

RESOLUTION NO. 1

RESOLUTION ESTABLISHING RENTAL SCHEDULES,
POLICIES AND STANDARDS FOR THE FIRST
MANAGEMENT PROGRAM OF THE GONZALES GARDENS,
SC 2-1, AND ALLEN-BENEDICT COURT, SC 2-2,
PROJECT, COLUMBIA, SOUTH CAROLINA.

BE IT RESOLVED by the Housing Authority of the City of
Columbia, S. C. as follows:

Sec. 1.01. (a) This Resolution shall constitute the Manage-
ment Program of this Authority with respect to the Gonzales Gar-
dens, SC 2-1, and Allen-Benedict Court, SC 2-2, Project (herein-
after referred to as the "Project") for the first Budget Period.

(b) Certain of the terms used in this Resolution, unless
the contents shall indicate another or different meaning, shall
be construed to have the meanings set forth in Appendix A entitled
"Definition of Terms" which is attached to and made a part of this
Resolution.

Sec. 2.01. The following rates be and the same are hereby
established as the monthly rates of Shelter Rent, Shelter Rent Plus
Utilities and Statutory Rental Value for the dwellings in the Proj-
ect.

GONZALES GARDENS, Project SC 2-1.

| <u>Average Rentals</u> | | | | <u>Room Per Month</u> | <u>Dwelling Per Month</u> |
|-----------------------------|--|--|--|-----------------------|---------------------------|
| Shelter Rent | | | | 2.60 | 10.92 |
| Utility Charge | | | | .63 | 2.64 |
| Shelter Rent Plus Utilities | | | | 3.23 | 13.56 |

| <u>No.</u> | <u>Type of Dwelling</u> | | <u>Rooms</u> | <u>Shelter Rent Plus Utilities</u> | <u>Statutory Rental Value</u> |
|---------------------------|-------------------------|--------------|--------------|------------------------------------|-------------------------------|
| A | (6 | B L K Flat | 3 | 7.65 | 8.55 |
| | (6 | B L KDS Flat | 3½ | 8.65 | 9.55 |
| | (10 | 2B L KDS Row | 4½ | 9.90 | 11.00 |
| | (6 | 3B L KDS Row | 5½ | 10.90 | 12.00 |
| B | (18 | B L K Flat | 3 | 11.10 | 12.00 |
| | (18 | B L KDS Flat | 3½ | 11.60 | 12.50 |
| | (34 | 2B L KDS Row | 4½ | 12.85 | 13.95 |
| | (18 | 3B L KDS Row | 5½ | 13.85 | 14.95 |
| C | (24 | B L K Flat | 3 | 14.00 | 14.90 |
| | (24 | B L KDS Flat | 3½ | 14.50 | 15.40 |
| | (48 | 2B L KDS Row | 4½ | 15.75 | 16.85 |
| | (24 | 3B L KDS Row | 5½ | 16.75 | 17.85 |
| 236 Units 4.19 Rooms/Unit | | | Average | 13.56 | 14.57 |

ALLEN-BENEDICT COURT, Project SC 2-2.

| <u>Average Rentals</u> | | <u>Room Per Month</u> | <u>Dwelling Per Month</u> |
|-----------------------------|--|-----------------------|---------------------------|
| Shelter Rent | | 2.02 | 8.20 |
| Utility Charge | | .66 | 2.69 |
| Shelter Rent Plus Utilities | | 2.68 | 10.89 |

Grade RentalsDwelling

Shelter Rent
 Utility Charge

\$11.07
 2.89

Shelter Rent plus Utilities

\$13.96

DURING THE NATIONAL DEFENSE EMERGENCY ONLY When the incomes of residents of the projects exceed the maximum annual amounts in Grade X as set forth in the respective units for occupancy, they shall be requested to move from the project within 60 days notice from the Management Office, except:

In order to accommodate those families whose incomes are in excess of the maximum annual amount in Grade X as set forth for the respective units they occupy and who are unable to obtain standard housing outside the project, this Authority may advise them that they may remain temporarily in the projects until such time that they can obtain standard housing outside the project at rents they can afford to pay.

During such interim they shall be required to pay the monthly rental charge as established in Grade X for the units occupied plus 1.00 per month for each full 72.00 per year by which the family's income exceeds the maximum income limits for Grade X. However, in no event will permission for continued occupancy be granted to a family when such monthly surcharge will be in excess of 10.00 per month.

Sec. 1.1 (b) The number of units assigned to each grade as indicated above may be varied by this Authority if necessary to expedite the initial occupancy of the Development by not more than 25 per cent provided that the total of the scheduled rent for all the units is not less than \$3,910 per month.

Sec. 1.1 (c) The number of units assigned to each grade shall be varied as much as is necessary to comply with the provisions of Sec. 4 (c) of Resolution No. 1 adopted January 10, 1942 (requiring changes in rental for families whose incomes increase or decrease after admission), provided that the total of the scheduled rent for all the units shall not be less than \$3,910 per month.

Sec. 1.1 (d) In the filling of vacancies after the completion of initial occupancy of any Development with families who are not residents of any Development of this Authority, families shall be selected so as to obtain an assignment of all the units in the Development to the various grades as closely as is practicable to the assignment indicated in the table in Sec. 1.1 (a).

DWELLING UTILITIES

Sec. 2.1 (a) Cold water, electricity for lighting, ironing and refrigeration and gas for cooking will be furnished and included in the shelter rents plus utilities. In addition gas for heating water will be furnished and included in the shelter rents plus utilities for each dwelling unit in SC-2-1A.

Sec. 2.1 (b) The amount of electricity to be furnished in the shelter rent plus utilities shall be:

| <u>QUARTERS</u> | <u>Type of Dwelling and No. of Kilowatt Hours</u> | | | |
|------------------|---|-------------|-------------|-------------|
| | <u>1 BR</u> | <u>2 BR</u> | <u>3 BR</u> | <u>4 BR</u> |
| Jan. Feb. March | 176 | 202 | 261 | 313 |
| Apr. May, June | 146 | 168 | 216 | 259 |
| July, Aug. Sept. | 146 | 168 | 216 | 259 |
| Oct. Nov. Dec. | 180 | 206 | 267 | 320 |
| Total Allowance | 648 | 744 | 960 | |

The amount of gas to be furnished in the shelter rent plus utilities each Quarter Annual Period shall be:

SC-2-1

| Type of Unit | Quantity of Gas |
|--|-----------------|
| For Repair | |
| For Dwelling Vacancy and Collection Losses | |
| 1 BR | 3500 cu. ft. |
| 2 BR | 4600 cu. ft. |
| 3 BR | 6000 cu. ft. |

SC-2-1A

Sec. 6.1 This Authority finds:

12600 cu. ft.
14000 cu. ft.
15400 cu. ft.

(a) There is a sufficient number of families in the area of operation of this Authority who lack the amount of income which is necessary to cause private enterprise in their locality. Tenants using more than the above amounts of electricity and/or gas shall be charged the cost of such excess use.

(b) The rentals hereby fixed for DWELLING LEASE and the selection of the tenants and the operation of the Development in accordance with the provisions of Resolution No. 1, with Sec. 3.1. There is attached hereto, marked Appendix A and made a part hereof, the form of Dwelling Lease to be used for all tenants in the Development.

ESTIMATE OF AVERAGE ANNUAL INCOME AND EXPENSE

(2) Sec. 4.1. There is attached hereto, marked Appendix B and made a part hereof, the Average Annual Estimate of Income and Expense.

RESERVES FOR REPAIRS, MAINTENANCE AND REPLACEMENTS AND VACANCY AND COLLECTION LOSSES

Sec. 5.1 The Annual Amounts allocated for Repairs, Maintenance and Replacements and for Dwelling Vacancy and Collection Losses used to establish reserves pursuant to the provisions of Sec. 9 of Resolution No. 1 adopted January 10, 1942 shall be as follows *effective*

October-November 1, 1942:
For Repairs, Maintenance and Replacements \$13,212

For Dwelling Vacancy and Collection Losses, in accordance with the provisions of Section 9 (b) of Resolution No. 1 adopted January 10, 1942 as amended by Resolution No. 1 adopted *December 14* 1942.

(3) to pay such portion of the administrative expenses of this Authority as is chargeable to the Development, and (4) to create and maintain such a reserve to meet the principal and interest on the obligations mentioned in clause (1) above as may be required by the resolution pursuant to which said obligations are issued, which reserve shall in no event be larger than shall be necessary to meet the largest principal and interest payments which will be due on such obligations in any one year, but not to create a reserve of such size in less than the six years immediately succeeding the issuance of any of said obligations.

(d) That the reserves for repairs, maintenance and replacements, the provisions for working capital, and the reserves to meet principal of and interest on the obligations mentioned in clause (1) of Paragraph (c) of this Section, and such other reserves as may be provided for herein (or in the resolution authorizing the issuance of the aforesaid obligations) are sufficient but are no greater than are necessary effectively and efficiently to accomplish the objectives mentioned in clauses (1), (2), (3) and (4) of Paragraph (c) of this Section.

7/ The annual amount included in the Estimate of Average Annual Income and Expense for Repairs, Maintenance and Replacements. This amount should always be made evenly divisible into twelve equal amounts.

8/ The sum of the annual amounts included in the Estimate of Average Annual Income and Expense for Dwelling Vacancy Loss and for Collection Losses. The sum of such amounts should always be made evenly divisible into twelve equal amounts.

9/ The finding of the Authority should correspond to the requirements of the State Law.

10/ Expiry date of Contract.

Dwelling Vacancy and Collection Losses used to establish reserves pursuant to the provisions of Sec. 9 of Resolution No. _____ shall be as follows:

| | | |
|--|----------|----|
| For Repairs, Maintenance and Replacements | \$ _____ | 6/ |
| For Dwelling Vacancy and Collection Losses | \$ _____ | 7/ |

FINDINGS

Sec. 6.1 This Authority finds: ~~28/~~

(a) There is a large enough number of families living within the area of operation of this Authority who lack the amount of income which is necessary to cause private enterprise in their locality to build an adequate supply of decent, safe and sanitary dwellings for their use and to assure the occupancy of all the dwellings in the Development by eligible families.

(b) The rentals hereby fixed for dwellings in the Development and the selection of the tenants and the operation of the Development in accordance with the provisions of Resolution No. 1, ~~with~~ ~~resulting in~~ adopted January 10, 1942, will result in -

(1) the occupancy of dwellings in the Development only by families of low income;

(2) the renting or leasing of the dwellings in the Development at rentals within the financial reach of families of low income;

(3) the renting or leasing to tenants of dwellings consisting of the number of rooms which, but no greater number than, this Authority deems necessary to provide safe and sanitary accommodations to the proposed occupants thereof without overcrowding.

(c) That the rentals hereby fixed for dwellings in the Development are at rates high enough, and no higher than necessary, to provide revenues which (together with annual contributions payments under the contract between this Authority and the ~~United States~~ ^{Federal Public} Housing Authority, dated October 24, 1938 ~~any~~ ~~local~~ contributions, and all other available moneys, revenues, income and receipts of this Authority from whatever sources derived) will be sufficient (1) to pay, as the same become due, the principal of and interest on the obligations issued and to be issued by this Authority to pay the development cost of the Development, (2) to meet the cost of and to provide for maintaining and operating the Development (including the cost of any insurance) in such a manner as to provide decent, safe, sanitary and uncongested dwellings within the financial reach of families of low income and to promote serviceability, efficiency, economy and stability, (3) to pay such portion of the administrative expenses of this Authority as is chargeable to the Development, and (4) to create and maintain such a reserve to meet the principal and interest on the obligations mentioned in clause (1) above as may be required by the resolution pursuant to which said obligations are issued, which reserve shall in no event be larger than shall be necessary to meet the largest principal and interest payments which will be due on such obligations in any one year, but not to create a reserve of such size in less than the six years immediately succeeding the issuance of any of said obligations.

(d) That the reserves for repairs, maintenance and replacements, the provisions for working capital, and the reserves to meet principal of and interest on the obligations mentioned in clause (1) of Paragraph (c) of this Section, and such other reserves as may be provided for herein (or in the resolution authorizing the issuance of the aforesaid obligations) are sufficient but are no greater than are necessary effectively and efficiently to accomplish the objectives mentioned in clauses (1), (2), (3) and (4) of Paragraph (c) of this Section.

~~6/ The annual amount included in the Estimate of Average Annual Income and Expense for Repairs, Maintenance and Replacements. This amount should always be made evenly divisible into twelve equal amounts.~~

~~7/ The sum of the annual amounts included in the Estimate of Average Annual Income and Expense for Dwelling Vacancy Loss and for Collection Losses. The sum of such amounts should always be made evenly divisible into twelve equal amounts.~~

~~8/ The finding of the Authority should correspond to the requirements of the State Law.~~

~~9/ Insert date of Contract.~~

Sec. 7.1 (a) In compliance with the request of the commanding officer of the Eighth Division of the United States Army, stationed at Camp Jackson, this Authority has assigned as an emergency measure in the interest of National Defense ten buildings, comprising of 100 dwelling units in Gonzales Gardens Development SC-2-1, for occupancy by families of enlisted personnel (excluding commissioned officers) of the United States Army.

(b) Effective as of August 1, 1941 the following rates be and the same are hereby established as the monthly rates of Shelter Rent Plus Utilities, and Income Limits for Admission (regardless of unit size) for Army personnel:

(hereinafter called the "Tenant") SERGEANTS - CORPORALS - PRIVATES hereby agrees to the Tenant and the Tenant hereby agrees and takes the premises (hereinafter called the "Dwelling") designated as _____ Monthly Rental _____ for the term beginning _____ at a rental of \$ _____ at midnight _____ at the first day of said term. term, payable in advance on the first day of said term.

| Annual Income | Monthly Rental |
|---------------|----------------|
| \$ 700 - 800 | \$14.00 |
| 801 - 1000 | 16.00 |
| 1001 - 1200 | 19.00 |
| 1201 - 1500 | 23.25 |
| 1501 - 1800 | 28.25 |

This lease shall automatically renewed successive terms of one month each at a rental of _____ Dollars (\$ _____) per month, payable in advance on the first day of each calendar month. The Tenant shall give to the Tenant 30 days' prior notice in writing of the termination thereof, and the Tenant shall give to the Management 15 days' prior notice in writing of the termination thereof. The Tenant may also terminate the occupancy on any day during the current term provided the Tenant gives the Management 15 days' prior notice in writing.

(hereinafter called the "Tenant") STAFF - FIRST - TECHNICAL - MASTER SERGEANTS hereby agrees to the Tenant and the Tenant hereby agrees and takes the premises (hereinafter called the "Dwelling") designated as _____ Monthly Rental _____ for the term beginning _____ at a rental of \$ _____ at midnight _____ at the first day of said term. term, payable in advance on the first day of said term.

| Annual Income | Monthly Rental |
|------------------|---------------------|
| All under \$2070 | \$32.75 |
| \$2070 - 2200 | 34.75 |
| 2201 - 2600 | 41.50 |
| 2601 - 3000 | 48.25 |
| 3001 - or over | 1/5 of Month Income |

The Tenant shall give to the Management 15 days' prior notice in writing of the termination thereof. The Tenant may also terminate the occupancy on any day during the current term provided the Tenant gives the Management 15 days' prior notice in writing.

STAFF - FIRST - TECHNICAL - MASTER SERGEANTS*
*Three or More Minor Dependents

| Annual Income | Monthly Rental |
|-----------------|----------------|
| Not over \$2480 | \$32.75 |
| \$2481 - 2840 | 37.75 |
| 2841 - 3200 | 42.75 |

(c) The restrictions upon occupancy in the Project for families resident in substandard accommodations in the City of Columbia, as provided by Section 2 (a) (4) of the Master Management Resolution No. 1 (entitled "Resolution Establishing Policies and Standards to Govern the Administration of the USHA-aided Projects of this Authority") adopted by this Authority on January 10, 1942, shall not apply to occupancy by families of enlisted personnel of the U. S. Army of the 100 units, as set aside by this Authority for such families.

(d) At the termination of the occupancy of all or any portion of the 100 dwelling units by enlisted personnel of the United States Army, the selection of families for occupancy shall be determined on the basis of standards of eligibility applied to low-income families selected to occupy the remaining ~~136~~ ¹⁸⁰ units of Gonzales Gardens.

1/ Note to Local Authorities: Insert date of the last day of the initial calendar month of occupancy.

2/ Note to Local Authorities: While not recommended by the USHA, some Local Authorities elect to make an additional charge to tenants who do not pay the rent when due or at least notify the Management that they cannot pay. If such a policy is adopted it is suggested that the following language be added to this clause, "and in the event he has not paid the rent on or before the fifth day after it is due, to pay an additional _____ to cover extra management expense because of delayed payment."

APPENDIX A

DWELLING LEASE

The _____ Housing Authority (Hereinafter called the "Management") in consideration of the rental herein reserved and of the statements made by _____ (hereinafter called the "Tenant") as set forth in his signed application, hereby leases to the Tenant and the Tenant hereby hires and takes the premises located in _____ (hereinafter called the "Development") designated as _____ and terminating at for the term beginning _____ at a rental of \$ _____ for said midnight _____ at a rental of \$ _____ for said term, payable in advance on the first day of said term.

This lease shall be automatically renewed for successive terms of one month each at the rental of _____ Dollars (\$ _____) per month, payable in advance on the first day of each calendar month unless either (a) the Management shall give to the Tenant 30 days' prior notice in writing of the termination thereof, prior to the last day of the term; or (b) the Tenant shall give to the Management 15 days' prior notice in writing of the termination thereof prior to the last day of each term. The Tenant may also terminate the tenancy on any day during the then current term provided the Tenant gives the Management 15 days' prior notice in writing.

without requiring a statement; to pay, when billed, for any electrical energy or gas consumed in excess of the amounts agreed to be supplied, at not more than the prevailing rates for such current or gas; and to pay, when billed, for any damage done to the premises except damage beyond the control of the Tenant and his family.

- (b) Not to assign this lease; nor to sublet or transfer possession of the premises; nor to give accommodations to boarders or lodgers; nor to use or permit the use of the dwelling for any other purpose than a private dwelling solely for the Tenant and his family consisting of _____
- (c) To quit and surrender the premises at the expiration of this lease in good order and repair, reasonable wear and tear excepted.
- (d) To keep the premises in a clean and sanitary condition; to assist in the maintenance of the project; not to use the premises for any illegal or immoral purposes; not to make any repairs or alterations without the written consent of the Management; not to display any signs whatsoever; not to use tacks, nails or screws or other fasteners in any part of the premises except in a manner prescribed by the Management; and to notify the Management promptly of the need of any repairs to the premises.

1/ Note to Local Authorities: Insert date of the last day of the initial calendar month of occupancy.

2/ Note to Local Authorities: While not recommended by the USHA, some Local Authorities elect to make an additional charge to tenants who do not pay the rent when due or at least notify the Management that they cannot pay. If such a policy is adopted it is suggested that the following language be added to this clause, "and in the event he has not paid the rent on or before the fifth day after it is due, to pay an additional _____ to cover extra management expense because of delayed payment."

- (e) To follow all rules or regulations prescribed by the Management concerning the use and care of the premises and of any common or community space in the Development including stair halls, walks, drives, playgrounds, laundries, community rooms, etc.
- (f) To permit the Management or its representatives to enter the premises during all reasonable hours to examine the same or to make such repairs, additions or alterations as may be deemed necessary or to show the premises for releasing.
- (g) To submit to the Management at least once each year upon the request of the Management a signed statement in such form as the Management may request, setting forth the facts as to the income of himself and his family and as to the number and ages of members of his family.

2. The Management agrees to furnish without additional charge (a) gas not in excess of _____ cubic feet per month; (b) electrical current not in excess of the following number of kilowatt-hours for the quarter indicated:

| | |
|---------------------------------|------------------------------------|
| January through March | July through September |
| April through June | October through December |

and (c) water; but shall not be liable for failure to supply any of the above services for any cause whatsoever ~~and~~. Neither the Management nor any of its representatives or employees shall be liable for damage or loss from theft or from any other cause whatsoever to the property of (i) the Tenant, (ii) any member of the Tenant's family, or (iii) any of the Tenant's visitors or guests.

3. If this Authority determines, after submission by the tenant of any of the statements referred to in Section 1 (g) above, that the annual net income of the tenant and his family exceeds the income limit for the rental which he is paying, then this Authority may require that the tenant move into a unit of an appropriate higher grade and/or pay the rental established for such grade, provided that in any event if it is determined by this Authority that the annual net income exceeds the income limit for the highest grade, this Authority may terminate this lease at the end of any calendar month by giving the tenant not less than 30 days' prior notice in writing. At the expiration of the time stated in said notice, the Management's representatives shall have the right immediately to reenter the premises and remove all persons and property therefrom, and the tenant hereby expressly waives all notices required by law to terminate his tenancy and waives any and all legal proceedings to recover possession of said premises, and agrees that upon any such termination the representatives of the Management may immediately reenter said premises and dispossess the tenant without legal notice or the institution of any legal proceedings whatsoever.

4. In the event of misrepresentation of any material fact in the application of the Tenant or in any statement submitted to the Management by the Tenant as required by Section 1 (g) above, or if the Tenant fails to comply with any of the provisions of this lease, it shall be automatically terminated and the Management shall have the right immediately to reenter the premises and remove all persons therefrom, and the Tenant hereby expressly waives all notice required by law to terminate this lease and waives any and all legal proceedings to recover possession of said premises, and agrees that upon any such failure the Management may immediately reenter said premises and dispossess the Tenant without legal notice or the institution of any legal proceedings whatsoever.

5. Any notice required by law or otherwise will be sufficient if delivered to the Tenant personally or sent by mail to the premises or affixed to the door of the premises. Notice to the Management must be in writing and delivered to the Housing Manager personally at the Management Office.

3/ Note to Local Authorities: This paragraph should be revised in accordance with the actual utilities furnished to the Tenant by the Management.

APPENDIX B

NATIONAL HOUSING AGENCY
FEDERAL PUBLIC HOUSING AUTHORITY

6. The failure or omission of the Management to terminate this lease for any cause given above shall not destroy the right of the Management to do so later for similar or other causes.

This lease evidences the entire agreement between the Management and the Tenant and no changes shall be made except in writing.

_____ Housing Authority _____ Tenant
By: _____ Tenant

In the presence of: _____

| ITEMS | TOTAL PER YEAR | PER MONTH | AFTER 10 YEARS |
|-------------------------------|----------------|-----------|----------------|
| Dwelling Rent Schedule | 45.25 | 3.77 | |
| Utility Charge Schedule | 2.123 | 0.18 | |
| Total Dwelling Rent Schedule | 47.373 | 3.95 | |
| Less: Vacancy Loss | 7.13 | .59 | |
| Dwelling Rent Income | 40.243 | 3.36 | |
| Non-Dwelling Rent Schedule | | | |
| Less: Vacancy Loss | | | |
| Non-Dwelling Rent Income | | | |
| Other Income | | | |
| TOTAL OPERATING INCOME | 40.243 | 3.36 | |
| Project Office Salaries | 3,500 | 291.67 | |
| Central Office Salaries | 2,750 | 229.17 | |
| Legal, Fiscal & Other Fees | 500 | 41.67 | |
| Other Management Expense | 1,152 | 96.00 | |
| Total Management | 7,902 | 659.50 | |
| Minority Expenses | 533 | 44.42 | |
| Extending | 130 | 10.83 | |
| Refuse Removal | | | |
| Watchman Expense | | | |
| Commercial Utilities | | | |
| Total Operating Expenses | 8,565 | 713.75 | |
| Water | 1,842 | 153.50 | |
| Electricity | 3,682 | 306.83 | |
| Gas | 2,990 | 249.17 | |
| Heating | 897 | 74.75 | |
| Sewerage Charges | | | |
| Total Dwelling Utilities | 9,411 | 779.25 | |
| Grounds | 2,134 | 177.83 | |
| Structure | 1,183 | 98.58 | 1,503 |
| Painting and Decorating | 1,339 | 111.58 | |
| Plumbing and Gas System | 1,503 | 125.25 | 2,335 |
| Electrical System | 345 | 28.75 | 527 |
| Heating System | 452 | 37.67 | 262 |
| Elevator System | | | |
| Ranges | 500 | 41.67 | 456 |
| Refrigerators | 1,111 | 92.58 | 1,019 |
| Other Equipment | 309 | 25.75 | |
| Total Repairs, Maint. & Repl. | 13,212 | 1,100.92 | 2,982(2.25) |
| Community Activities | 335 | 27.92 | |
| Collection Losses | 100 | 8.33 | |
| Insurance | 200 | 16.67 | |
| Payment in Lieu of Taxes | 300 | 25.00 | |
| TOTAL OPERATING EXPENSES | 23,879 | 1,986.14 | |
| NET OPERATING INCOME | 16,464 | 1,366.14 | |

| ITEMS | TOTAL PER YEAR | PER MONTH | AFTER 10 YEARS |
|-------------------------------|--------------------|-----------------------|----------------|
| Debt Service | 4,000 | 333.33 | |
| Interest Net Operating Income | 12,464 | 1,038.67 | |
| Debt Contribution Required | 4,000 | 333.33 | 2,912 |
| Excess Annual Contribution | 8,464 | 705.33 | 1,476 |
| Estimated Development Cost | Total \$ 1,232,000 | Per Dwelling \$ 1,232 | |
| Estimated 213, 22 of 2/21/42 | | | |

APPENDIX B

NATIONAL HOUSING AGENCY
FEDERAL PUBLIC HOUSING AUTHORITY

AVERAGE ANNUAL ESTIMATE OF INCOME AND EXPENSE

The Housing Authority of the City of Columbia, South Carolina
Name of Local AuthorityGonzales Gardens SC-2-1 and 2-1A, Columbia, South Carolina 280
Development (Name and Number) City and State No. Units

| ITEMS | TOTAL PER YEAR | PER DWELLING PER MONTH | ADDITIONAL R.M. & R. AFTER 10 YEARS |
|--------------------------------|----------------|---------------------------|--|
| Shelter Rent Schedule | 37,196 | 11.07 | |
| Utility Charge Schedule | 9,723 | 2.89 | |
| Total Dwelling Rent Schedule | 46,919 | 13.96 | |
| Less: Vacancy Loss | 936 | .28 | |
| Dwelling Rent Income | 45,983 | 13.68 | |
| Non-Dwelling Rent Schedule | | | |
| Less: Vacancy Loss | | | |
| Non-Dwelling Rent Income | | | |
| Other Income | | | |
| TOTAL OPERATING INCOME | 45,983 | 13.68 | |
| Project Office Salaries | 3,380 | 1.01 | |
| Central Office Salaries | 2,798 | .83 | |
| Legal, Fiscal & Other Fees | 600 | .18 | |
| Other Management Expense | 1,112 | .31 | |
| Total Management | 7,920 | 2.36 | |
| Janitorial Expense | 538 | .16 | |
| Exterminating | 134 | .04 | |
| Refuse Removal | | | |
| Watchman Expense | | | |
| Commercial Utilities | | | |
| Total Operating Services | 672 | .20 | |
| Water | 1,882 | .56 | |
| Electricity | 3,662 | 1.09 | |
| Gas | 2,990 | .89 | |
| Heating | 897 | .27 | |
| Sewerage Charges | | | |
| Total Dwelling Utilities | 9,431 | 2.81 | |
| Grounds | 2,181 | .65 | 728 |
| Structure | 1,183 | .35 | 1,598 |
| Painting and Decorating | 4,939 | 1.47 | |
| Plumbing and Gas System | 1,303 | .39 | 2,833 |
| Electrical System | 335 | .10 | 587 |
| Heating System | 459 | .14 | 262 |
| Elevator System | | | |
| Ranges | 589 | .17 | 156 |
| Refrigerators | 1,411 | .42 | 1,018 |
| Other Equipment | 809 | .24 | |
| Total Repairs, Maint. & Repl. | 13,212 | 3.93 | 7,482 (2.23) |
| Community Activities | 336 | .10 | |
| Collection Losses | 168 | .14 | |
| Insurance | 940 | .28 | |
| Payment in Lieu of Taxes | 500 | .14 | |
| | | | |
| TOTAL OPERATING EXPENSE | 33,479 | 9.96 | |
| NET OPERATING INCOME | 12,504 | 3.72 | |

| | | | % OF DEVELOPMENT COST |
|---|--------|-------|-----------------------|
| Debt Service | 40,927 | 12.18 | |
| Less: Net Operating Income | 12,504 | 3.72 | |
| USHA Contribution Required | 28,423 | 8.46 | 2.533 |
| Fixed Annual Contribution | 39,270 | 11.69 | 3.50 |
| Estimated Development Cost Total \$ 1,122,000 , Per Dwelling \$ 4,007 | | | |
| Basis Form 213, as of 8/31/42 | | | |

FPHA

(2) Who has recently come into the locality and is living in a trailer, temporary shelter, or under temporary arrangements or make shift conditions so intolerable as to impair of RESOLUTION NO. 4

(3) Who is forced to move because his present dwelling is to be RESOLUTION ESTABLISHING POLICIES RELATING TO THE GRANTING OF PREFERENCE TO FAMILIES admitted by the Emergency Price Control of War Workers and the regulations issued thereunder by the Price Administrator), and will migrate from the locality unless war housing is provided for him.

WHEREAS, this Authority on February 16, 1942, adopted Resolution No. 1 which provides, among other things, that reasonable preference as to occupancy of Project No. SC-2-1A would be given to families of war workers of low income for the duration of the war emergency and that appropriate occupancy standards setting forth the order of such preferences would be established by resolution of this Authority; and as may be considered in need of housing if they are living under doubled-up, over-crowded, or other substandard conditions; WHEREAS, this Authority now desires to establish such occupancy standards and order of preferences in accordance with the provisions of the aforesaid Resolution No. 1.

NOW, THEREFORE, BE IT RESOLVED by the Housing Authority of the City of Columbia, South Carolina as follows: income at the time of admission do not exceed the highest limit established for admission in Resolution No. 2, adopted 11/1/42, which establishes the rent and income limit PERIOD COVERED low income families, shall pay a rental in accordance with the schedule established therein.

Sec. 1. This Resolution shall remain in effect during the period of the National Emergency and shall not be amended without the prior approval of the FPFA in writing. This Resolution is applicable only to 1/4 dwelling units in Project No. SC-2-1 and 2-1A. To the extent that this resolution conflicts with any prior resolution or standard adopted by this Authority, this resolution shall control.

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2 Bed Sec. 2. Dwellings shall be available to:

- X a. In-migrant civilian war workers and their families. 1,615
D 24.95 26.45 1.537 2,904
E b. Resident civilian war workers in need of housing and their families. 1,160

3 Bedroom Units

The family must conform to the regulations adopted by this Authority in Resolution No. 2 adopted September 23, 1940 (prohibiting the admission of any family to any FPFA-aided project unless the member of the family who signed the lease and is responsible for the rent is a citizen of the United States).

4 Bedroom Units

X 23. DEFINITIONS 24.85 1,739
D 26.95 28.45 2,513
E Sec. 3. For the purpose of determining eligibility in Section 2 above: 2,304

a. Civilian war workers are workers engaged or to be engaged in plants connected with an essential to the war effort, or civilian employees of the United States in the Navy and War Departments assigned to duty at naval or military reservations, posts or bases that have been designated by the FPFA as plants or establishments to be served by the development.

b. A civilian war worker may be considered in-migrant:

Sec. 6. The number of persons permitted to occupy shall be (1) Who is a family head who desires to bring in his family which now lives beyond the area within which, giving due consideration to available common carrier transportation facilities, it is practicable to commute to work each day; or who lives with his family in a residence beyond practicable daily commuting distance from his place of work.

(2) Who has recently come into the locality and is living in a trailer, tent, shack, or other temporary shelter, or under temporary arrangements or make shift conditions so intolerable as to impair efficiency.

(3) Who is forced to move because his present dwelling is to be demolished or converted to other use or the possession thereof recovered by the lessor (in a manner permitted by the Emergency Price Control Act of 1942 and the regulations issued thereunder by the Price Administrator), and will migrate from the locality unless war housing is provided for him.

c. Practicable commuting distance shall mean that access may be had from the domicile to the plant by established common carrier at a cost not to exceed \$.20 per round trip or requiring traveling time not greater than two hours per round trip.

d. Resident civilian war workers may be considered in need of housing if they are living under doubled-up, over-crowded, or other substandard housing conditions.

RENTALS

Sec. 4. Families whose annual net family incomes at the time of admission do not exceed the highest limit established for admission in Resolution No. 3, adopted December 14, 1944, which establishes the rent and income limit schedules for low income families, shall pay a rental in accordance with the schedule established therein.

Families whose annual net family incomes at the time of admission exceed the highest limit established for admission in Resolution No. 3, adopted December 14, 1944 shall pay a rental in accordance with the following schedule which applies to dwelling units in Development SC-2-1A only:

| Grade | Shelter Rent Plus Utilities | Statutory Rental Value | Maximum Income Limits for Admission Minor Dependents | |
|------------------------|-----------------------------------|------------------------------|--|-----------|
| | | | Less than 3 | 3 or More |
| <u>2 Bedroom Units</u> | | | | |
| X | \$21.35 | \$22.85 | \$1,371 | \$1,645 |
| D | 24.95 | 26.45 | 1,587 | 1,904 |
| E | 28.50 | 30.00 | 1,800 | 2,160 |

As among "vital" in-migrant war worker applicants, first preference will be given to those whose present actual family residence is beyond practicable accessibility to the plant. Second preference will be given to workers living under temporary housing conditions. Third preference will be given to those who might be forced from the area because of being forced to move.

| | | | | |
|------------------------|-------|-------|-------|-------|
| <u>3 Bedroom Units</u> | | | | |
| X | 22.35 | 23.85 | 1,431 | 1,717 |
| D | 25.95 | 27.45 | 1,647 | 1,976 |
| E | 29.50 | 31.00 | 1,860 | 2,232 |
| <u>4 Bedroom Units</u> | | | | |
| X | 23.35 | 24.85 | 1,491 | 1,789 |
| D | 26.95 | 28.45 | 1,707 | 2,048 |
| E | 30.50 | 32.00 | 1,920 | 2,304 |

Among "other" in-migrant war workers, a similar order of preference shall be observed.

DWELLING UTILITIES

Sec. 5. Refer to Sec. 2.1 (a) and (b) of Resolution No. 3, adopted December 14, 1944, for utilities to be furnished and included in the above rentals.

OCCUPANCY LIMITS

Sec. 6. The number of persons permitted to occupy a dwelling unit shall be determined by the bedroom's capacity to efficiently receive furniture and healthful, comfortable, sleeping quarters received within 30 days consideration to the age, sex and relations for occupancy, provided applications are taken at least 60 days before any part of the development is available for occupancy. In the event

family. Families should be assigned to the smallest available unit which is suitable to their need, and each bedroom shall be occupied by at least one person. Except in the case of one-bedroom units, use of the living room for regular sleeping purposes should be avoided.

Within the above policies, the management shall establish limits as to the minimum and maximum number of persons to occupy each size and type unit in the project. Such limits shall be considered as flexible to meet changing conditions and in relation to exceptional individual cases.

The group of persons to occupy a dwelling must constitute a natural family or a cohesive family group except that lodgers will be permitted under certain circumstances as outlined below. Dwellings shall not be rented to a person living alone.

"A natural family or a cohesive family group" may include (1) dependent relatives or other dependents clearly established as an inherent part of the family group, (2) working adults known to have regularly lived as an inherent part of the family group, whose earnings are an integral part of the family income and whose resources are available for use in meeting family expenses.

Where bedroom space permits, and with the approval of the manager, families may be permitted to take in lodgers who are war workers.

The amount paid by the lodger for room and board shall be included for the purpose of determining the family income. No additional rental charge will be made by the management in addition to the scheduled rent for the size of unit occupied by the family and the lodger.

as may from time to time be certified by the FPFA shall be included in this list.

PREFERENCE

Sec. 7. All accommodations shall be held for in-migrant civilian war workers until such time as there is no reasonable prospect of further need for housing by in-migrants.

The order of preference among in in-migrant civilian war workers shall be in accordance with the importance of their occupation.

As among "vital" in-migrant war worker applicants, first preference will be given to those whose present actual family residence is beyond practicable accessibility to the plant. Second preference will be given to workers living under temporary housing conditions. Third preference will be given to those who might migrate from the area because of being forced to move. As among "essential" in-migrant war workers, a similar order of preference shall be observed. As among "other" in-migrant war workers, a similar order of preference shall be observed.

If there are dwellings available which are not needed by in-migrant war workers, resident civilian war workers in need of housing may be accepted as tenants. Among such resident war workers the order of preference shall be based upon importance of occupation, i.e., "vital" workers shall be given first preference, "essential" second, and "other" third.

If dwellings are available which are not needed by in-migrant or resident war workers, families of low income eligible in accordance with the provisions of Resolution No. 3, adopted Dec. 19, 1942, may be accepted.

In order to give full effect to the above preference for the families of war workers, the project will be exclusively reserved for the families of civilian war workers, if a sufficient number of eligible applications from such families are received within 30 days after the entire development is available for occupancy, provided applications are taken by this Authority at least 60 days before any part of the development is available for occupancy. In the event

this Authority does not start taking applications 60 days prior to the time any part of the development is available for occupancy, this Authority shall reserve the dwellings in the development for occupancy by eligible families of civilian war workers for such additional period beyond 30 days after the entire development is available for occupancy as FPHA may reasonably request. If the development is opened in portions, these same rules shall apply to each portion as it is made available for occupancy. Preference to eligible families of war workers also contemplates that eligible families of war workers shall be given first preference of available units at all times during the continuance of the national emergency.

In selecting the families of in-migrant and resident war workers, the number of dwelling units assigned to the various rental grades in Resolution No. 3, adopted Dec 14 1942, shall be disregarded, provided that in no event shall the gross income from rentals be less than that which would be obtained from the assignment established in such resolution.

DWELLING LEASE

Sec. 8. Refer to dwelling lease marked Appendix A attached to and made a part of Resolution No. 3, adopted Dec 14 1942.

DESIGNATED WAR PLANTS

Sec. 9. Dwellings shall be available only to war workers employed or to be employed by the following war plants:

Fort Jackson and Columbia Air Base.

Other plants or naval or military posts, bases or reservations as may from time to time be certified by the FPHA shall be included in this list.

Sec. 1.1 (d) In the filling of vacancies after the completion of initial occupancy of any Development with families who are not residents of any Development of this Authority, families shall be selected so as to obtain an assignment of all the units in the Development to the various grades as closely as is practicable to the assignment indicated in the table in Sec. 1.1 (a).

DWELLING UTILITIES

Sec. 2.1 (a) Cold water, electricity for lighting, ironing and refrigeration and gas for cooking will be furnished and included in the shelter rents plus utilities. In addition gas for heating water will be furnished and included in the shelter rents plus utilities for each dwelling unit in SC-2-1A.

Sec. 2.1 (b) The amount of electricity to be furnished in the shelter rent plus utilities shall be:

| <u>QUARTERS</u> | <u>Type of Dwelling and No. of Kilowatt Hours</u> | | | |
|------------------|---|-------------|-------------|-------------|
| | <u>1 BR</u> | <u>2 BR</u> | <u>3 BR</u> | <u>4 BR</u> |
| Jan. Feb. March | 178 | 202 | 261 | 373 |
| Apr. May, June | 166 | 163 | 216 | 293 |
| July, Aug. Sept. | 163 | 163 | 216 | 293 |
| Oct. Nov. Dec. | 180 | 206 | 267 | 320 |
| Total Allowance | 663 | 734 | 960 | 1279 |

RESOLUTION ESTABLISHING A SCHEDULE OF RENTS, STATUTORY RENTAL VALUES, AND INCOME LIMITS, A DWELLING LEASE, AND AN AVERAGE ANNUAL ESTIMATE OF INCOME AND EXPENSE FOR THE GONZALES GARDENS SC-2-1 AND 2-1A DEVELOPMENT.

BE IT RESOLVED by the Housing Authority of the City of Columbia, South Carolina:

That, in accordance with the provisions of Section 1 (b) of Resolution No. 1 adopted January 10, 1942, the provisions hereof shall apply to the administration of the GONZALES GARDENS FPHA-aided Developments Nos. SC-2-1 and 2-1A

RENTS, STATUTORY RENTAL VALUES AND INCOME LIMITS

Sec. 1.1 (a) The following are hereby established as the rents, statutory rental values, and income limits:

| <u>Grade</u> | <u>No. of Units</u> | <u>Monthly Shelter Rent Plus Utilities</u> | <u>Monthly Statutory Rental Value</u> | <u>Annual Income Limits</u> <u>Minor Dependents</u> <u>Less than 3 - 3 or More</u> | |
|------------------------|-------------------------|--|---|--|------|
| <u>SC-2-1</u> | | | | | |
| <u>1 Bedroom Units</u> | | | | | |
| A (3 rms) | 6 | \$ 7.65 | \$ 8.55 | \$ 513 | \$ |
| (3½ ") | 6 | 8.65 | 9.55 | 573 | |
| B (3 rms) | 18 | 11.10 | 12.00 | 720 | |
| (3½ ") | 18 | 11.60 | 12.60 | 756 | |
| C (3 rms) | 24 | 14.00 | 14.90 | 894 | |
| (3½ ") | 24 | 14.50 | 15.40 | 924 | |
| X (3 rms) | - | 18.00 | 18.90 | 1050 | |
| (3½ ") | - | 18.50 | 19.40 | 1100 | |
| <u>2 Bedroom Units</u> | | | | | |
| A | 10 | 9.90 | 11.00 | 660 | 792 |
| B | 34 | 12.85 | 13.95 | 837 | 1004 |
| C | 48 | 15.75 | 16.85 | 1011 | 1213 |
| X | - | 19.75 | 20.85 | 1200 | 1450 |
| <u>3 Bedroom Units</u> | | | | | |
| A | 6 | 10.90 | 12.00 | 720 | 864 |
| B | 18 | 13.85 | 14.95 | 897 | 1076 |
| C | 24 | 16.75 | 17.85 | 1071 | 1285 |
| X | - | 20.75 | 21.85 | 1300 | 1550 |
| <u>SC-2-1A</u> | | | | | |
| <u>2 Bedroom Units</u> | | | | | |
| A | 4 | 11.50 | 13.00 | 780 | 936 |
| B | 6 | 14.45 | 15.95 | 957 | 1148 |
| C | 10 | 17.35 | 18.85 | 1131 | 1357 |
| X | - | 21.35 | 22.85 | 1350 | 1600 |
| <u>3 Bedroom Units</u> | | | | | |
| A | 2 | 12.50 | 14.00 | 840 | 1008 |
| B | 6 | 15.45 | 16.95 | 1017 | 1220 |
| C | 8 | 18.35 | 19.85 | 1191 | 1429 |
| X | - | 22.35 | 23.85 | 1400 | 1650 |
| <u>4 Bedroom Units</u> | | | | | |
| A | 1 | 13.50 | 15.00 | 900 | 1080 |
| B | 3 | 16.45 | 17.95 | 1077 | 1292 |
| C | 4 | 19.35 | 20.85 | 1251 | 1501 |
| X | - | 23.35 | 24.85 | 1450 | 1700 |

Grade X shall be utilized only for families Admitted to Grades A, B, and C whose incomes increase after admission.