

PHA Plans

Streamlined Annual Version

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

OMB No. 2577-0226
(exp. 08/31/2009)

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief for certain types of PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Information in PHA plans is publicly available.

Streamlined Annual PHA Plan

for Fiscal Year: 2007

PHA Name: Anderson Housing Authority

NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue.

Streamlined Annual PHA Plan Agency Identification

PHA Name: ANDERSON

PHA Number: SC037

PHA Fiscal Year Beginning: (mm/yyyy) 01/2007

PHA Programs Administered:

- Public Housing and Section 8**
 Section 8 Only
 Public Housing Only
 Number of public housing units: 277
 Number of S8 units:
 Number of public housing units:
 Number of S8 units: 499

PHA Consortia: (check box if submitting a joint PHA Plan and complete table)

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

PHA Plan Contact Information:

Name: Rebecca C. Holmes Phone: 864-260-5132
 TDD: 864-260-5132 Email (if available): beckyh@andersonha.org

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting:
 (select all that apply)

- PHA's main administrative office
 PHA's development management offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plan revised policies or program changes (including attachments) are available for public review and inspection.
 Yes
 No.

If yes, select all that apply:

- Main administrative office of the PHA
 PHA development management offices
 Main administrative office of the local, county or State government
 Public library
 PHA website
 Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
 PHA development management offices
 Other (list below)

Streamlined Annual PHA Plan
Fiscal Year 2007
[24 CFR Part 903.12(c)]

Table of Contents
[24 CFR 903.7(r)]

Provide a table of contents for the Plan, including applicable additional requirements, and a list of supporting documents available for public inspection.

A. PHA PLAN COMPONENTS

- 1. Site-Based Waiting List Policies
903.7(b)(2) Policies on Eligibility, Selection, and Admissions
- 2. Capital Improvement Needs
903.7(g) Statement of Capital Improvements Needed
- 3. Section 8(y) Homeownership
903.7(k)(1)(i) Statement of Homeownership Programs
- 4. Project-Based Voucher Programs
- 5. PHA Statement of Consistency with Consolidated Plan. Complete only if PHA has changed any policies, programs, or plan components from its last Annual Plan.
- 6. Supporting Documents Available for Review
- 7. Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report
- 8. Capital Fund Program 5-Year Action Plan

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50076, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Streamlined Annual Plan identifying policies or programs the PHA has revised since submission of its last Annual Plan, and including Civil Rights certifications and assurances the changed policies were presented to the Resident Advisory Board for review and comment, approved by the PHA governing board, and made available for review and inspection at the PHA's principal office;

For PHAs Applying for Formula Capital Fund Program (CFP) Grants:

Form HUD-50070, Certification for a Drug-Free Workplace;

Form HUD-50071, Certification of Payments to Influence Federal Transactions; and

Form SF-LLL & SF-LLL a, Disclosure of Lobbying Activities.

1. Site-Based Waiting Lists (Eligibility, Selection, Admissions Policies)

[24 CFR Part 903.12(c), 903.7(b)(2)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? **No**
 If yes, complete the following table; if not skip to B.

Site-Based Waiting Lists				
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics

2. What is the number of site based waiting list developments to which families may apply at one time?
3. How many unit offers may an applicant turn down before being removed from the site-based waiting list?
4. Yes No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

B. Site-Based Waiting Lists – Coming Year

If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to next component.

1. How many site-based waiting lists will the PHA operate in the coming year? **None**
2. Yes No: Are any or all of the PHA’s site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
 If yes, how many lists?

3. Yes No: May families be on more than one list simultaneously
If yes, how many lists?
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
- PHA main administrative office
 - All PHA development management offices
 - Management offices at developments with site-based waiting lists
 - At the development to which they would like to apply
 - Other (list below)

2. Capital Improvement Needs

[24 CFR Part 903.12 (c), 903.7 (g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. Capital Fund Program

1. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 7 and 8 of this template (Capital Fund Program tables). If no, skip to B.
2. Yes No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

1. Yes No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to #3; if yes, provide responses to the items on the chart located on the next page, copying and completing as many times as necessary).
2. Status of HOPE VI revitalization grant(s):

HOPE VI Revitalization Grant Status	
a. Development Name:	
b. Development Number:	
c. Status of Grant:	
<input type="checkbox"/>	Revitalization Plan under development
<input type="checkbox"/>	Revitalization Plan submitted, pending approval
<input type="checkbox"/>	Revitalization Plan approved
<input type="checkbox"/>	Activities pursuant to an approved Revitalization Plan underway

3. Yes No: Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name(s) below:
4. Yes No: Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below:
5. Yes No: Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:

3. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program
(if applicable) [24 CFR Part 903.12(c), 903.7(k)(1)(i)]

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If "No", skip to the next component; if "yes", complete each program description below (copy and complete questions for each program identified.)

2. Program Description:

a. Size of Program

- Yes No: Will the PHA limit the number of families participating in the Section 8 homeownership option?

If the answer to the question above was yes, what is the maximum number of participants this fiscal year?

b. PHA-established eligibility criteria

- Yes No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?
If yes, list criteria:

c. What actions will the PHA undertake to implement the program this year (list)?

Continue to work with clients who have previously expressed interest in owning a home
Develop partnerships with realtors and mortgage companies to expand housing and mortgage opportunities
Hold quarterly interest sessions for clients in Public Housing and Section 8 who are interested in purchasing a home. Screen them for credit worthiness.
Develop in-house home ownership classes.

3. Capacity of the PHA to Administer a Section 8 Homeownership Program:

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.
- Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
- Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below):
- Demonstrating that it has other relevant experience (list experience below):
FSS Coordinator has become a certified home ownership counselor and will continue to stay abreast of the changes in the field.
We have closed four homes under the Section 8 Homeownership Program.
We will explore opportunities for building affordable housing for purchase by tenants.

4. Use of the Project-Based Voucher Program

Intent to Use Project-Based Assistance

Yes No: Does the PHA plan to "project-base" any tenant-based Section 8 vouchers in the coming year? If the answer is "no," go to the next component. If yes, answer the following questions.

1. Yes No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option? If yes, check which circumstances apply:
 - low utilization rate for vouchers due to lack of suitable rental units
 - access to neighborhoods outside of high poverty areas
 - other (describe below):
 - Lack of available one bedroom units for elderly and handicapped.
 - In conjunction with City of Anderson's efforts to renovate old structures in the historical district of the City of Anderson and provide additional housing for the elderly and disabled.

2. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts): Unknown at the present time. All units selected will be in accordance with applicable federal regulations for selecting project based vouchers.

5. PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary) only if the PHA has provided a certification listing program or policy changes from its last Annual Plan submission.

1. Consolidated Plan jurisdiction: (provide name here)

City of Anderson

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families on its waiting lists on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
 - Homeownership
 - Decrease barriers to affordable housing
 - Continued renovation of public housing units and rental to low income families
 - If possible, assist with project based vouchers to assist in renovation of structures in the historical district.
- Other: (list below)

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

Representatives from the City of Anderson serve as hearing officers for resident hearings for both Section 8 and Public Housing.

6. Supporting Documents Available for Review for Streamlined Annual PHA Plans

PHAs are to indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;</i>	5 Year and Annual Plans
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan</i>	Streamlined Annual Plans
X	<i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.</i>	5 Year and standard Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA’s public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input checked="" type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents. <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development. <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
		Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	Any policies governing any Section 8 special housing types <input type="checkbox"/> Check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
	Public housing grievance procedures <input type="checkbox"/> Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
X	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
	Consortium agreement(s) and for Consortium Joint PHA Plans <u>Only</u> : Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection.	Joint Annual PHA Plan for Consortia: Agency Identification and Annual Management and Operations

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: ANDERSON HA		Grant Type and Number Capital Fund Program Grant No: SC16P03750106 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006
<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 No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	40,000			
3	1408 Management Improvements	36,000			
4	1410 Administration	2,016			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	23,000			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	301,000			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	6,000			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	408,016			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 comp				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs	36,000			
26	Amount of line 21 Rel to Energy Cons Meas				

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: ANDERSON HA		Grant Type and Number Capital Fund Program Grant No: SC16P03750106 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Replace HWH/HVAC	1460	40	160,000				
	Bathrm Renovations	1460	80	40,000				
	Kitchen Renovations	1460		76,000				
	Roof Replacement	1460		25,000				
	Construction Consultant	1430		23,000				
	Admin Expenses	1410		2,016				
	Transfer to operations	1406		40,000				
	Community Patrol Off	1408		36,000				
	Replace Comp Equip	1475		6,000				

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Anderson Housing Authority		Grant Type and Number Capital Fund Program Grant No: SC16P037050105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/2006 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	80,000			
3	1408 Management Improvements	41,200		37,200.00	
4	1410 Administration	2,200		272.64	272.64
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	22,500		22,500.00	14,035.00
8	1440 Site Acquisition				
9	1450 Site Improvement	54,000			
10	1460 Dwelling Structures	218,000		104,677.57	104,677.57
11	1465.1 Dwelling Equipment—Nonexp	17,500			
12	1470 Nondwelling Structures	10,000			
13	1475 Nondwelling Equipment	8,000			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant:(sum of lines 2 –20)	453,400		164,650.21	118,985.21

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Anderson Housing Authority		Grant Type and Number Capital Fund Program Grant No: SC16P037050105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/2006 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs	37,200			
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Cons Measures	2,000			

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Anderson Housing Authority		Grant Type and Number Capital Fund Program Grant No: SC16P037050105 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Replace heating systems	1460		80,000		79500	79500	
	Replace appliances	1465		17,500				
	Replace hot water heaters	1460		8,000		1129.67	1129.67	
	Replace drywall/paint	1460		15,000				
	Replace flooring	1460		13,000		2570.10	2570.10	
	Replace roofs/gutters	1460		30,000		21477.80	21477.80	
	Replace doors/locks/screen doors	1460		44,000				
	Kitchen Renovations	1460		28,000				
	Landscaping/Erosion Control	1450		54,000				
	Construction Consultant	1430		22,500		22500.00	14035.00	
	Energy Audit	1408		2,000				
	Administrative Expenses	1410		2,200		272.64	272.64	
	Replace Computers	1475		8,000				
	Community Patrol Officer	1408		37,200		37200.00		
	Transfer to Operations	1406		80,000				
	Renovate Neighborhood Centers	1470		10,000				
	Develop Power point pres for PH Leasing	1408		2,000				

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Anderson Housing Authority		Grant Type and Number Capital Fund Program Grant No: SC16P03750104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/2006 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	79,800		79,800.00	79,800
3	1408 Management Improvements	39,700		37,100.00	37,100.00
4	1410 Administration	1,983		295.36	295.36
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	22,000		22,000.00	22,000.00
8	1440 Site Acquisition				
9	1450 Site Improvement	20,000		16,011.44	16,011.40
10	1460 Dwelling Structures	159,325		162,113.46	162,113.46
11	1465.1 Dwelling Equipment—Nonexpend.	34,500		37,774.15	37,774.15
12	1470 Nondwelling Structures	30,000		27,235.50	7,135.50
13	1475 Nondwelling Equipment	12,000		13,211.74	13,211.74
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant:(sum of lines 2– 20)	399,308		395,541.61	375,441.61

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Anderson Housing Authority		Grant Type and Number Capital Fund Program Grant No: SC16P03750104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/2006 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs	34,200			
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Cons Measures				

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Anderson Housing Authority		Grant Type and Number Capital Fund Program Grant No: SC16P03750104 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
SC37-1,2,4,16	Landscaping, sidewalk replacement, paving	1450		20,000		16,011.40	16,011.40	
SC37-1,4	Add Security lights-senior porches	1460	114	7,800		5,362.58	5,362.58	
SC37-1,2,4,16	Replace appliances	1465	115	34,500		37774.15	37774.15	
SC37-1	Renovate Neighborhood Ctrs.	1470		0				
SC37-1,2	Replace HWH	1460	8	3,000		1063.42	1063.42	
SC37-1,2,4,16	Replace Floor Tile-	1460	13	13,000		15564.16	15564.16	
SC37-1,2	Replace heating systems	1460	107	99,900		98,450	98,450.00	
SC37-1,2,4,16	Repair/replace drywall-paint	1460	32	8,625		9,225	9,225	
SC37-1	Replace screen doors, entrance Doors, and latch sets	1460	32	1,000				
SC37-1,2,4,16	Smoke Alarms & firestops- stoves	1460	277	18,000		17018.30	17018.30	
SC37-1,2,4,16	Misc. Administrative Expenses	1410		1,983		295.36	295.36	
SC37-1,2,4,16	Construction Consultant	1430		22,000		22,000	22,000	
SC37-1,2,4,16	Transfer to operations	1406		79,800		79,800	79,800	
SC37-1,2,4,16	Contract w/City of Anderson- CPO	1408		34,200		37,100	37,100	

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Anderson Housing Authority		Grant Type and Number Capital Fund Program Grant No: SC16P03750104 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
SC37-1	Educational Software/Hookups For Neighborhood Centers	1408		5,500				
SC37-1, 4	Computers-Comm Ctr. /Offices.	1475	12	12,000		13,211.74	13,211.74	
SC37-1, 4	Storage Building	1470		30,000		27,235.50	7,135.50	
SC37-1	Replace Roofing	1460	2	8,000		15,430.00	15,430.00	

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Anderson Housing Authority		Grant Type and Number Capital Fund Program Grant No: SC16P037050107 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007
ESTIMATE D AMOUNT OF CAPITAL FUND					
<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	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	60,000			
3	1408 Management Improvements	42,400			
4	1410 Administration	2,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	23,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	45,000			
10	1460 Dwelling Structures	224,600			
11	1465.1 Dwelling Equipment—Nonexp	20,000			
12	1470 Nondwelling Structures	10,000			
13	1475 Nondwelling Equipment	8,000			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant:(sum of lines 2 –20)	435,000			

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Anderson Housing Authority		Grant Type and Number Capital Fund Program Grant No: SC16P037050107 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007
ESTIMATE D AMOUNT OF CAPITAL FUND					
<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	
		Original	Revised	Obligated	Expended
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs	38,400			
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Cons Measures				

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Anderson Housing Authority		Grant Type and Number Capital Fund Program Grant No: SC16P037050107 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Replace heating systems	1460		15,800				
	Replace appliances	1465		17,000				
	Replace hot water heaters	1460		3,000				
	Replace drywall/paint	1460		13,000				
	Replace flooring	1460		15,000				
	Window/Screen Replacement	1460		136,800				
	Replace doors/locks/screen doors	1460		6,000				
	Bathroom Renovations	1460		38,000				
	Landscpe/Erosion/Storm Drn	1450		40,000				
	Construction Consultant	1430		23,000				
	Replace fencing	1450		5,000				
	Administrative Expenses	1410		2,000				
	Replace Computers	1475		8,000				
	Community Patrol Officer	1408		38,400				
	Transfer to Operations	1406		60,000				
	Renovate Neighborhood Centers/Admin Offices	1470		10,000				
	Physical Needs Assessment	1408		4,000				

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name ANDERSON HA				<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2008 PHA FY: 2009	Work Statement for Year 3 FFY Grant: 2009 PHA FY: 2010	Work Statement for Year 4 FFY Grant: 2010 PHA FY: 2011	Work Statement for Year 5 FFY Grant: 2011 PHA FY: 2012
	Annual Statement				
SC037001		128,825	152,000	253,500	148,500
SC037002		48,300	43,500	41,500	31,000
SC037004		70,000	48,000	70,000	48,000
SC037016		14,000	112,500	15,000	26,000
PHA WId e		128,500	147,000	128,500	147,000
CFP Funds Listed for 5-year planning		389,625	513,000	490,500	462,000
Replacement Housing Factor Funds					

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year :__2__ FFY Grant: 2008 PHA FY: 2009			Activities for Year: _3__ FFY Grant: 2009 PHA FY: 2010		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See						
Annual Statement	SC037001	Replace Roof and Gutter	25,000	SC037001	Replace Roof and Gutter	
		Replace Tile	12,000		Replace Tile	12,000
		Drywll Repair &paint	5,000		Drywll Repair &paint	8,000
		Replace Dr/lock/scrn	5,000		Replace Dr/lock/scrn	7,000
		Back Door Lght	6,825		Back Door Lght	
		HVAC Replacement	10,000		HVAC Replacement	10,000
		Kitchen Renovations			Kitchen Renovations	
		Replace mailboxes	5,000		Bathroom Renovatns	
		Replace HWH	3,000		Replace HWH	3,000
		Appliances	12,000		Appliances	12,000
		Playground Equip.	5,000		Playground Equip.	10,000
		Landscaping/Erosion Control	25,000		Landscaping/Erosion Control	55,000
		Replace Storm/Sewer Drains	5,000		Replace Storm/Sewer Drains	5,000
		Replace Sidewalks	10,000		Replace Sidewalks	10,000
					Paving –Parking Lots	20,000
	Total CFP Estimated Cost		\$128,825			\$ 152,000

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part II: Supporting Pages—Work Activities					
Activities for Year : <u> 2 </u> FFY Grant: 2008 PHA FY: 2009			Activities for Year: <u> 3 </u> FFY Grant: 2009 PHA FY: 2010		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
SC037002	Replace Roof and Gutter	5,000	SC037002	Bathroom Renovations	10,000
	Replace Tile	2,000		Replace Tile	3,000
	Drywll Repair & paint	3,000		Drywll Repair & paint	3,000
	Replace Dr/lock/scrn	2,500		Replace Dr/lock/scrn	2,000
	Back Door Lght	1,300		Kitchen Renovations	20,000
	Replace HWH	1,000		Replace HWH	1,000
	Appliances	3,000		Appliances	3,000
	Paving	20,000		Playground Equip.	
	Landscaping/Erosion Control	5,000		Landscaping/Erosion Control	10,000
	Replace Storm/Sewer Drains	1,500		Replace Storm/Sewer Drains	1,500
	Replace Sidewalks	3,000		Replace Sidewalks	
	Replace mailboxes	1,000			
SC037016	Replace Appliances	5,000	SC037016	Replace Appliances	5,000
	Landscaping/Erosion Control	5,000		Landscaping/Erosion Control	5,000
	Drywall Repair/Paint	2,000		Drywall Repair/Paint	4,000
	Replace Doors/locks/screens	2,000		Replace Doors/locks/screens	2,500
				Security Steel Scrns	96,000
Total CFP Estimated Cost		\$ 62,300			\$ 166,000

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part II: Supporting Pages—Work Activities					
Activities for Year : <u> 2 </u> FFY Grant: 2008 PHA FY: 2009			Activities for Year: <u> 3 </u> FFY Grant: 2009 PHA FY: 2010		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
SC037004	Replace Roof and Gutter	10,000	SC037004	Replace Roof and Gutter	
	Replace Tile	3,000		Replace Tile	3,000
	Drywll Repair &paint	3,000		Drywll Repair &paint	4,000
	Replace Dr/lock/scrn	3,000		Replace Dr/lock/scrn	3,000
	HVAC Replacement	32,000		Paving Parking Lots	10,000
	Kitchen Renovations			Kitchen Renovations	
	Replace Mailboxes	1,000		Bathroom Renovatns	
	Replace HWH	2,500		Replace HWH	2,500
	Appliances	5,000		Appliances	5,000
	Landscaping/Erosion Control	5,000		Landscaping/Erosion Control	15,000
	Replace Storm/Sewer Drains	1,500		Replace Storm/Sewer Drains	1,500
	Replace Sidewalks	4,000		Replace Sidewalks	4,000
PHA Wide	Replace Computer Equip	10,000	PHA Wide	Replace Computer Equip	10,000
	Community Patrl Officer	40,000		Community Patrl Officer	40,000
	Renovate offices/centers	10,000		Renovate offices/centers	15,000
	Construction Consultant	23,500		Construction Consultant	24,000
	Transfer to Operations	40,000		Transfer to Operations	40,000
	Office security system	5,000		Replace computer software	18,000
Total CFP Estimated Cost		\$ 198,500			\$ 195,000

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part II: Supporting Pages—Work Activities					
Activities for Year : <u>4</u> FFY Grant: 2010 PHA FY: 2011			Activities for Year: <u>5</u> FFY Grant: 2011 PHA FY: 2012		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
SC037002	Replace Vinyl Siding	18,000	SC037002	Replace Roof and Gutter	5,500
	Replace Tile	3,000		Replace Tile	3,000
	Drywll Repair &paint	3,000		Drywll Repair &paint	2,000
	Replace Dr/lock/scrn	1,500		Replace Dr/lock/scrn	2,000
	A/C Replacement			HVAC Replacement	4,000
	Replace HWH	3,000		Replace HWH	2,500
	Appliances	4,000		Appliances	3,000
	Playground Equip.	10,000		Replace Storm/Sewer Drains	1,500
	Replace Sidewalks	3,000		Replace Sidewalks	2,500
	Landscaping/Erosion Control	4,000		Landscaping/Erosion Control	5,000
SC037016	Replace appliances	5,000	SC037016	Replace appliances	5,000
	Drywall Repair/Paint	5,000		Drywall Repair/Paint	4,000
	Landscaping/Erosion Control	5,000		Roofs and gutters	5,500
				Landscaping	5,000
				HVAC Replacement	5,000
				Replace HWH	1,500
Total CFP Estimated Cost		\$ 64,500			\$ 57,000

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part II: Supporting Pages—Work Activities					
Activities for Year : __4__ FFY Grant: 2010 PHA FY: 2011			Activities for Year: __5__ FFY Grant: 2011 PHA FY: 2012		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
SC037004	Replace Roof and Gutter	10,000	SC037004	Replace Roof and Gutter	5,500
	Replace Tile	3,000		Replace Tile	4,000
	Drywll Repair & paint	2,500		Drywll Repair & paint	
	Replace Dr/lock/scrn	2,500		Replace HVAC	84,000
	HVAC Replacement			Replace Dr/lock/scrn	2,000
	Kitchen Renovations			Kitchen Renovations	10,000
	Bathroom Renovatns	10,000		Replace HVAC - Office	10,000
	Replace HWH	3,000		Replace HWH	4,000
	Appliances	5,000		Appliances	5,000
	Landscaping/Erosion Control	4,000		Landscaping/Erosion Control	5,000
	Replace Storm/Sewer Drains	3,000		Replace Storm/Sewer Drains	2,000
	Replace Sidewalks	3,000		Replace Sidewalks	3,000
PHA Wide	Replace Computer Equip	10,000	PHA Wide	Replace Computer Equip	10,000
	Community Patrl Officer	42,000		Community Patrl Officer	42,000
	Renovate offices/centers	10,000		Energy Audit	5,000
	Construction Consultant	24,500		Construction Consultant	25,000
	Transfer to Operations	40,000		Transfer to Operations	40,000
Total CFP Estimated Cost		172,500			256,500

8. Capital Fund Program Five-Year Action Plan

Activities for Year : __4__ FFY Grant: 2010 PHA FY: 2011			Activities for Year: __5_ FFY Grant: 2010 PHA FY: 2012		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
Total CFP Estimated Cost		\$			\$

