W. Palmetto St #106 - Exception unit Modernization status (eff. 11-01-23); approved 12-20-23
2311 W. Palmetto St #308 - Exception unit Modernization status (eff. 11-08-23); approved 12-20-23
2311 W. Palmetto St #128 - Exception unit Modernization status (eff. 11-16-23); approved 12-20-23
2311 W. Palmetto St #318 - Exception unit Modernization status (eff. 11-20-23); approved 12-20-23
2311 W. Palmetto St #223 - Exception unit Modernization status (eff. 11-20-23); approved 12-20-23
2311 W. Palmetto St #224 - Exception unit Modernization status (eff. 12-04-23); approved 01-31-24
2311 W. Palmetto St #310 - Exception unit Modernization status (eff. 12-04-23); approved 12-20-23
2311 W. Palmetto St #316 - Exception unit Modernization status (eff. 12-04-23); approved 12-20-23
2311 W. Palmetto St #234 - Exception unit Modernization status (eff. 12-06-23); approved 12-20-23
2311 W. Palmetto St #107 - Exception unit Modernization status (eff. 12-06-23); approved 12-20-23
2311 W. Palmetto St #212 - Exception unit Modernization status (eff. 01-01-24); approved 02-05-24
2311 W. Palmetto St #230 - Exception unit Modernization status (eff. 01-01-24); approved 02-05-24
2311 W. Palmetto St #220 - Exception unit Modernization status (eff. 01-02-24); approved 02-28-24
2311 W. Palmetto St #206 - Exception unit Modernization status (eff. 01-10-24); approved 02-28-24
2311 W. Palmetto St #305 - Exception unit Modernization status (eff. 01-11-24); approved 02-28-24
2311 W. Palmetto St #208 - Exception unit Modernization status (eff. 01-29-24); approved 02-28-24
2311 W. Palmetto St #115 - Exception unit Modernization status (eff. 01-30-24); approved 02-28-24
2311 W. Palmetto St #226 - Exception unit Modernization status (eff. 01-30-24); approved 02-28-24
2311 W. Palmetto St #105 - Exception unit Modernization status (eff. 01-31-24); approved 02-28-24
2311 W. Palmetto St #303 - Exception unit Modernization status (eff. 02-05-24); approved 02-28-24
2311 W. Palmetto St #334 - Exception unit Modernization status (eff. 02-06-24); approved 02-28-24
2311 W. Palmetto St #315 - Exception unit Modernization status (eff. 02-12-24); approved 02-28-24
2311 W. Palmetto St #333 - Exception unit Modernization status (eff. 02-22-24); approved 03-18-24
2311 W. Palmetto St #317 - Exception unit Modernization status (eff. 04-10-24); approved 05-08-24
2311 W. Palmetto St #102 - Exception unit Modernization status (eff. 07-19-2024); approved 08-07-24

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BRIDGELAND

123 Greene Dr - Exception unit Modernization status (eff. 01-29-24; approved 04-23-24
118 Davenport Dr - Exception unit Modernization status (eff. 03-07-24; approved 05-30-24

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WAVERLY

817-B Waverly Avenue - Exception unit Modernization status (eff. 04-16-24); approved 05-08-24

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Brief Synopsis Activity Report

Month: August 2024

Date Prepared: 09-03-2024

HOUSING AUTHORITY OF FLORENCE

INSURANCE PROJECTS:

None

CONSTRUCTION CONTRACTS:

Scattered Sites: Completed (1) Floor Replacement
 Completed (1) Roof Replacement

Lakota Crossing: Completed (2) Water Damaged Units

CHURCH HILL PLUMBING/SEWER REPLACEMENTS:

Working on Water/Sewer Replacements in (4) units
Replaced (97) Hot Water Heater Pop Off Valves
Completed (2) Roof Replacements
Completed (1) Floor Replacement

NSPIRE:

Completed (296) Pre-NSPIRE **Inspections:**
 (60) Parkview / (166) Church Hill / (20) Waverly / (50) Bridgeland

Completed NSPIRE **Renovations:**
 (30) Parkview / (30) Church Hill

MISC. INFORMATION (ALL SITES/AUTHORITIES)

None

Camera Update - All cameras are working properly.