

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: <u>Spartanburg Housing Authority</u> PHA Code: <u>SC003</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>10/2010</u>																										
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>1,135</u> Number of HCV units: <u>1,827</u>																										
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only																										
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)																										
	<table border="1"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) Included in the Consortia</th> <th rowspan="2">Programs Not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program		PH	HCV	PHA 1:						PHA 2:						PHA 3:					
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PHA 3:																											
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.																										
5.1	Mission. The Spartanburg Housing Authority is committed to providing quality affordable housing in healthy neighborhoods through partnerships with our residents and other groups, fostering neighborhood redevelopment and opportunities for those we serve to achieve self-sufficiency.																										
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. PLEASE SEE BELOW																										
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: No PHA Plan elements have been revised by the PHA since its last Annual Plan submission. (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. PLEASE SEE BELOW																										
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. Include statements related to these programs as applicable. PLEASE SEE BELOW																										
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.																										
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFP financing. PLEASE SEE BELOW																										
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. PLEASE SEE BELOW																										
8.3	Capital Fund Financing Program (CFPP). <input checked="" type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements. PLEASE SEE BELOW																										

9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>PLEASE SEE BELOW</p>
9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>PLEASE SEE BELOW</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <p>PLEASE SEE BELOW</p>
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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

Instructions form HUD-50075

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

1.0 PHA Information

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

2.0 Inventory

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

3.0 Submission Type

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

4.0 PHA Consortia

Check box if submitting a Joint PHA Plan and complete the table.

5.0 Five-Year Plan

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

5.1 Mission. A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

5.2 Goals and Objectives. Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

6.0 PHA Plan Update. In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.
3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.
4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.
5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.
6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected.
7. **Community Service and Self-Sufficiency.** A description of: **(1)** Any programs relating to services and amenities provided or offered to assisted families; **(2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).**
8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.
11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.
13. **Violence Against Women Act (VAWA).** A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers

- (a) **Hope VI or Mixed Finance Modernization or Development.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>
- (b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: (1) A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm
Note: This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed.
- (c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: 1) A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or

that the public housing agency plans to voluntarily convert; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

8.0 Capital Improvements. This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report. PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a) To submit the initial budget for a new grant or CFFP;
- (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

1. At the end of the program year; until the program is completed or all funds are expended;
2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
3. Upon completion or termination of the activities funded in a specific capital fund program year.

8.2 Capital Fund Program Five-Year Action Plan

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

8.3 Capital Fund Financing Program (CFFP). Separate, written HUD approval is required if the PHA proposes to pledge any

portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

9.0 Housing Needs. Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

9.1 Strategy for Addressing Housing Needs. Provide a description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

10.0 Additional Information. Describe the following, as well as any additional information requested by HUD:

- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**
- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)**

- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. **(Note: Standard and Troubled PHAs complete annually).**

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

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)*
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)*
- (d) Form SF-LLL, *Disclosure of Lobbying Activities (PHAs receiving CFP grants only)*
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)*
- (f) Resident Advisory Board (RAB) comments.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.2.

**PHA 5–YEAR AND ANNUAL PLAN
Form HUD-50075 CONTINUED
SPARTANBURG HOUSING AUTHORITY (SHA)**

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(c) Form HUD-50070, Certification for a Drug-Free Workplace	
(d) Form HUD-50071 , Certification of Payments to Influence Federal Transactions	
(e) Form SF-LLL, Disclosure of Lobbying Activities	
(f) Form HUD-50077-SL, Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan	
(g) Resident Advisory Board (RAB) Comments	
(h) Challenged Elements	
(i) Forms HUD-50075.1, Capital Fund Program Annual Statement/Performance and Evaluation Reports	
(j) Form HUD-50075.2, Capital Fund Program Five-Year Action Plan	
(k) Copy of 2008 Fiscal Year Audit	

5.2 Goals and Objectives. Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

HUD Strategic Goal:

1. Increase the availability of decent, safe, and affordable housing

PHA Goal: Expand (increase) the supply of assisted housing by 150 units or more (SHA at a minimum would like to provide a ratio of 1 additional unit of affordable housing for five units demolished).

Objectives:

Leverage private or other public funds to create additional housing opportunities by:

1. Review and assess the relationships between SHA and all affiliated non-profit organizations in an effort to develop additional affordable units, improve communication and improve efficiency.
2. Identify all appropriate and prudent grant opportunities to develop additional affordable units and submit application. (SHA would like to utilize its Bonding Capacity for the development of additional affordable housing).
3. Identify other public housing funds to create additional housing opportunities – identify other public and/or private funds to leverage HUD grant funds
4. Acquire or build units or developments – to increase the number of affordable housing
5. Over the next five years the will make extensive use of the LIHTC program (both 4% & 9% credits) to rehabilitate existing and construct new affordable rental and public housing replacement units.
6. Over the next five years SHA will seek both public and private funding to create more affordable housing opportunities
7. SHA will close out the 2004 HOPE VI Project
8. Develop Master Plan for Highland Area to include Mixed Finance Development in partnership with the City of Spartanburg. Construction may begin as early as Fiscal Year 2010-2011.
9. Acquisition of property for new Gallery Hill Development.
10. Acquisition of property of Oakview Apartments in Northside.
11. Acquisition of property in Highland Area.
12. Develop collaborations with external agencies for the development of affordable housing such as the City, County, Churches, etc.
13. Establish a Local Housing Trust Fund which will provide assistance from the State and County to provide funds for the development of additional affordable housing in Spartanburg.

Reduce public housing vacancies

1. Achieve and maintain a minimum of 97% occupancy rate
2. Achieve and maintain vacant unit turnover time at or below 20 days
3. Improve housing management monitoring and internal reporting tools, to maintain a high level of accountability, implementing timely tracking, scheduling, and follow-up for rent collection efforts, vacancy turnover management, and new leases.

Apply for additional vouchers and available funding

1. Section 8 (Housing Choice Voucher – HCV) will apply for additional rental vouchers to increase the supply of assisted housing and will apply for any additional rental vouchers which may become available. The SHA will aggressively seek any grant funding available and applicable to its Section 8 Program in order to assist in providing additional assisted housing, promoting housing choice, and targeting community needs.
2. SHA will, in addition, apply for the HOME Tenant-Based Rental Assistance Program through the State Housing Finance Agency in an effort to increase the availability of decent, safe, and affordable housing and further promote housing choice within the community.
3. The Section 8 Program will continue providing project-based voucher funding in an effort to assist families and increase the inventory of assisted housing within the community.

PHA Goal: Improve the quality of assisted housing 30% of all housing stock

Objectives:

Renovate or modernize public housing units

1. Utilize Capital Funds to make improvements to SHA public housing stock

Demolish or dispose of obsolete public housing

1. Demolish public housing units that are obsolete and/or distressed: Prince Hall, Cammie Clagett, Camp Croft, Watson and Barksdale.

Provide replacement public housing

1. Attempt to provide a 1 to 5 ratio of public housing unit replacement for every public housing unit demolished

Improve the inspection process

1. The Section 8 Department will continue to strengthen the area of HQS inspections and aggressively enforce HUD regulations in an effort to improve the quality of assisted housing. Landlords and Owners will be provided information regarding regulatory compliance with the Housing Quality Standards. Procedure will be followed to properly penalize those Landlords and Owners who fail to comply.

Improve voucher management

1. SHA will continue to strive to reach 100 points in the Section 8 Management Assessment Program (SEMAP) through monthly monitoring and increased staff training.
2. The Section 8 Department will review and possibly amend/revise the Administrative Plan. A procedural handbook will be developed in accordance with policy in order to provide guidance to employees in the performance of their duties and in serving applicants and clients.
3. Meetings will be conducted with Landlords in order to provide training in their duties and obligations within the framework of the Section 8 HCV Program.

Improve public housing management:

1. SHA will implement quality control measures to assess interim scores on a quarterly basis.
2. SHA will achieve a PHAS score of 90 or above to achieve a High Performer rating by implementing a comprehensive plan to address all PASS, FASS, and MASS issues that impact scoring. Over the next

year SHA may revise its ACOP, Maintenance Plan, Utility Allowances, Flat-rents, Remove from Inventory (formerly Demolition/Disposition) Application.

Increase customer satisfaction:

1. SHA will improve customer satisfaction by improving staff capacity for customer relations through, implementing pre-testing, screening and hiring standards and customer service training for employees.
2. Semi-annual meetings will also be conducted with clients and applicants in an effort to aid in additional understanding of and familiarity with the HCV Program.
3. The review and hearing process will be monitored and conducted timely in order to address any issues involving clients.

Efforts to improve management functions

1. Interdepartmental communication will be increased in order to foster the coordination of planning, processing, budgeting and monitoring of the agency information between departments.
2. SHA plans to change to an Indirect Cost Allocation formula as per the PIH 2008-16 HUD Notice for the use of its Capital and other funds rather than a Central Office Cost Center (Section 226) Fee for Service methodology.

Provide replacement vouchers

1. SHA shall apply for replacement vouchers for any public housing units demolished

Concentrate on efforts to improve specific management functions:

(List; e.g., public housing finance; voucher unit inspections)

1. SHA will decrease public housing charge offs due to unpaid rent and tenant charges by implementing proactive policies and processes for collection.
2. SHA will upgrade all necessary communications and computer systems and infrastructures to assist in meeting all organizational goals
3. SHA will evaluate and implement employee training on all related systems to best utilize organizational resources
4. SHA will integrate all of its housing programs under one data processing software system for better accountability, efficiency through uniformity. SHA plans to convert its computer software from Emphasys and Elite to the Yardi system. In addition to many other advantages, Yardi also has many integrated controls that will prevent the Authority from improperly utilizing reserves and other funds that have specific intended uses and purposes.
5. SHA will improve asset management by developing procedural standards and manuals for all housing operations that support the highest efficiency and standards within department and for interdepartmental functions.
6. SHA will implement compliance tools in addition to a possible update of the ACOP including implementing quality and compliance controls through continuation of a compliance staff position.
7. SHA will continue an aggressive inspection schedule, adhering to strict HQS standards to assure high Section 8 housing quality.

PHA Goal: Expand assisted housing choices

Objectives:

Improve and continue administration voucher homeownership program

1. The Section 8 Program will continue with its Homeownership Program and evaluate its Administrative Plan in order to amend the policy to fully comply with Federal regulations and establish procedure to improve the program.

Implement public housing or other homeownership programs by:

1. Expanding and implementing enhanced Marketing Plan to sell the following inventory of homes; 8 HOPE VI (3 at Collins Park, 4 at Shaw/Wilmon, 1 at Victoria Gardens), 6 other SHA homes (on Bomar Avenue) and 26 PHA Scattered Site homes as part of the Section 32 Program.
2. Assisting low and very low-income families to become first-time homeowners with down payment and closing cost assistance. These families include but are not limited to Public Housing and Housing Choice Voucher Clients
3. Refine Section 32 Program, SHA has a HUD approved Section 32 Homeownership Plan and expects that over the next five years all of the homes in the approved plan will be sold. SHA plans to possibly amend the approved Section 32 plan to do the following; incorporate a lease purchase option, add additional units to allow greater participation, remove some units that cannot be sold and dispose of them and make some minor changes in processes and procedures.
4. Refine Lease Purchase Program to assist low-income families to become first time homeowners.

Implement public housing site-based waiting lists:

1. According to 24 CFR 903.7, section 2, (ii), (iii), (iv) and (v) SHA will continue to operate site-based waiting lists for all sites which have already converted and will convert all remaining sites to site based waiting lists. SHA's procedures for maintaining site-based waiting lists for admission to our public housing developments will include the following:

Site-based waiting lists, as authorized by section 6(s) of the 1937 Act ([42 U.S.C. 1437d\(s\)](#)), for public housing and Section 6(s) of the 1937 Act which permits PHAs to establish a system of site-based waiting lists for public housing will be adhered to and will be consistent with all applicable civil rights and fair housing laws and regulations.

Notwithstanding any other regulations, SHA has and will adopt site-based waiting lists that: (i) Regularly submits required occupancy data to HUD's Multifamily Tenant Characteristics Systems (MTCS) in an accurate, complete and timely manner; (ii) The system of site-based waiting lists has and will provide for full disclosure to each applicant of any option available to the applicant in the selection of the development in which to reside, including basic information about available sites (location, occupancy, number and size of accessible units, amenities such as day care, security, transportation and training programs) and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types (e.g., regular or accessible) at each site; (iii) Adoption of site-based waiting lists has and will not violate any court order or settlement agreement, or be inconsistent with a pending complaint brought by HUD; (iv) SHA has and will include reasonable measures to assure that adoption of site-based waiting lists is consistent with affirmatively furthering fair housing, such as reasonable marketing activities to attract applicants regardless of race or ethnicity; (v)

SHA has and will provide for regular review of its site-based waiting list policies to determine if the policy is consistent with civil rights laws and certifications through the following steps: (A) As part of the submission of the Annual Plan, SHA shall assess changes in racial, ethnic or disability-related tenant composition at each site that may have occurred during the implementation of the site-based waiting list, based upon MTCS occupancy data that has been confirmed to be complete and accurate by an independent audit (which may be the annual independent audit) or is otherwise satisfactory to HUD; (B) At least every three years SHA will use independent testers or other means satisfactory to HUD, to assure that the site-based waiting list is not being implemented in a discriminatory manner, and that no patterns or practices of discrimination exist, and providing the results to HUD; (C) Take any steps necessary to remedy the problems surfaced during the review; and (D) Take the steps necessary to affirmatively further fair housing.

Convert public housing to vouchers:

1. SHA will consider and where most appropriate to the operation, converting all or some of its developments to vouchers.

HUD Strategic Goal

2. Improve community quality of life and economic vitality

PHA Goal: Provide an improved living environment

Objectives

1. Enhancement of Resident and Community Development Initiatives through the re-establishment of Resident Initiative components: Resident Councils, Resident Training, Execution of MOUs with all established Resident Councils, and Utilization to Community Service requirements.
2. SHA will over the next 2 years develop and implement Outreach Initiatives that establishes the creation of a Faith-base consortium, links with Business Community, Neighborhood Associations, Non-profits, Local Foundations, and Service Providers.
3. SHA will establish a preference for veterans and a working preference for families applying for rental and Lease-Purchase Programs at each site and AMP.
4. SHA will broaden resident choices for those required to complete required community service in accordance to 24 CFR 960 Subpart F (960.600 through 690.609)
5. Over the next five years SHA will develop activities and a strategy that will lead to positioning itself to make application and receive designation as a “Moving to Work” agency.
6. Over the next five years SHA will assess minimum rents.
7. Implement and assess measures to de-concentrate poverty by bringing higher income public housing households into lower income developments:
8. Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments
9. Implement public housing security improvements - continue and expand the relationship with Public Safety
10. Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
11. Implement measure to promote income mixing – lower income families into higher income developments

12. The Section 8 Department will monitor the income levels within census tracts and make information available to potential clients in an attempt to bring higher income households into lower income areas.
13. The Section 8 Department may revise the Administrative Plan in order to include criminal background research on all clients on an annual basis at recertification.
14. The Department will also provide security as a topic in the Landlord and client meetings.

HUD Strategic Goal

3. Promote Self Sufficiency and asset development of families

PHA Goal: Provide or attract supportive services to improve assistance recipients' employability agency wide

Objectives:

1. Effectively implement new DOL Youth Build Grant
2. Increase the number and percentage of employed persons in assisted families
3. Provide or attract supportive services to improve assistance recipients' employability
4. Provide or attract supportive services to increase independence for the elderly or families with disabilities
5. The Section 8 Department may revise the Administrative Plan in order to establish a preference for working families.
6. The Section 8 Family Self-Sufficiency Program and Homeownership Program will be advertised to current clients and included in all briefings. Efforts will be made to enlarge the number of partners in an attempt to increase supportive services to clients.

4. Ensure equal opportunity and affirmative further fair housing

1. SHA will ensure equal opportunity and affirmatively further fair housing initiatives through the development of an internal and external review panel to evaluate and monitor SHA's policies, procedures, and applicable documents are in place.

5. Increase the financial capacity and financial efficiencies of Spartanburg Housing Authority

1. Implement Asset Management from a Financial Perspective to include comprehensive and accurate budgets for all AMPs, cost centers, funds and programs
2. Enable and enhance SHA's ability to provide timely, accurate and concise system generated financial reports
3. Address, correct and prevent all Audit Findings related to Finance from occurring and reoccurring, these include (but are not limited to) 2008 and 2009 Audit Findings in regards to Inadequate Financial Controls and Cash Management
4. Develop and implement detailed plans and options to replenish HCV Reserves
5. During 2010 SHA added a Certified Professional Accountant to the Finance Department bringing additional capacity, expertise and creditability to the Department.

6. In 2010 the Authority plans to bring additional capacity to the Finance Department by hiring and additional employee who will serve as the Senior Accountant (Cash Management and Financial Reporting).
7. In addition, on an interim basis SHA may utilize several temporary accounting employees to provide needed capacity for a temporary period of time in 2010.

Other PHA Goals and Objectives: (list below)

1. Review and revise Operational Policies and Procedure for all public housing functions to be completed within the next two years.
2. Implementation of a Comprehensive Performance Evaluation System
3. To develop Staff development and training policy and procedures for existing and new hires.
4. The SHA will create a public relations plan to address communication gaps with the public as well as to improve the perception of the public about the role, responsibilities, and activities of SHA.
5. SHA will have recognizable improved “Culture of Service” that will be engrained in each and every employee no matter the job function or title.
6. SHA will implement a comprehensive employee performance evaluation and comparability study for all positions.
7. SHA will implement an Annual Report for three main areas of interest: community, businesses and staff. The report will reflect the agency’s financial condition as well as other areas of interest.

Develop efficiencies between Agency and those we serve

1. Implement a card system for resident utility payments by 2011
2. Require all Section 8 Landlord payments to be direct deposit by 2010
3. Decrease time in tenants and landlords receiving funds
4. Reduces the ability for fraud activity
5. Decrease processing times and costs

Reporting efficiently and precisely

1. Determine other Agency department’s needs
2. Communicate Finance reporting needs
3. Provide computer access to financial reporting to other departments
4. Create useful internal reports
5. Establish an annual report in addition to audits
6. Provide timely reporting

Utilize financial ratios to monitor current financial conditions

1. Monitor all entities using financial ratios, increase annually with the goal of reaching high performer status

The SHA will continue to monitor state and HUD regulations for changes which may resolve existing regulatory conflicts that impede implementation of Section 8 vouchers in state regulated assisted living facilities and, will pursue that application when feasible as relates to program finance and regulation.

5.2 Part Two of question: Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan

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

During the past fiscal year SHA has developed and implemented Transition Plan which address every aspect of SHA's operations which includes marketing, lease up and unit turn around process and procedures which should result in the reduction of down time of vacant units and increased capacity to lease-up units at a faster rate.

These initiatives will assist the SHA in reaching its goal of a minimum of 97% occupancy rate.

Leverage:

Through its HOPE VI efforts during the year SHA has brought online additional rental units in a number of communities including; the Ridge at Southport, Collins Park, Summer Place and Independence Place. In addition, SHA submitted a Tier 1 Tax Credit Application for 66 unit elderly building through the South Carolina State Housing Finance Development and Authority that was determined to favorable and SHA was invited and is submitting a Tier 2 application.

During the year SHA submitted a number of applications which if funded would have resulted in additional leveraged dollars and an increase in affordable housing units for the area. SHA submitted a \$14.4 million NSP2 application, and a \$9.7 million Capital Fund Recovery Grant Application that were not funded. In addition, SHA submitted a \$22 million HOPE VI Revitalization Grant Application. Funding announcements for HOPE VI have not yet been made.

Acquire or build

SHA has substantially completed its second HOPE VI grant, all funds have been expended all that is remaining is the sell of the remaining 8 HOPE VI homeownership units. The HOPE VI Grant did assist SHA in increasing the number of ACC subsidized units. As the remaining homeownership units are sold, they generate program income, which is designated to be utilized for future phases and the development of additional affordable housing. For example at Collins Park SHA has completed the construction of nine single-family homes and has sold six of those. SHA has an additional 27 lots at Collins Park, which are ready to build. SHA desires to pre-sell and construct additional units at Collins Park.

Develop both affordable rental and homeownership units

Through SHA's HOPE VI and other efforts, SHA has developed affordable rental and homeownership units during the past year on Bomar Avenue and High Street.

Improve the quality of assisted housing

Utilizing the \$2.4 million Capital Fund Stimulus Grant SHA completed site improvements and building improvements which included energy and health and safety items which improved the quality of its assisted housing communities.

Improve PH management

SHA developed an internal tracking and monitoring process to review rating factors associated with PHAS.

SHA contracted with an independent contractor to complete its annual UPCS inspections and developed a work order creation and tracking system to ensure Emergency and Health and Safety issues are resolved within 24 hours.

These measures will assist the agency towards reaching its goal to achieve a High Performer status.

Voucher Management (SEMAP Scores)

SHA shall continue to strive to reach 100 points in the Section 8 Management Assessment Program (SEMAP) through monthly monitoring and increased staff training.

Customer Service

SHA developed a customer request/comment form to be submitted through the receptionist area and tracked to ensure the concerns or routed to the appropriate staff person for follow-up and action.

SHA implemented a customer call-in tracking system to keep a log of the number of calls and types to ensure proper response times are adhered. SHA is continuously monitoring and taking corrective action in addition to training staff for quality in areas that impact customer satisfaction. SHA is in the process of changing all of its data processing software system to one single agency systems for better accountability, efficiency through uniformity, and timely addressing cost and income sensitive elements of operations.

Management functions:

SHA consolidated its housing programs into one department for efficiency and consistency and is implementing new data processing software for SHA operations which will be used for closer and timelier monitoring and action for significant performance indicators that make up the PHAS score.

Renovate, modernize, demolish or dispose of obsolete public housing, provide replacement housing

SHA completed the construction of Collins Park to expand the number of Public Housing units.

Replacement vouchers:

SHA administers PHA and Housing Choice Voucher Rental and Homeownership Programs. In addition to help clients toward the goal of homeownership, SHA also administers a Lease Purchase Program. Currently we only have three active clients in our Lease Purchase Program. With the current economic situation, which makes it even more difficult for low-income families to obtain an affordable mortgage SHA has plans to refine and expand its Lease Purchase Programs to help additional families realize the American Dream of Homeownership.

During the last fiscal year SHA purchased two new homes with the use of Replacement Housing Funds. Both of these homes were add to SHA's Section 32 Program. One of these homes has already been sold and the other home is under contract.

Outreach to landlords and voucher homeownership program

SHA has operated a voucher homeownership program now for a number of years. Since the beginning of our program, we have helped fifty-eight (58) families purchase homes through the voucher program. During the last fiscal year (October 1, 2008 through September 31, 2009), we have helped nine (9) families purchase homes through the voucher homeownership program.

SHA has a HUD approved Section 32 Homeownership Plan and expects that over the next five years all of the homes in the approved plan will be sold. The SHA will continue to develop non-HUD homeownership units through affiliated nonprofits. The SHA will amend the approved Section 32 plan to incorporate a lease purchase option and additional units to allow greater participation.

Public housing or other homeownership programs:

SHA is in the process of refining its Section 32 Program. Since its approval, SHA has sold 15 homes. At this point, we believe that it is in our best interest to refine the plan to include a lease purchase component and also to possibly remove some of the homes. We believe that there are approximately ten homes that will be extremely difficult to sell because of the condition of the home, surrounding conditions and current market. We may request to remove these homes and dispose of them separately. Finally, we also believe that we can fine tune and improve some of the processes and procedures that would assist us to sell the remaining homes and to possibly use the program additionally to benefit additional low-income clients become homeowners. The SHA will continue to develop non-HUD homeownership units through affiliated nonprofits.

Public Housing site-based waiting lists:

The site based waiting list at Tobias Booker Hartwell, Country Gardens, Collins Park, Independence Place and the Ridge at Southport continued to operate. SHA is in the process of converting all sites and AMPs to site based waiting lists.

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

SHA is in the process of expanding its Self-sufficiency Program across the agency in an effort to increase the wage earning capacity of low income families within targeted communities.

During the past year the SHA administered ROSS grants promoting job training and employment opportunities to families residing in public housing.

During the past year the SHA administered a HOPE VI CSS program component designed foster Job Readiness and Training, Case Management and Referrals, Counseling and Job Placement.

These activities will assist the agency in increasing the income levels of families currently residing in communities with a concentration of poverty.

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

During past years SHA implemented a preference for families previously displaced due to development activities such as HOPE VI into the return criteria for the new LIHTC communities Collins Park, Independence

Place, Summer Place and the Ridge at Southport affordable housing communities to expand opportunities for lower income families to have access to income developments.

Public Housing security improvements:

During the past year SHA extended its collaboration with the Spartanburg Public Safety Department to host a liaison officer, designated to the SHA communities. The officer works directly with the SHA's Property Managers in receiving and filing incidents reports, tracking, and community safety concerns. SHA now has three officers assigned specifically to low-income subsidized housing in Spartanburg.

SHA continues to partner with community groups and Neighborhood Watch organizations to establish the program throughout the Authority.

Designate developments or buildings

During the past year SHA continued its designation of Mix-Population Communities with three communities Archibald Rutledge & Village, and Gooch Apartments.

SHA continues to explore non-traditional housing options for particular groups through collaborations with the South Carolina School for the Deaf and Blind, Charles Lea Center for Special Needs, and Crisis Centers in Spartanburg.

Other

Implementation of tenant education in neighborhood watch and community behavior standards. Continued strict enforcement of lease provisions and screening of applicants for housing will assure us of achieving this goal.

Utilization of private security companies to enhance resident safety and resident/visitor conformance with SHA expectations for tenant behavior.

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

SHA will continue to promote self-sufficiency and asset development. Our Section 8 and Public Housing FSS Programs will continue to be offered and is being enhanced with the development of more community partners. Resident Initiatives will be expanded to include developing relationships and collaborations with community service providers to include the Faith Based Community, our Resident Advisory Councils and Boards as well as others. Non-FSS families are able to participate in employment readiness training opportunities on a space available basis.

SHA has six computer labs based at resident locations which it will be converting into Resident Technology Resource Centers in order to better link our residents to services available at their location. This initiative will include each site having their own website and utilizing this service to distribute and communicate information between the residents, Resident Councils and the Authority Staff.

HOPE VI Campus of Learners Opportunity Center at Tobias Booker Hartwell is fully operational. We will continue to seek opportunities to develop training opportunities directed toward unemployed or underemployed

residents. We will broaden accessibility to training opportunities by developing community partnerships; provide opportunities to all PH residents; and mitigate transportation and day care barriers when possible.

SHA will increase utilization of contractual memorandums of understanding to implement programs for residents.

SHA will continue to utilize the Neighborhood Computer Centers to provide computer training.

SHA collaborates with supportive community service agencies. Increased on-site availability of services will be explored. Assessment of needs on an individual basis is continuous. SHA is exploring funding and program partners for the creation of assisted care living.

The SHA is partnering with local elderly services providers to expand services at Archibald Rutledge. This expansion will broaden service delivery to the larger community.

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

During the past year the SHA continued to market its housing programs in a cross cultural and diverse communities.

SHA incorporated fair housing information in to publication areas and inserted the fair housing logo onto its outgoing correspondences.

Other PHA Goals and Objectives: (list below)

SHA through its HOPE VI CSS program established links with the local universities, and colleges to assist resident owned businesses. SHA will continue to utilize Section 3 principals to promote resident owned business opportunities.

SHA through continues to administer a YouthBuild Program to train and assist participants in completing educational goals and preparing to work/business opportunities with funding from the Department of Labor.

6.0 PHA Plan Update

- (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: No PHA Plan elements have been revised by the PHA since its last Annual Plan submission.
- (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.

Location	Address City, State, Zip
Spartanburg Housing Authority	201 Caulder Ave. Spartanburg, 29306
Main Office	Suite A
Archibald Rutledge	764 N. Church St. Spartanburg 29303

Archibald Rutledge Village	764 N. Church St. Spartanburg 29303
Barksdale Apartments	350 Pierpont Ave. Spartanburg 29303
Cammie Clagett Courts	400 Highland Ave. Spartanburg 29306
Camp Croft Courts	111 Hanover Place Spartanburg 29306
Gooch Apartments	765 John B. White, Sr. Blvd. Spartanburg 29301
Prince Hall Apartments	100 Prince Hall Ln. Spartanburg 29306
Tobias Booker Hartwell, COL	154 George W. Carver Dr. Spartanburg 29306
Victoria Garden Apartments	695 Howard St. Spartanburg 29303
Cedar Springs Place	200 Serenity Springs Ln. Spartanburg 29302
Collins Park	106 Rev. Booker T. Sears St. Spartanburg 29306
Country Gardens Estates	346 N. Sunflower Way Moore, Spartanburg 29369
Summer Place	480 Alma Byrd Ln. Spartanburg 29301
City of Spartanburg Office	145 W. Broad St. Spartanburg 29306
Website	www.shasc.org

Plan Elements. (24 CFR 903.7)

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

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

A family as defined by HUD and the SHA:

1. Heads of household where at least one member of the household is either a citizen or eligible non-citizen. (24 CFR Part 5, Subpart E).
2. Has an Annual Income at the time of admission that does not exceed the low-income limit for occupancy established by HUD and posted separately in the SHA offices.
3. Provides a Social Security number for all family members, age 6 or older, or will provide written certification that they do not have Social Security numbers;
4. Meets or exceeds the tenant Selection and Suitability Criteria as set forth in this policy.

All applicants will be processed in accordance with HUD's regulations (24 CFR Part 960) and sound management practices. Applicants will be required to demonstrate ability to comply with essential provisions of the lease.

SHA will permanently deny admission to public housing persons convicted of manufacturing or producing methamphetamine on the premises of the assisted housing project in violation of any Federal or State law. "Premises" is defined as the building or complex in which the dwelling unit is located, including common areas and grounds. SHA will not waive this requirement.

SHA will make unit offers based on time and date of application, needed bedroom size and apply any local preferences. Two offers are made based on unit availability.

SHA purges its waiting list through public notices and letters to applicants ever two years.

2. Statement of Financial Resources

1. Federal Grants 2010	
Public Housing Operating Fund	\$3,895,989
Public Housing Capital Fund	\$2,015,355
Section 8 Annual Contributions	\$8,190,000
Resident Opportunity and Self Sufficiency Grants	\$51,100
Family Self Sufficiency (HCV)	
Family Self Sufficiency (PH)	
2. Prior Year Federal Grants	
Capital Fund	\$2,404,990
3. Public Housing Dwelling Rents	
	\$1,928,598
4. Other Income	
Interest	\$972
5. Non-Federal Sources	
Late Charges, Court Fees, Maintenance Fees	\$20,052
Total Resources	\$18,507,056

3. PHA Rent Determination Policies [24 CFR Part 903.12(b), 903.7(d)]

Public Housing:

A family's income determines eligibility for assistance and is also used to calculate the family's rent payment. Therefore, SHA will utilize the policies and procedures described in the Chapter 6 of its ACOP and HUD's Management Manual to ensure only eligible families are assisted and no family pays more or less than is required under the regulations.

Income and TTP are calculated in accordance with 24 CFR Part 5, Subpart F and further instructions set forth in HUD Notices, Memoranda and Addenda. However, the Quality Housing and Work Responsibility Act now gives SHA broader flexibility. SHA's policies in this Chapter address those areas that allow the PHA discretion to define terms and to develop standards in order to assure consistent application of the various factors that relate to the determination of TTP.

The Total Tenant Payment is the greater of:

30% of the adjusted monthly income

10% of the monthly income

The Minimum rent as established by SHA

The Total Tenant Payment does not include charges for excess utility consumption or other charges.

SHA recognizes that in some instances even the minimum rent may create a financial hardship for families. SHA will review all relevant circumstances brought to SHA's attention regarding financial hardship as it applies to minimum rent. The following section states SHA's procedures and policies in regard to minimum rent financial hardship as set forth by the QHWRA.

Section 8 Tenant-Based Assistance:

The payment standard for the Spartanburg Housing Authority Section 8 Housing Choice Voucher Program is currently set at 100% of the Fair Market Rents. Payment standards are evaluated annually upon the publication of new Fair Market Rent's in order to determine their adequacy in establishing rental amounts that will ensure the successful leasing of those families served by SHA.

SHA currently has a minimum rent of \$50.00; however, there is a minimum hardship rent policy which is contained within Chapter 6 of the Administrative Plan which is in compliance with HUD regulations. Clients receive a copy of this policy during each initial occupancy and each annual recertification.

Determination of the TTP and family share of the rent is governed by HUD regulations and is contained in Chapter 6 of the Administrative Plan.

4. Operation and Management

SHA has adopted as part of its mission to provide decent, safe and sanitary housing for its tenants. SHA maintains a contract for pest control prevention and treatment and is reviewed annually for continuation or renewal with a license extermination company. Each unit is treated monthly and each unit inspected by site manager monthly.

The Maintenance and Management staff maintains a scheduled for treatment and requires to assign off prior to payment to vendor.

Upon execution of the lease, a SHA representative will provide a lease orientation to the family head and spouse. The orientation may be conducted with more than one family. The family must attend an orientation **before taking occupancy of the unit.**

SHA and the family will inspect the premises prior to occupancy of the unit in order to determine the condition of the unit and equipment in the unit. A copy of the initial inspection, signed by SHA and the tenant, will be kept in the tenant file.

In addition to the routine unit inspections, SHA will inspect all units annually using HUD's Uniform Physical Condition Standards (UPCS) as a guideline.

The unit will be considered to have failed HUD's Uniform Physical Condition Standards if:

There are one or more non-life-threatening Health and Safety deficiencies.

There are two or more Level 2 (major) deficiencies.

There are five or more Level 1 (minor) deficiencies.

If a unit fails inspection due to housekeeping or tenant-caused damages, the resident will be given 7 days to correct noted items, after which a follow-up inspection will be conducted.

Residents will be issued a copy of the inspection report with required corrections.

The housing management staff will conduct periodic quality control inspections to determine the condition of the unit and to identify problems or issues in which SHA can be of service to the family.

Housing management staff may conduct a special inspection for housekeeping, unit condition, or suspected lease violation.

HUD representatives or local government officials may review SHA operations periodically and as a part of their monitoring may inspect a sampling of SHA's inventory.

SHA will give prior written notice for non-emergency inspections. Non-emergency entries to the unit will be made during reasonable hours of the day.

SHA will provide the family with a minimum of 24-hour notice prior to entering the unit for non-emergency reasons prior to the inspections or treatment.

All tenants will receive a written notice of at least 48 hours for the annual inspections.

Residents who "fail" an inspection due to housekeeping will be issued a Housekeeping Citation, and a re-inspection will be conducted within **7 working days** by housing management staff.

If the family fails to comply with the re-inspection it can result in lease termination.

SHA will govern in accordance with its ACOP and any related issues not addressed will be governed by federal regulations, HUD handbooks, and guidebooks, notices and applicable state and local laws.

5. Grievance Procedures

Chapter 14 of the Spartanburg Housing Authority's ACOP describes the informal hearing requirements defined in HUD regulations (CFR Part 966, Subpart B) and are applicable to participating families who disagree with an action, decision, or inaction of SHA. This Chapter describes the policies to be used when families disagree with

a SHA decision. It is the policy of SHA to ensure that all families have the benefit of all protections due to them under the law. The policy is described in four parts: The process and eligibility for filing a complaint, the appeals process by a tenant, the appeals process by an applicant, hearing and appeal provisions for “restrictions on assistance to non-citizens” and the grievance procedures. A copy of the grievance procedure is posted at each public housing site and provided to each resident at lease up. Chapter 15 of the Administrative Plan describes the policies, procedures and standards to be used when families disagree with a decision of SHA Section 8 program. The hearing procedures are provided to families in the Section 8 briefing packets.

6. Designated Housing for Elderly and Disabled Families

In accordance with the 1992 Housing Act, elderly families with a head, spouse or sole member at least 62 years of age will receive a preference for admission to such units or buildings covered by a HUD-approved Allocation Plan, except for the units that are accessible, which may be offered to persons with disabilities. SHA will take the following action when processing families for developments designated for the elderly:

When there are insufficient elderly families who wish to reside in a development, near-elderly families (head or spouse ages 50-61) receive a preference for this type of unit.

Designated housing for the Elderly and Disabled Families:

- 1) Cedar Springs Place 200 Serenity Lane Spartanburg, SC 29302 48 units

7. Community Service and Self-Sufficiency

HUD regulations pertaining to the community service requirement are contained in 24 CFR 960 Subpart F (960.00 through 960.609). In administering community service requirements (24 CFR 960.609 (c)(5)), the PHA must comply with all non-discrimination and equal opportunity requirements. Chapter 16 of the ACOP explains HUD regulations for all non-exempt adults living in public housing.

Each adult resident of SHA shall:

Contribute 8 hours per month of community service (not including political activities) within the community in which that adult resides; or

Participate in an economic self-sufficiency program (defined below) for 8 hours per month; or

Perform 8 hours per month of combined activities (community service and economic self-sufficiency program)

SHA will ensure that:

- The conditions under which the work is to be performed are not hazardous,
- The work is not labor that would be performed by SHA's employees responsible for essential maintenance and property services; or
- The work is not otherwise unacceptable.

- SHA may administer its own community service program, with cooperative relationships with other entities.
- SHA will give residents the greatest choice possible in identifying community service opportunities.
- SHA will consider a broad range of self-sufficiency opportunities.
- SHA may administer the community service program through contracts and collaborative agreements with volunteer and community agencies.

For purposes of satisfying the community service requirement, participating in an economic self-sufficiency program is defined, in addition to the exemption definitions described above, by HUD as: Any program designed to encourage, assist, train or facilitate economic independence of assisted families or to provide work for such families.

These economic self-sufficiency programs can include job training, employment counseling, work placement, basic skills training, education, English proficiency, workfare, financial or household management, apprenticeship, or any other program necessary to ready a participant to work (such as substance abuse or mental health treatment).

In addition to the HUD definition above, SHA definition includes any of the following:

- Participating in the Family Self-Sufficiency Program and being current in the steps outlined in the Individual Training and Services Plan.
- Other activities as approved by SHA on a case-by-case basis.

A training program qualifying under 24 CFR 5.609 (c)(8)(v) is defined as one with goals and objectives designed to lead to a higher level of proficiency, and one which enhances the individual's ability to obtain employment. The training program may have performance standards to measure proficiency. The treatment of income has described in Chapter 6 of the ACOP outlines the treatment of income: training income exclusions, disallowance of earned income from rent determinations and training programs funded by HUD.

8. Safety and Crime Prevention

All federally assisted housing is intended to provide a place to live and raise families, not a place to commit crime, to use or sell drugs or terrorize neighbors. It is the intention of the Spartanburg Housing Authority to fully endorse and implement a policy that is designed to:

Help create and maintain a safe and drug-free community,

Keep our program participants free from threats to their personal and family safety,

Support parental efforts to instill values of personal responsibility and hard work;

Help maintain an environment where children can live safely, learn and grow up to be productive citizens; and

Assist families in their vocational/educational goals in the pursuit of self-sufficiency.

The need for measures to ensure the safety of public housing residents are based on a most recent report prepared by the Spartanburg Public Safety Department (SPSD) that demonstrates that low-income area and areas with a high concentration of poverty were proportionately higher than moderately higher income communities. SHA through its agreement with the SPSPD submits monthly report of calls for service and weekly reports of incidents within public housing sites or crimes committed by persons residing within public housing. Both reports indicate a need to monitor the level of each and develop and strategy to reduce the contributing factors.

In an effort to reduce the level of fear and threats SHA has established a “HOTLINE” for residents to anonymously report any criminal activities.

SHA has contracted with a private security company for security within its Archibald Rutledge, Senior High Rise site.

SHA maintains agreement with the Spartanburg Public Safety Department to assist in running criminal background checks, providing supplemental patrols as needed, and developing and implementing crime prevention strategies. SHA will check criminal history for all applicants who are 18 years of age to determine whether any member of the family has engaged in violent or drug-related criminal activity.

SHA will check criminal history for all applicants who are 18 years of age to determine whether any member of the family is subject to a lifetime sex offender registration requirement.

Verification of any past activity will be done prior to final eligibility and will not include a check of conviction records.

Persons evicted from public housing, Indian housing, Section 23, or any Section 8 program because of drug-related criminal activity are ineligible for admission to Public Housing for a **five (5) -year** period beginning on the date of such eviction.

SHA will admit the household if the SHA determines:

**The person demonstrates successful completion of a rehabilitation program approved by the SHA,
or**

The circumstances leading to the eviction no longer exist. For example, the individual involved in drugs is no longer in the household because the person has died or is imprisoned.

No member of the applicant's family may have engaged in drug related or violent criminal activity within the **past 5 years.**

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

9. Pets

Chapter 11 of the SHA's ACOP explains the SHA's policies on the keeping of pets and any criteria or standards pertaining to the policy for elderly/disabled projects. The rules adopted are reasonably related to the legitimate interest of this SHA to provide a decent, safe and sanitary living environment for all tenants, to protecting and preserving the physical condition of the property, and the financial interest of the SHA.

The purpose of this policy is to establish the SHA's policy and procedures for ownership of pets in elderly and disabled units and to ensure that no applicant or resident is discriminated against regarding admission or continued occupancy because of ownership of pets. It also establishes reasonable rules governing the keeping of common household pets.

Nothing in the policy or the dwelling lease limits or impairs the right of persons with disabilities to own animals that are used to assist them.

10. Civil Rights Certification – See Attached

SHA is in compliance with the Civil Rights and AFFH Certification. SHA can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the City of Spartanburg and Spartanburg County to implement initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.

11. Fiscal Year Audit – See attached

12. Asset Management

SHA in conversion to Asset Management sent key staff members, in management, finance, and maintenance to training and developed the plan to transition each site. In addition to the preliminary training, site managers and maintenance staff received onsite training as a follow-up. We are now working to refine and enhance site and central office functions which will make Asset Management more effective.

SHA has transitioned its centralized operational functions to the sites and manages its AMP's through direct oversight within each property.

13. Violence Against Women Act (VAWA)

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

SHA also has a long standing relationship with the local crisis centers, and the Spartanburg Public Safety Department’s Victims Advocacy division to make referrals and provide case management for families who report an incident of domestic violence.

SHA’s ACOP makes provision for families who are threatened or in danger due to reporting criminal activity to receive at higher priority for transfer to a less threatening site.

SHA provided training for its site managers and admission staff on VAWA to further ensure proper guidelines are understood and applied.

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. *Include statements related to these programs as applicable.*

The Spartanburg Housing Authority has the intent to apply for a HOPE VI Program, Choice Neighborhoods or other similar programs to re-develop a number of sites:

(a) HOPE VI, Mixed Finance Modernization Development

Site	Proposed Funding	Alternative Funding	Timetable for application	Unit Count	Application and Approval Process
Woodworth Homes/Gallery Hill	HOPE VI	PH Recovery Act NOFA	2010 -2011	66 Senior Rental 60 Multifamily Rental 15 Homeownership	Competitive Process HUD Submittal
Midtowne Heights	HOPE VI	State Tax Credit PH Recovery Act NOFA	2010 -2011	60 Senior Rental 20 Mixed-Use Rental 111 Multifamily Rental 58 Townhomes Rental 30 Homeownership	Competitive process for HUD Funding
Cammie Clagett Courts	HOPE VI	State Tax Credit PH Recovery Act NOFA	2010 -2011	To Be Determined	Competitive process for HUD Funding
Prince Hall Apartments	HOPE VI	State Tax Credit PH Recovery Act NOFA	2010 -2011	To Be Determined	Competitive process for HUD Funding
Twin Springs Chesnee	ORHED Section 8 Project B		Funds Awarded 2008	20 Elderly, Handicapped and Disabled	Funds Awarded 2008
Page Lake Seniors	Tax Credit Section 8		2010 -2011	66 Elderly, Handicapped and Disabled	Past Tier I now in Tier II process
Page Lake	Joint Venture Bonds		2010-2013	To Be Determined	To Be Determined

Barksdale Apartments	HOPE VI Other	State Tax Credit Bonds	2010-2013	To Be Determined	To Be Determined
Leland-Spruce Apartments	HOPE VI Other	State Tax Credit Bonds	2010-2013	To Be Determined	To Be Determined
Watson Apartments	HOPE VI Other	State Tax Credit Bonds	2010-2013	To Be Determined	To Be Determined

(b) Demolition and Disposition [24 CFR Part 903.12(b), 903.7 (h)]

Project Proposed for Demolition	# of Units and Size	Accessibility Features	Units Proposed For Demolition	Timetable for Demolition
Camp Croft Courts 111 Hanover Place (SC 3-06)	98 Units Semi Detached 14 1BR 58 2BR 26 3BR	6 handicap accessible	Total Demolition	2012
Prince Hall 100 Prince Hall Lane (SC 3-12)	100 Units Row and Townhomes 81 2BR 19 3BR	General Population	Total Demolition	2011
Watson Apartments 351 Textile Road (SC 3-14) (SC 3-42)	28 Units Semi Detached 4 1BR 10 2BR 10 3BR 4 4BR	General Population	Total Demolition	2013
Cammie Clagett Cts. 400 Highland Ave (SC 3-07)	150 Units 16 1BR 30 2BR 58 3BR 38 4BR 8 5BR	General Population	Total Demolition	2011
Barksdale Apts 350 Pierpont Ave (SC 3-14) (SC 3-43)	44 Units Semi Detached 8 2BR 26 3BR 10 4BR	General Population	Total Demolition	2013
Leland-Spruce Apartments (SC 3-11,23,24,28)	58 Units	General Population	Total Demolition	2013

(c) Conversion of Public Housing

At all of SHA's AMPs including Tax Credit Properties, SHA would like to assess and possibly implement Voluntary Conversion of some of its Public Housing Units to private units with Project Based Section 8 Vouchers. SHA has not been required to convert any units by Mandatory Conversion. SHA is specifically

interested in Voluntary Conversion of all units at Prince Hall Apartments, Cammie Clagett Courts and possibly some units at Tobias Booker Hartwell COL.

(d) Homeownership Programs

As a part of SHA’s development activities, SHA plans to develop some affordable homeownership units as the market will support. These units could be a part of a HOPE VI or similar initiative or may be a stand alone effort. SHA is working closely with the City of Spartanburg to develop approximately 40 homeownership units at Forest Park which is directly across the street from Collins Park. Collins Park also has 27 homeownership lots which are ready to build on. SHA also has an approved Section 32 Homeownership Program and has approximately 26 remaining PHA Scattered Site homes which it plans to sell. These PHA Scattered Site homes are all in AMP 40 and the HUD Sites numbers are 3-11, 3-23, 3-24 and 3-28.

(e) Project Based Vouchers

As previously described SHA desires to convert some of its Public Housing Units to Project Based Voucher Units. SHA may complete this effort in whole or in part with current Vouchers however if additional Vouchers are received as replacement for the demolition of Public Housing Units through HOPE VI or other similar demolition and disposition, all or some portion of these replacement Vouchers may also be utilized for the conversion of Public Housing Units to be private units with Project Based Vouchers. In addition SHA plans to apply to the South Carolina State Housing Finance and Development Authority for Low Income Housing Tax Credit Units for development activities and Project Based Vouchers may also be used for this development activity.

In 2008, Spartanburg Leased Housing Corporation (SLHC) one of SHA’s non-profit affiliates was awarded an Office of Rural Housing and Economic Development (ORHED) Grant in the amount of \$300,000. During the next fiscal year, SHA will assist SHLC to develop 20 affordable rural rental housing units in Chesnee, South Carolina. This project will be named Twin Springs and each of the affordable rental units will also have Project Based Section 8 (HCV) Vouchers.

8.0 Capital Improvement Needs [24 CFR Part 903.12(b), 903.7 (g)]

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report

(a) Initial Budget for a new grant

FY 2010 – See attached

(b) Performance Report and Evaluation Report progress on open grants

2008 CFP - See attached

2008 RHF - See attached

2009 CFP - See attached

2009 RHF - See attached

8.2 Capital Fund Program Five-Year Action Plan

For Years 2010 – 2015 – See attached

8.3 Capital Fund Financing Program

In the past SHA has utilized the Capital Fund Financing program to replace 54 units of public housing. The new community is called J. Curtis Anderson and it was developed on the site of the former Woodworth Homes community. The project was completed in late 2008. SHA borrowed \$8,708,487 for 19.75 years at 4.5% for this project. Beginning with Capital Fund for 2005 the debt payment has been budgeted and paid quarterly. As of May 20, 2010 the balance of the loan is approximately \$7,044,000.

9.0 Housing Needs

There continues to be a demonstrated need for Public Housing within the jurisdiction of the Spartanburg Housing Authority (SHA) as demonstrated by the number of unit under its management.

SHA serves over 3,634 families under its various housing programs (See Table 1 below):

Table 1

Housing Programs	Units	Vouchers
1. Public Housing	1,135	
2. Section 8 (Voucher Program)		1,827
3. Mod Rehab		333
4. Affordable/Moderate Income	424	
Total	1,559	2,160

The Spartanburg Housing Authority administers the Section 8 Moderate Rehabilitation (SRO) program. SHA’s Section 8 Program currently subsidizes units in the following apartment complexes (Not Owned by SHA):

- 194 units at Norris Ridge Apartments,
- 36 units at Morningside Apartments, and
- 106 units at Oakview Apartments

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

Table 2

Waiting List by Program:	
Public Housing Waiting List	1,029
Section 8 Waiting List	648
Mod Rehab Waiting List	44
Affordable/Moderate Income Waiting List	1,419
Total	3,140

9.1 Strategies for addressing the Housing needs

In accordance with the City’s Consolidated Plan a barrier to affordable housing is the lack thereof. SHA will employ effective maintenance and management policies to minimize the number of public housing units in off-

line status, reduce the number of vacated public housing units, and the time to renovate and make units available for occupancy.

SHA will seek replacement of public housing units lost to the inventory through demolition, mixed finance development, and Section 8 replacement housing resources. SHA will market the Section 8 program among owners, particularly those outside of areas of minority and poverty concentration.

Improve community quality of life and economic vitality:

SHA will continue to de-concentrate poverty by bringing higher income public housing households into lower income communities or vice versa, promote income mixing, and exercising its ACOP de-concentration procedures to strengthen the economic health of each development.

SHA will partner with the Spartanburg Public Safety Department (SPSD) to address security concerns, in addition to contracting with private companies for above baseline patrol and monitoring. SHA will continue to use applicant screening and lease enforcement practices as its primary strategy to address tenant management concerns to improve the quality of life within public housing developments.

Supplement Strategies include but or not limited to; designation of developments or buildings for particular resident groups (i.e. elderly, persons with disabilities, or Senior families), and implementation of more detailed tenant education, neighborhood watch, and community organization programs.

Revitalization Strategy:

SHA will continue its aggressive and efficient use of Capital Funds to address its capital needs in improving building and site conditions.

Through a comprehensive physical needs assessment, SHA will continue to evaluate all ACC properties for obsolescence, and determine the highest and best use. The results of such evaluations may result in full or partial demolition or disposition. The most critically identified sites are Cammie Clagett Courts located in the Highland Community and Prince Hall Apartments, both located in the Targeted Stewart Park Area. SHA has completed the demolition of the Woodworth Homes Apartments previously identified under its 2007 Annual Plan.

SHA will develop a replacement housing strategy to determine the appropriate housing types (i.e. Public, Affordable, or Market Rate) that will best sustain a mixed-income community. In conjunction with SHA's public housing strategies SHA's Section 8 Administrative plan addresses mobility counseling, landlord outreach and the voucher homeownership program as additional expansion to assisting low-income families.

The plan also requires an annual review of the payment standards. SHA will comply with all requirements of HUD regulations and its Administrative Plan.

SHA will continue to partner with the City of Spartanburg's Community Development Division to make application for available grant opportunities to address housing needs and enhance homeownership

opportunities for low and moderate income families. SHA may also apply for grant opportunities independent from the City.

Homeownership:

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

In addition to SHA’s Section 32 Program we will continue to partner with the City in the Forest Park Redevelopment Project adjacent to our Collins Park HOPE VI site (the former Phyllis Goins Apartments) to address the number of substandard houses, vacant properties and a high crime area. SHA will partner with the City in the build back of approximately 40 new homes for low-to moderate-income homebuyers. The architectural style of these homes will complement the neo-traditional design built in the HOPE VI project previously stated. Construction on this site began in 2007.

Spartanburg Housing Development (SHD) is a nonprofit which was created by SHA in 2001. SHD is committed to offering Spartanburg residents affordable resources so they can buy, maintain, and sustain their homes. SHD partners with SHA, residents, lending institutions, the City of Spartanburg, Spartanburg County, corporations and foundations so that families can protect and preserve their single biggest investment—their homes.

Spartanburg Housing Development Corporation is a charter member of the NeighborWorks® America network. Today, there are more than 230 network organizations working to revitalize communities with affordable mortgage financing and comprehensive home-buyer counseling.

In June 2004, the Homeownership Resource Center was opened that as a collaborative service for education and budget training for individuals interested in homeownership development. Additionally, it serves as an outreach site for other non-profit affordable housing service providers. The purpose of the homeownership program is to promote the development of local strategies, with assistance and guidance from the Homeownership Resource Center. The program can assist families living in public housing to become economically self-sufficient and attain homeownership. This program will continue to provide these families with the opportunity to secure additional skills, training employment, counseling, and readiness training, empowering families to become homeowners.

The following training components are offered through the Homeownership Resource Center: Budgeting and Credit Counseling, Pre-Approval and Purchase for first time homebuyers, Homeowners Insurance, and Home Maintenance and Inspection sessions. The Budget and Credit Workshop is an introduction to budgeting and credit. Participants are counseled on the basic rules of budgeting, establishment of credit, and how to properly address credit issues. In addition, all participants are eligible to receive a copy of their credit report. The First Time Homebuyers Workshop delivers a guide to homeownership developed by NeighborWorks America®. The guide provides general information designed to assist potential homebuyers in obtaining affordable housing. The Homeowners Insurance Workshop is designed to teach participants the differences in coverage needed for their homes and property. The Homebuyer’s Maintenance/Inspection Workshop, designed to teach participants how to protect their investment, identify which projects can most likely be handled as small home repair and

when the homebuyer may want to contract for services. The importance of inspections prior to purchase is also covered.

SHD also serves as a conduit for providing qualified participants with down payment assistance, and closing cost in the purchase of homes. These funds are made available through federal grants, state, first time homeownership program, SHA, County and City's Homebuyers Assistance Programs.

10.0 Additional Information

(a) Progress in Meeting Mission and Goals

Spartanburg Housing Authority Mission Statement

"The Spartanburg Housing Authority is committed to providing quality affordable housing in healthy neighborhoods through partnerships with our residents and other groups, fostering neighborhood redevelopment and opportunities for those we serve to achieve self-sufficiency."

1. The SHA increased the availability of decent, safe, and affordable housing by reducing public housing vacancies, leveraging resources to create additional housing and making application for and receiving Tenant-Based Rental Assistant Funds from the state under its Section 8 Program.
2. The SHA continued to seek collaborations and partnerships that promote self-sufficiency for its residents. Through the administration of ROSS and HOPE VI Grants families and individuals were able to improve their ability to increase their wage earning capacity and employability.
3. The SHA through its HOPE VI and other resources developed affordable rental and homeownership units during the past year. In addition, Spartanburg Housing Development (SHD), one of the SHA's affiliated non-profit entities has also developed affordable rental units, and homeownership units.

(b) Significant Amendment and Substantial Deviation/Modification

1. Substantial Deviation from the 5-Year Plan:

Substantial deviations are defined as major changes in the plans or policies of the SHA or financial resources that affect the mission, goals, objectives, plans of the agency and that require review by the Resident Advisory Board and formal approval by the Board of Commissioners.

2. Significant Amendment or Modification to the Annual Plan:

Significant amendments or modifications are defined as major changes in the plans or policies of the SHA or financial resources that affect the mission, goals, objectives, plans of the agency and that require review by the Resident Advisory Board and formal approval by the Board of Commissioners.

There have been no Substantial Deviations from SHA's previous 5-Year Plan and there has been no Significant Amendment or Modification to SHA's Annual Plan for the previous year.

11.0 Required Submission for HUD Field Office Review

- (a) Form HUD-50077, PHA Certification of Compliance with PHA Plans and Related Regulations**
- (b) Form HUD-50077-CR, Civil Rights Certification**
- (c) Form HUD-50070, Certification for a Drug-Free Workplace**
- (d) Form HUD-50071 , Certification of Payments to Influence Federal Transactions**
- (e) Form SF-LLL, Disclosure of Lobbying Activities**
- (f) Form HUD-50077-SL, Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan**
- (g) Resident Advisory Board (RAB) Comments**
- (h) Challenged Elements**
- (i) Forms HUD-50075.1, Capital Fund Program Annual Statement/Performance and Evaluation Reports**
- (j) Form HUD-50075.2, Capital Fund Program Five-Year Action Plan**
- (k) Copy of 2008 Fiscal Year Audit**

**ATTACHMENTS TO 5–YEAR AND ANNUAL PLAN
SPARTANBURG HOUSING AUTHORITY (SHA)**



5 – YEAR AND ANNUAL PLAN
2010 – 2015
201 Caulder Avenue, Suite A
Spartanburg, South Carolina 29306
May 28, 2010

ATTACHMENT A

**Form HUD-50077, PHA Certification of Compliance with PHA Plans
and Related Regulations**

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year and/or Annual PHA Plan for the PHA fiscal year beginning 2010 _____, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

Spartanburg Housing Authority

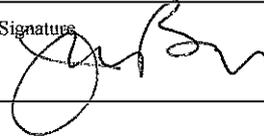
SC003

PHA Name

PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 20¹⁰ - 20¹⁵
 Annual PHA Plan for Fiscal Years 20¹⁰ - 20¹¹

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

Name of Authorized Official	Title
Mr. J. Stephen Rush	Board Chair
Signature 	Date June 15, 2010



5 – YEAR AND ANNUAL PLAN
2010 – 2015
201 Caulder Avenue, Suite A
Spartanburg, South Carolina 29306
May 28, 2010

ATTACHMENT B

Form HUD-50077-CR, Civil Rights Certification

Civil Rights Certification

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

Civil Rights Certification

Annual Certification and Board Resolution

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

Spartanburg Housing Authority

SC003

PHA Name

PHA Number/HA Code

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

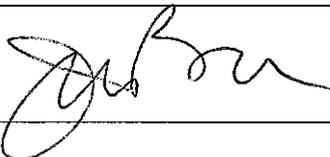
Name of Authorized Official

Mr. J. Stephen Rush

Title

Board Chair

Signature



Date 06/15/2010



5 – YEAR AND ANNUAL PLAN
2010 – 2015
201 Caulder Avenue, Suite A
Spartanburg, South Carolina 29306
May 28, 2010

ATTACHMENT C

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

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Spartanburg Housing Authority

Program/Activity Receiving Federal Grant Funding

SHA 5-Year Plan for FY 2010-2015 and Annual Plan for FY 2010-2011/Public Housing Operating Funds, HCV, Capital Funds

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. Sites for Work Performance. The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

Please see attached sheet

Check here if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Mr. Harry A. Byrd, Jr.

Title

Executive Director

Signature

X 

Date

May 28, 2010

Attachment to form HUD-50070 Certification for a Drug-Free Workplace

Applicant Name: Spartanburg Housing Authority

Applicant Address: 201 Caulder Avenue, Suite A, Spartanburg, SC 29306

Program/activity receiving grant funding: SHA 5-Year Plan for FY 2010-2015 and Annual Plan for FY 2010-2011/Public Housing Operating Funds, HCV, Capital Funds

Places of Performance:

Archiblad Rutledge
764 N. Church Street
Spartanburg, SC 29303

Scattereed Sites
Various addresses

Cottage Grove
300 Caulder Avenue
Spartanburg, SC 29306

Archibald Rutledge Village
140 Centennial Street
Spartanburg, SC 29303

Tobias Booker Hartwell
154 George Washington Carver Dr.
Spartanburg, SC 29306

Independence Place
150 Cedar Springs Place
Spartanburg, SC 29302

Barksdale Apartments
400 Highland Avenue
Spartanburg, SC 29306

Victoria Garden Apartments
695 Howard Street
Spartanburg, SC 29303

Summer Place
480 Alma Byrd Lane
Spartanburg, SC 29301

Camp Croft Courts
111 Hanover Place
Spartanburg, SC 29306

Watson Apartments
351 Textile Road
Spartanburg, SC 29301

The Ridge at Southport
305 Gran Cental Avenue
Spartanburg, SC 29306

Gooch Apartments
765 John B. White, Sr. Blvd.
Spartanburg, SC 29301

J.C. Anderson Apartments
Baltimore Avenue
Spartanburg, SC 29301

Capps Villa
Serenity Springs Lane
Spartanburg, SC 29302

Leland Apartments
300 Leeland Street
Spartanburg, SC 29303

Cedar Springs Place
200 Serenity Springs Lane
Spartanburg, SC 29302

JC Bull Apartments
101 Marion Avenue
Spartanburg, SC 29306

Spruce Apartments
424 Spruce Street
Spartanburg, SC 29303

Collins Park
106 Rev. Booker T. Sears St.
Spartanburg, SC 29306

Norman Locklear Pitts Sr. Housing
S. Liberty Street
Spartanburg, SC 29306

Prince Hall Apartments
100 Prince Hall Lane
Spartanburg, SC 29306

Country Garden Estates
346 N. Sunflower Way
Moore, SC 29369



5 – YEAR AND ANNUAL PLAN
2010 – 2015
201 Caulder Avenue, Suite A
Spartanburg, South Carolina 29306
May 28, 2010

ATTACHMENT D

**Form HUD-50071 , Certification of Payments to Influence Federal
Transaction**

Certification of Payments to Influence Federal Transactions

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

Applicant Name

Spartanburg Housing Authority

Program/Activity Receiving Federal Grant Funding

SHA 5-Year Plan for FY 2010-2015 and Annual Plan for FY 2010-2011/Public Housing Operating Funds, HCV, Capital Funds

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

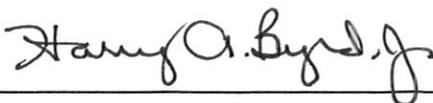
Name of Authorized Official

Mr. Harry A. Byrd, Jr.

Title

Executive Director

Signature



Date (mm/dd/yyyy)

05/28/2010



5 – YEAR AND ANNUAL PLAN
2010 – 2015
201 Caulder Avenue, Suite A
Spartanburg, South Carolina 29306
May 28, 2010

ATTACHMENT E

Form SF-LLL, Disclosure of Lobbying Activities

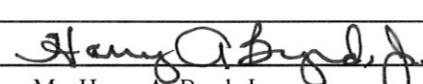
DISCLOSURE OF LOBBYING ACTIVITIES

Approved by OMB

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	2. Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, <i>if known</i> : Congressional District, <i>if known</i> : 4	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: <-- Reporting Entity Spartanburg Housing Authority 201 Caulder Avenue, Suite A Spartanburg, SC 29306 Congressional District, <i>if known</i> :	
6. Federal Department/Agency: U.S. Department of HUD	7. Federal Program Name/Description: 5-Year Plan and Annual Plan/Public Housing Operating Funds, etc CFDA Number, <i>if applicable</i> : _____	
8. Federal Action Number, if known:	9. Award Amount, if known: \$	
10. a. Name and Address of Lobbying Registrant <i>(if individual, last name, first name, MI):</i> NONE	b. Individuals Performing Services <i>(including address if different from No. 10a)</i> <i>(last name, first name, MI):</i> NONE	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature: <u></u> Print Name: <u>Mr. Harry A. Byrd, Jr.</u> Title: <u>Executive Director</u> Telephone No.: <u>864-598-6012</u> Date: <u>05/28/2010</u>	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)



5 – YEAR AND ANNUAL PLAN
2010 – 2015
201 Caulder Avenue, Suite A
Spartanburg, South Carolina 29306
May 28, 2010

ATTACHMENT F

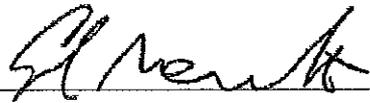
**Form HUD-50077-SL, Certification by State or Local Official of PHA
Plans Consistency with the Consolidated Plan**

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

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

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

I, Ed Memmott the City Manager certify that the Five Year and
Annual PHA Plan of the Spartanburg Housing Authority is consistent with the Consolidated Plan of
the City of Spartanburg prepared pursuant to 24 CFR Part 91.



07/09/2010

Signed / Dated by Appropriate State or Local Official



5 – YEAR AND ANNUAL PLAN
2010 – 2015
201 Caulder Avenue, Suite A
Spartanburg, South Carolina 29306
May 28, 2010

ATTACHMENT G

Resident Advisory Board (RAB) Comments

**Comments from Resident Advisory Board Members on
5 – Year and Annual Plans
at Resident Council Lunch and Learn (Recognition) Meeting
Tuesday, June 08, 2010
Mary Wright Room
10:00 AM until 12:00 Noon**

On Tuesday, June 08, 2010 the Housing Authority of the City of Spartanburg (SHA) held a Resident Council Lunch and Learn (Recognition) Meeting with the Resident Advisory Boards in the Mary Wright Room from 10:00 AM until 12:00 noon. As a part of the meeting the SHA 5 – Year and Annual Plans were distributed and presented. Input on the plans was requested for possible revisions and comments on the plans themselves.

Attendees at the meeting providing general and more specific comments as follows:

A representative from Barksdale Apartments commented that the reason trees that had been planted were “skimpy”.

A representative from Gooch Apartments said that she had noticed that we were making improvements to the outside of our units and properties and that she believed that we needed to be spending out dollars on the inside of the units making improvements there. In addition, she said that it had been explained to the residents at Gooch that SHA was going to be making improvements to the grounds planting trees and flowers. She said that she had seen new trees planted, but had not seen any flowers.

A resident from Unit #40 at Leland Spruce Apartments said that she was having a problem with her ceiling falling. She said that she had reported that her ceiling was falling three months ago, but no one had done anything about it.

Several representatives from the Barksdale Apartments said that there were a number of units that had problems with ceilings falling below kitchens and bathrooms. All of the following units indicated problems with falling ceilings; Units #69, #70, #73 and #94.

In addition a resident from Barksdale Apartments inquired about a “ridiculous” charge of \$15.69 for opening a door for the Gas Department to get to a water heater.

Finally a resident from Gooch Apartments in Unit #31 complained about rats in her apartment.

Response to Residential Council Lunch

Comment from Resident: A representative from Barksdale Apartments commented that the reason trees that had been planted were “skimpy”.

Response: The trees that were selected for the landscaping improvements were appropriate for the site. They were selected by a certified arborist who holds a degree or certification in horticulture. These trees were both cost effective and will be low maintenance because of their species type.

The City of Spartanburg has a tree ordinance that states when a tree is removed a replacement tree has to be planted in its place. The number of tree replacement is based on the size of the tree removed.

Comment from Resident: A representative from Gooch Apartments said that she had noticed that we were making improvements to the outside of our units and properties and that she believed that we needed to be spending out dollars on the inside of the units making improvements there. In addition, she said that it had been explained to the residents at Gooch that SHA was going to be making improvements to the grounds planting trees and flowers. She said that she had seen new trees planted, but had not seen any flowers.

Response: The Spartanburg Housing Authority Planning and Development Department does have a plan which it is utilizing for maintaining and modernizing its properties. These plans include addressing both items in the exterior and interior of its housing units. It is correct that SHA has been attempting to improve the curb appeal of its properties and has been addressing those deficiencies concerning the exterior of its units that have been noted in HUD REAC Inspections.

Comment from Resident: A resident from Unit #40 at Leland Spruce Apartments states that she was having a problem with her ceiling falling, that she had reported it three months ago and that nothing had been done.

Response: The Site Manager checked on this issue and the ceiling has been repaired and corrected. The resident did contact the Authority several months ago and temporary repairs were made on a short-term basis. A permanent repair has now been made.

Comment from Resident: Several residents (#69, #70, #73 and #94) from Barksdale Apartments reported that there were problems with ceilings falling below kitchens and bathrooms.

Response: The Site Manager checked on these issues and the ceilings have all now been repaired and corrected.

Comment from Resident: A resident from Barksdale Apartments inquired about a “ridiculous” charge of \$15.69 for opening a door for the Gas Department to get to a water heater.

Response: The Site Manager is working with the resident to explain and/or resolved this issue.

Comment from Resident: A resident from Unit #31 at Gooch apartments complained about rats in her apartment.

Response: The Site Manager is working with the resident and Gregory Pest extermination to correct this problem.

ATTACHMENT H

Challenged Elements

**Comments and Challenged Elements
from Public Hearing on
5 – Year and Annual Plans
Monday, June 07, 2010
Mary Wright Room
5:00 PM**

On Monday, June 07, 2010 the Housing Authority of the City of Spartanburg (SHA) held a Public Hearing in the Mary Wright Room at 5:00 PM. As a part of the meeting the SHA 5 – Year and Annual Plans were available for distribution and presentation. The purpose of the meeting was to request Input on the plans for possible revisions and comments on the plans themselves. Notification of the Public Hearing was properly advertised and posted.

There were no Public Comments or Challenged Elements to SHA's Plans.



5 – YEAR AND ANNUAL PLAN
2010 – 2015
201 Caulder Avenue, Suite A
Spartanburg, South Carolina 29306
May 28, 2010

ATTACHMENT I

**Forms HUD-50075.1, Capital Fund Program Annual
Statement/Performance and Evaluation Reports**

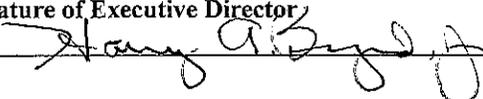
Part I: Summary					
PHA Name: Spartanburg Housing Authority		Grant Type and Number Capital Fund Program Grant No: SC16P003501-08 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2008 FFY of Grant Approval:
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no:1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 4/30/2009 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	100,000.00	334,555.00	334,555.00	334,555.00
3	1408 Management Improvements	172,724.00	44,507.30	44,507.30	44,507.30
4	1410 Administration (may not exceed 10% of line 21)	167,276.00	167,276.00	167,276.00	167,276.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	220,000.00	66,937.22	66,937.22	51,937.22
8	1440 Site Acquisition	10,000.00	0		
9	1450 Site Improvement	130,063.96	112,387.07	112,387.07	63,949.01
10	1460 Dwelling Structures	411,776.00	259,843.79	259,843.79	152,098.13
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	20,000.00	246,333.58	246,333.58	101,033.10
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

Part I: Summary					
PHA Name: Spartanburg Housing Authority		Grant Type and Number Capital Fund Program Grant No: SC16P003501-08 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant:2008 FFY of Grant Approval:	
Type of Grant <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: 4/30/2009 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA	440,936.04	440,936.04	440,936.04	440,936.04
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,672,776.00	1,672,776.00	1,672,776.00	1,356,291.80
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director 		Date 9/22/10		Signature of Public Housing Director	

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

Part II: Supporting Pages								
PHA Name: Spartanburg Housing Authority			Grant Type and Number Capital Fund Program Grant No: SC16P003501-08 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2008		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
OPERATIONS	Operations	1406		100000.00	334555.00	334555.00	334555.00	
SHA WIDE MGMT IMPROVEMENTS	Staff Computer training	1408		25000.00				
	Computer Software Upgrade	1408		30000.00	20429.79	20429.79	20429.79	
	Staff Training	1408		4000.00				
	Resident Initiatives	1408		7724.00				
	Resident Tech Training	1408		5000.00				
	Security Safety Complex	1408		35000.00				
	Programs Department Proration of Salaries	1408		66000.00	24077.51	24077.51	24077.51	
	CFP Staff Salaries	1410		122276.00	122276.00	122276.00	122276.00	
	CFP Staff Benefits	1410		37000.00	37000.00	37000.00	37000.00	
	CFP Staff Sundry	1410		8000.00	8000.00	8000.00	8000.00	
AGENCY WIDE	Architectural, Engineering, Environmental	1430		220000.00	66937.22	66937.22	51937.22	
SHA WIDE	Acquire Properties	1440		10000.00				
SHA WIDE	Landscaping, Playgrounds, Utilities, Signage, Drainage, Erosion, Irrigation, Additional Parking, Handrails	1450		130063.96	112387.07	112387.07	63949.01	

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

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: Spartanburg Housing Authority			Grant Type and Number Capital Fund Program Grant No: SC16P003501-08 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2008		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 30 Archibald High Rise	Trash shute, security card reader, wall for bathroom at lobby, sewer repairs	1460		411776.00	46962.00	46962.00	46962.00	
AMP 20 Archibald Villages	Flooring	1460			56544.29	56544.29		
AMP 60 Cammie Clagett	Sewer Repairs	1460			3007.50	3007.50	3007.50	
AMP 100 Camp Croft	Closet doors and installation of gazebo	1460			106830.00	106830.00	96128.63	
AMP 50 Tobias	Repair vinyl siding all units and energy lighting in community bl	1460			40500.00	40500.00		
AMP 120 Victoria Gardens	Fire alarm syste.	1460			6000.00	6000.00	6000.00	
SHA Central	Grounds Maintenance Equipment	1475		20000.00	246333.58	246333.58	101033.10	

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

Part I: Summary						
PHA Name: Spartanburg Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: SC16R003501-08 Date of CFFP:			FFY of Grant: 2008 FFY of Grant Approval:	
Type of Grant <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: 4/30/2009 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³					
3	1408 Management Improvements					
4	1410 Administration (may not exceed 10% of line 21)					
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs					
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures					
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴	244916.00		89802.50	89802.50	

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

Part I: Summary						
PHA Name: Spartanburg Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: SC16R003501-08 Date of CFFP:			FFY of Grant:2008 FFY of Grant Approval:	
Type of Grant						
<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: 4/30/2009				<input type="checkbox"/> Final Performance and Evaluation Report		
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	244916.00		89802.50	89802.50	
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director <i>Amy A. Boyd, Jr.</i>			Date 9/22/10	Signature of Public Housing Director		
				Date 9/22/10		

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

Part II: Supporting Pages								
PHA Name: Spartanburg Housing Authority			Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No: SC16R003501-08			Federal FFY of Grant: 2008		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Agency Wide	Development Activities	1499		244916.00		89802.50	89802.50	
TOTAL GRANT				244916.00		89802.50	89802.50	

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

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary					
PHA Name: The Housing Authority of the City of Spartanburg		Grant Type and Number Capital Fund Program Grant No: SC16S003501-09 Replacement Housing Factor Grant No: Date of CFFP: 3/18/2009			FFY of Grant: FFY of Grant Approval:
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	242,741.00	242,741.00	242,741.00	170,703.26
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	114,109.00	126,109.00	126,109.00	121,321.76
8	1440 Site Acquisition				
9	1450 Site Improvement	1,500,967.00	1,912,633.43	1,912,633.43	1,711,867.64
10	1460 Dwelling Structures	418,500.00	145,904.67	145,904.67	145,904.67
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

Part I: Summary					
PHA Name: The Housing Authority of the City of Spartanburg	Grant Type and Number Capital Fund Program Grant No: SC16S003501-09 Replacement Housing Factor Grant No: Date of CFFP: 3/18/2009	FFY of Grant: FFY of Grant Approval:			
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)	151,102.00	0	0	0
20	Amount of Annual Grant:: (sum of lines 2 - 19)	2,427,419.00	2,427,419.00	2,427,419.00	2,149,797.33
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director 		Date 9/22/10		Signature of Public Housing Director 	
				Date	

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

Part II: Supporting Pages								
PHA Name: The Housing Authority of the City of Spartanburg			Grant Type and Number Capital Fund Program Grant No: SC16S003501-09 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant:		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
SHA WIDE	Pro-ration nontechnical salaries staff	1410		242,741.90	242,741.90	242,741.90	72,037.74	
	Total for	1410		242,741.90	242,741.90	242,741.90	72,037.74	
SHA WIDE	Architectural & Engineering	1430		114,109.00	126,109.00	126,109.00	121,321.76	
	Total for	1430		114,109.00	126,109.00	126,109.00	121,321.76	
SC3-6 Camp Croft	Asphalt overlay parking lots	1450	10,880	72,115.00	75,596.92	75,596.92	75,596.92	
SC3-6 Camp Croft	Repair driveways and walkways		28,337	167,300.00	227,589.32	227,589.32	206,351.32	
SC3-6 Camp Croft	Removal of wooden ramps & handrails		50	15,600.00	10,772.00	10,772.00	10,772.00	
SC3-6 Camp Croft	Sanitary Sewer replacement		2	8,000.00	23,766.78	23,766.78	23,766.78	
SC3-6 Camp Croft	Landscaping		23	54,030.00	35,229.50	35,229.50	35,229.50	
SC3-6 Camp Croft	Mail Station		6	15,000.00	9,720.00	9,720.00	9,720.00	
	Camp Croft Sub Total			332,045.00	382,674.52	382,674.52	361,436.52	
SC3-07 Cammie	Asphalt overlay parking lots	1450	10,251	52,447.00	56,532.00	56,532.00	56,532.00	
SC3-07 Cammie	Repair driveways and walkways		6,380	49,234.00	95,034.00	95,034.00	53,870.79	
SC3-07 Cammie	Sanitary Sewer replacement		15	75,000.00	25,999.82	25,999.82	25,999.82	
SC3-07 Cammie	Landscaping		3	18,200.00	60,843.21	60,843.21	60,843.21	
SC3-07 Cammie	Mail Station		10	25,000.00	17,820.00	17,820.00	17,820.00	
	Cammie Claggett Sub Total			219,881.00	256,229.03	256,229.03	215,065.82	
SC3-08 Archibald	Asphalt overlay parking lots	1450	3,741	16,750.00	16,515.84	16,515.84	16,515.84	

Rutledge								
SC3-08 Archibald	Repair driveways and walkways		16,972	36,945.00	20,833.32	20,833.32	20,833.32	
SC3-08 Archibald	Removal of wooden & metal handicap ramps		7	735.00	0	0	0	
SC3-08 Archibald	Sanitary Sewer replacement		1,237	24,797.00	16,571.36	16,571.36	16,571.36	
SC3-08 Archibald	Landscaping		21	6,546.00	6,826.36	6,826.36	6,826.36	
	Archibald Sub Total			85,773.00	60,746.88	60,746.88	60,746.88	
SC3- 09 Village	Asphalt overlay parking lots	1450	2,432	12,450.00	38,967.00	38,967.00	38,967.00	
SC3-09 Village	Repair driveways and walkways		11,032	58,615.00	63,232.85	63,232.85	63,232.85	
SC3-09 Village	Removal of wooden & metal handicap ramps		5	1,365.00	7,500.00	7,500.00	7,500.00	
SC3-09 Village	Sanitary Sewer replacement		804	46,053.00	73,500.00	73,500.00	53,051.64	
SC3-09 Village	Landscaping		14	12,285.00	12,285.00	12,285.00	12,285.00	
	Village Sub Total			130,768.00	195,484.85	195,484.85	175,036.49	

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

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: The Housing Authority of the City of Spartanburg			Grant Type and Number Capital Fund Program Grant No: SCI6S003501-09 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant:		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
SC3-9 Victoria	Asphalt overlay parking lots	1450	11	3,300.00	2,949.50	2,949.50	2,949.50	
SC3-09 Victoria	Repair driveways and walkways		2,640	18,990.00	43,326.50	43,326.50	43,326.50	
SC3-09 Victoria	Removal of wooden & metal handicap ramps		53	2,200.00	0	0	0	
SC3-09 Victoria	Sanitary Sewer replacement		360	9,000.00	12,500.00	12,500.00	12,500.00	
SC3-09 Victoria	Landscaping		9	7,850.00	22,300.00	22,300.00	22,300.00	
SC3-09 Victoria	Electric Transformers		1	2,500.00	0	0	0	
	Victoria Sub Total			43,840.00	81,076.00	81,076.00	81,076.00	
SC3- 12 Prince Hall	Asphalt overlay parking lots	1450	7,234	60,473.00	9,675.50	9,675.50	9,675.50	
SC3-12 Prince Hall	Repair driveways and walkways		12,189	57,724.00	69,459.00	69,459.00	69,459.00	
SC3-12 Prince Hall	Removal of wooden & metal handicap ramps		688	20,180.00	3,550.00	3,550.00	3,550.00	
SC3-12 Prince Hall	Landscaping		11	17,750.00	8,750.00	8,750.00	8,750.00	
	Prince Hall Sub Total			156,127.00	91,434.50	91,434.50	91,434.50	
SC3-14 Watson	Asphalt overlay parking lots	1450	3,880	23,765.00	32,240.00	32,240.00	32,240.00	
SC3-14 Watson	Repair driveways and walkways		3,298	29,950.00	24,376.00	24,376.00	24,376.00	
SC3-14 Watson	Removal of wooden & metal handicap ramps		100	3,000.00	0	0	0	
SC3-14 Watson	Sanitary Sewer replacement		300	7,500.00	11,000.00	11,000.00	11,000.00	
SC3-14 Watson	Landscaping		11	22,650.00	20,650.00	20,650.00	20,650.00	
SC3-14 Watson	Mail Station		2	5,000.00	5,000.00	5,000.00	5,000.00	
	Watson Sub Total			91,865.00	93,266.00	93,266.00	93,266.00	

SC3-14 Barksdale	Asphalt overlay parking lots	1450	6,900	37,650.00	37,650.00	37,650.00	37,650.00	
SC3-14 Barksdale	Repair driveways and walkways		7,980	41,345.00	41,345.00	41,345.00	28,945.00	
SC3-14 Barksdale	Removal of wooden & metal handicap ramps		200	6,000.00	6,000.00	6,000.00	6,000.00	
SC3-14 Barksdale	Sanitary Sewer replacement		260	6,500.00	6,500.00	6,500.00	6,500.00	
SC3-14 Barksdale	Landscaping		5.5	24,300.00	24,300.00	24,300.00	24,300.00	
SC3-14 Barksdale	Mail Station		3	7,500.00	7,500.00	7,500.00	7,500.00	
	Barksdale Sub Total			123,295.00	123,295.00	123,295.00	110,895.00	
SC3-14 Gooch	Asphalt overlay parking lots	1450	4,021	31,055.00	49,775.00	49,775.00	49,775.00	
SC3-14 Gooch	Repair driveways and walkways		7,837	72,712.00	142,732.90	142,732.90	55,818.90	
SC3-14 Gooch	Removal of wooden & metal handicap ramps		260	7,800.00	87,390.00	87,390.00	87,390.00	
SC3-14 Gooch	Sanitary Sewer replacement		100	2,500.00	75,250.00	75,250.00	75,250.00	
SC3-14 Gooch	Landscaping		8	4,000.00	3,304.00	3,304.00	3,304.00	
	Gooch Sub Total			118,067.00	358,451.90	358,451.90	271,537.90	
SC3-16 Leland Spruce	Asphalt overlay parking lots	1450	6,694	42,609.00	63,335.75	63,335.75	63,335.75	
SC3-16 Leland Spruce	Repair driveways and walkways		3,504	24,727.00	32,070.00	32,070.00	32,070.00	
SC3-16 Leland Spruce	Removal of wooden & metal handicap ramps		333	18,100.00	12,600.00	12,600.00	12,600.00	
SC3-16 Leland Spruce	Sanitary Sewer replacement		260	6,500.00	12,904.00	12,904.00	12,904.00	
SC3-16 Leland Spruce	Landscaping		14	29,550.00	17,600.00	17,600.00	17,600.00	
SC3-16 Leland Spruce	Mail Station		3	7,500.00	8,500.00	8,500.00	8,500.00	
	Leland/Spruce Sub Total			128,986.00	147,009.75	147,009.75	147,009.75	
SC3-25 Tobias	Asphalt overlay parking lots	1450	15	4,500.00	0	0	0	
SC3-25 Tobias	Repair driveways and walkways		552	12,420.00	6,700.00	6,700.00	6,700.00	
SC3-25 Tobias	Removal of wooden & metal handicap ramps		42	6,900.00	0	0	0	
SC3-25 Tobias	Landscaping		9,300	46,500.00	116,295.00	116,295.00	116,295.00	
	Tobias Sub Total			70,320.00	122,995.00	122,995.00	122,995.00	
	1450 GRAND TOTAL	1450		1,500,967.00	1,912,663.43	1,912,663.43	1,711,867.64	

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

² To be completed for the Performance and Evaluation Report.

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part II: Supporting Pages								
PHA Name: The Housing Authority of the City of Spartanburg			Grant Type and Number Capital Fund Program Grant No: SC16S003501-09 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant:		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
SC3-14		1460						
SC3-14 Gooch	Electrical RE-wire	1460	36	109,000.00	89,000.00	89,000.00	89,000.00	
SC3-14 Gooch	Plumbing/Fire Protection		36	197,500.00	56,144.67	56,144.67	56,144.67	
SC3-14 Gooch	Roofing		36	112,000.00	760.00	760.00	760.00	
	Gooch 1460 subtotal			418,500.00	145,904.67	145,904.67	145,904.67	
SHA WIDE	Contingency	1502		151,102.00	0	0	0	
	Contingency total			151,102.00	0	0	0	
	Sub-Total	1410		242,741.00	242,741.00	242,741.00	205,811.66	
	Sub-Total	1430		114,109.00	126,109.00	126,109.00	121,321.76	
	Sub-Total	1450		1,500,967.00	1,912,663.43	1,912,663.43	1,912,663.43	
	Sub-Total	1460		418,500.00	145,904.67	145,904.67	145,904.67	
	Sub-Total	1502		151,102.00	0	0	0	
	GRANT GRAND TOTAL			2,427,419.00	2,427,419.00	2,427,419.00	2,149,797.33	

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

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: The Housing Authority of the City of Spartanburg				Federal FFY of Grant:	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
SHA WIDE 1410	3/18/2010		3/18/2012		
SHA WIDE 1430	3/18/2010		3/18/2012		
SHA WIDE 1450	3/18/2010		3/18/2012		
SC3-6 Camp Croft	3/18/2010		3/18/2012		
SC3-07 Cammie	3/18/2010		3/18/2012		
SC3-08 Archibald	3/18/2010		3/18/2012		
SC3-9 Village	3/18/2010		3/18/2012		
SC3-9 Victoria	3/18/2010		3/18/2012		
SC3-12 Prince Hall	3/18/2010		3/18/2012		
SC3-14 Watson	3/18/2010		3/18/2012		
SC3-14 Barksdale	3/18/2010		3/18/2012		
SC3-14 Gooch	3/18/2010		3/18/2012		
SC3-16 Leland/Spruce	3/18/2010		3/18/2012		
SC3-25 Tobias	3/18/2010		3/18/2012		

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

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary					
PHA Name: Spartanburg Housing Authority		Grant Type and Number Capital Fund Program Grant No: SC16P003501-09 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2009 FFY of Grant Approval:
Type of Grant <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: 4/30/2009 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	150,000.00	260,748.00	150,000.00	150,000.00
3	1408 Management Improvements	200,000.00	325,670.00	97,116.09	97,116.09
4	1410 Administration (may not exceed 10% of line 21)	145,000.00	145,000.00	145,000.00	145,000.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	195,000.00	26,829.96		
8	1440 Site Acquisition				
9	1450 Site Improvement	132,574.00	164,241.00	97,601.65	97,601.65
10	1460 Dwelling Structures	361,839.96	210,600.00	28,824.90	28,824.90
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment		6,325.00		
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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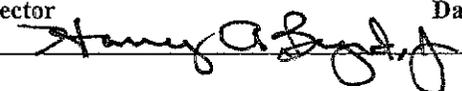
Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		
PHA Name: Spartanburg Housing Authority	Grant Type and Number Capital Fund Program Grant No: SC16P003501-09 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant:2009 FFY of Grant Approval:

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 4/30/2009 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA	440,936.04	440,936.04	440,936.04	146,978.68
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)		45,000.00		
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,625,350.00	1,625,350.00	959478.68	665521.32
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director 	Date 9/22/10	Signature of Public Housing Director	Date 9/22/10
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² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
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Part II: Supporting Pages								
PHA Name: Spartanburg Housing Authority		Grant Type and Number Capital Fund Program Grant No: SC16P003501-09 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
OPERATIONS	Operations	1406		150000.00	260748.00	150000.00	150000.00	
SHA WIDE MGMT IMPROVEMENTS	Management Improvement	1408						
	Staff Computer training	1408			24553.91			
	Computer Software Upgrade	1408		80000.00	219128.59	15128.59	15128.59	
	Staff Training	1408		8000.00				
	Resident Initiatives	1408		1000.00				
	Resident Tech Training	1408		5000.00				
	Programs Department Proration of Salaries	1408		66000.00	19341.00	19341.00	19341.00	
	Alter Modernization Program	1408			62646.50	62646.50	62646.50	
	Security Safety Complex	1408		40000.00				
	Adminstration	1410						
	CFP Staff Salaries	1410		107000.00	107000.00	107000.00	107000.00	
	CFP Staff Benefits	1410		36000.00	36000.00	36000.00	36000.00	
	CFP Staff Sundry	1410		2000.00	2000.00	2000.00	2000.00	
AGENCY WIDE	Architectural, Engineering, Environmental	1430		195000.00	26829.96			
SHA WIDE	Landscaping, Playgrounds, Utilities, Signage, Drainage, Erosion, Irrigation, Additional Parking, Handrails	1450		132574.00	164241.00	97601.65	97601.65	

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

² To be completed for the Performance and Evaluation Report.

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
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Part II: Supporting Pages								
PHA Name: Spartanburg Housing Authority			Grant Type and Number Capital Fund Program Grant No: SC16P003501-09 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 03 Archibald	Window Sealing, Service the Efficiency Units, Service Elevators, Install Gazebo	1460		150000.00	136500.00	28824.90	28824.90	
AMP 02 Archibald Village	Install new water heaters	1460		111839.96	46100.00			
AMP 60 Cammie	Plumbing issues in the slabs	1460		5000.00				
AMP 06 Camp Croft	Install Gutters	1460		57900.00	23000.00			
AMP 80 Prince Hall	Install & Fix Gutters	1460		5000.00				
AMP 50 Tobias	Install Door Reinforcement	1460		32100.00	5000.00			
SHA Wide	Equipment - Dwellings	1475			6325.00			
SHA Wide	Contingency	1502			45000.00			
AMP 160	Debt Service	9002		440936.04	440936.04	440936.04	146978.68	
	TOTAL GRANT			1625350.00	1625350.00	959478.68	665521.32	

Part I: Summary					
PHA Name: Spartanburg Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: SC16R003501-09 Date of CFFP:		FFY of Grant: 2009 FFY of Grant Approval:	
Type of Grant <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: 4/30/2010 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.I Relocation Costs				
17	1499 Development Activities ⁴	328321.00			

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary						
PHA Name: Spartanburg Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: SC16R003501-09 Date of CFFP:			FFY of Grant:2009 FFY of Grant Approval:	
Type of Grant						
<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: 4/30/2010			<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	328,321.00				
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director 			Date 9/22/10		Signature of Public Housing Director Date 9/22/10	

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

Part II: Supporting Pages								
PHA Name: Spartanburg Housing Authority			Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No: SC16R003501-09			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Agency Wide	Development Activities	1499		328321.00				
TOTAL GRANT					328321.00			

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

² To be completed for the Performance and Evaluation Report.

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary						
PHA Name: Spartanburg Housing Authority		Grant Type and Number Capital Fund Program Grant No: SC16P00350110 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2010 FFY of Grant Approval:	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³	248,248.00				
3	1408 Management Improvements	148,229.00				
4	1410 Administration (may not exceed 10% of line 21)	149,087.00				
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	40,000.00				
8	1440 Site Acquisition					
9	1450 Site Improvement	321,276.00				
10	1460 Dwelling Structures	255,000.00				
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment	20,000.00				
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴					

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary					
PHA Name: Spartanburg Housing Authority		Grant Type and Number Capital Fund Program Grant No: SC16P003501-10 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant:2010 FFY of Grant Approval:	
Type of Grant					
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA	440,936.00			
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)	24,581.00			
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,647,357.00			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director <i>Harry A. Byrd, Jr.</i>			Date 6/12/10		Signature of Public Housing Director
					Date 6/12/10

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

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Part II: Supporting Pages								
PHA Name: Spartanburg Housing Authority		Grant Type and Number Capital Fund Program Grant No: SC16P00350110 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2010			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
OPERATIONS	Operations	1406		248,248.00				
SHA WIDE MGMT IMPROVEMENTS	Staff Computer training	1408		0.00				
	Computer Software Upgrade	1408		28,229.00				
	Staff Training	1408		8,000.00				
	Resident Initiatives	1408		1,000.00				
	Resident Tech Training	1408		5,000.00				
	Security Safety Complex	1408		40,000.00				
	Programs Department Proration of Salaries	1408		66,000.00				
	CFP Staff Salaries	1410		101,000.00				
	CFP Staff Benefits	1410		36,000.00				
	CFP Staff Sundry	1410		12,087.00				
AGENCY WIDE	Architectural, Engineering, Environmental	1430		40,000.00				
SHA WIDE	Landscaping, Playgrounds, Utilities, Signage, Drainage, Erosion, Irrigation, Additional Parking, Handrails	1450		321,276.00				

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

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: Spartanburg Housing Authority		Grant Type and Number Capital Fund Program Grant No: SC16P003501-10 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2010			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 03 Archibald	Window Sealing, Service the Efficiency Units, Service Elevators, Install Gazebo	1460		100,000.00				
AMP 02 Archibald Village	Install new water heaters, Flooring & Kitchen Cabinets	1460		92,500.00				
AMP 06 Camp Croft	Install Gutters with gutter guard	1460		42,500.00				
AMP 50 Tobias	Window Repair	1460		20,000.00				
SHA Wide	Equipment - Dwellings	1475		20,000.00				
SHA Wide	Contingency	1502		24,581.00				
AMP 160	Debt Service	9002		440,936.00				
	TOTAL GRANT			1,647,357.00				

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

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary						
PHA Name: Spartanburg Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: SC16R00350110 Date of CFFP:			FFY of Grant: 2010 FFY of Grant Approval:	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³					
3	1408 Management Improvements					
4	1410 Administration (may not exceed 10% of line 21)					
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs					
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures					
11	1465.1 Dwelling Equipment--Nonexpendable					
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴	258,736.00				

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

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

⁴ RHF funds shall be included here.

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary					
PHA Name: Spartanburg Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: SC16R00350110 Date of CFFP:		FFY of Grant:2010 FFY of Grant Approval:	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	258,736.00			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director <i>Harry A. Byrd, Jr.</i>			Date 5/12/10		Signature of Public Housing Director
					Date 5/12/10

¹ To be completed for the Performance and Evaluation Report.
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Part II: Supporting Pages								
PHA Name: Spartanburg Housing Authority			Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No: SC16R00350110			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Agency Wide	Development Activities	1499		258,736.00				
TOTAL GRANT				258,736.00				

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

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary					
PHA Name: Spartanburg Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: SC16R00350210 Date of CFFP:			FFY of Grant: 2010 FFY of Grant Approval:
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴	72,218.00			

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

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary					
PHA Name: Spartanburg Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: SC16R00350210 Date of CFFP:		FFY of Grant:2010 FFY of Grant Approval:	
Type of Grant					
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	72,218.00			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director 		Date 5/12/10		Signature of Public Housing Director Date 5/12/10	

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

Part II: Supporting Pages								
PHA Name: Spartanburg Housing Authority			Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No: SC16R00350210			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Agency Wide	Development Activities	1499		72,218.00				
TOTAL GRANT					72,218.00			

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



5 – YEAR AND ANNUAL PLAN
2010 – 2015
201 Caulder Avenue, Suite A
Spartanburg, South Carolina 29306
May 28, 2010

ATTACHMENT J

Form HUD-50075.2, Capital Fund Program Five-Year Action Plan

Capital Fund Program—Five-Year Action Plan

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

Part I: Summary						
Spartanburg Housing Authority / SC003		Spartanburg, South Carolina			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year 2 FFY <u>2011</u>	Work Statement for Year 3 FFY <u>2012</u>	Work Statement for Year 4 FFY <u>2013</u>	Work Statement for Year 5 FFY <u>2014</u>
B.	Physical Improvements Subtotal	Annual Statement	390,0050.00	465,421.00	638,700.00	716,421.00
C.	Management Improvements		200,000.00	100,000.00	90,721.00	100,000.00
D.	PHA-Wide Non-dwelling Structures and Equipment		55,000.00	30,000.00	167,000.00	80,000.00
E.	Administration		160,000.00	160,000.00	160,000.00	160,000.00
F.	Other		50,000.00	50,000.00	50,000.00	50,000.00
G.	Operations		150,000.00	100,000.00	100,000.00	100,000.00
H.	Demolition		201,371.00	301,000.00		
I.	Development					
J.	Capital Fund Financing – Debt Service		440,936.00	440,936.00	440,936.00	440,936.00
K.	Total CFP Funds					
L.	Total Non-CFP Funds					
M.	Grand Total		1,647,357.00	1,647,357.00	1,647,357.00	1,647,357.00

Capital Fund Program—Five-Year Action Plan

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

Part I: Summary (Continuation)						
Spartanburg Housing Authority / SC003		Spartanburg, South Carolina			<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
A.	Development Number and Name	Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year 2 FFY <u>2011</u>	Work Statement for Year 3 FFY <u>2012</u>	Work Statement for Year 4 FFY <u>2013</u>	Work Statement for Year 5 FFY <u>2014</u>
	SC16P035-390 / AMP 30 Archibald high Rise and Villages	Annual Statement	110,000.00	115,000.00		50,000.00
	SC16P035-316,314 / AMP 130 Barksdale		10,000.00	25,000.00	155,000.00	157,000.00
	SC16P035- / AMP 60 Cammie Clagett		265,000.00	335,000.00		
	SC16P035-306 / AMP 100 Camp Croft		55,000.00		110,000.00	90,000.00
	SC16P035- / AMP 20 Gooch		22,000.00		35,000.00	110,000.00
	SC16P035-316,314 /AMP 130 Leland & Spruce Street		22,000.00	25,000.00		100,000.00
	SC16P035-312 / AMP 80 Prince Hall					
	SC16P0035-325 / AMP 50 Tobias		55,000.00	70,000.00	50,000.00	100,000.00
	SC16P035-309,314 / AMP 120 Victoria Gardens		55,000.00	125,000.00	60,000.00	100,000.00
	SC16P035-309,314 / AMP 120 Watson		41,000.00		220,000.00	12,000.00
	SC16P035-311,317,324,328 / AMP 40 Scattered Sites		30,000.00	30,000.00	50,000.00	
	SC16P035 / SHA Wide		50,000.00	50,000.00	50,000.00	50,000.00

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY <u>2011</u>	Work Statement for Year <u>2</u> FFY <u>2011</u>			Work Statement for Year: <u>3</u> FFY <u>2012</u>		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	AMP 30 Archibald High Rise and Villages – HVAC, Kitchen Cabinets, Hot Water Heaters, Flooring, Energy saving devices		110,000.00	AMP 30 Archibald High Rise and Villages – HVAC, Kitchen Cabinets, Hot Water Heaters, Flooring, Energy saving devices		115,000.00
Annual	AMP 130 Barksdale – Energy saving devices		10,000.00	AMP 130 Barksdale - Energy saving devices		25,000.00
Statement	AMP 60 Cammie Clagett – Demolition & Master Site Planning		265,000.00	AMP 60 Cammie Clagett - Demolition & Master Site Planning		335,000.00
	AMP 100 Camp Croft - Energy saving devices		55,000.00	AMP 100 Camp Croft		
	AMP 20 Gooch - Energy saving devices		22,000.00	AMP 20 Gooch		
	AMP 130 Leland & Spruce Street - Energy saving devices		22,000.00	AMP 130 Leland & Spruce Street – Kitchen cabinets, countertops & Energy saving devices		25,000.00
	AMP 80 Prince Hall			AMP 80 Prince Hall		
	AMP 50 Tobias – Rear Doors, Energy saving devices		55,000.00	AMP 50 Tobias - Energy saving devices		70,000.00
	AMP 120 Victoria Gardens – Thresholds, Energy saving devices		55,000.00	AMP 120 Victoria Gardens – Replace rear doors, Screen Doors, Energy saving devices		125,000.00
	AMP 120 Watson – Padio doors, Energy saving devices		41,000.00	AMP 120 Watson -		

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2011	Work Statement for Year <u>4</u> FFY <u>2013</u>			Work Statement for Year: <u>5</u> FFY <u>2014</u>		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	AMP 30 Archibald High Rise and Villages			AMP 30 Archibald High Rise and Villages – Kitchen Cabinets & Countertops		50,000.00
Annual	AMP 130 Barksdale Kitchen Cabinets, Counter tops, Double Hung Windows		155,000.00	AMP 130 Barksdale - Kitchen Cabinets, Counter tops, Double Hung Windows		157,000.00
Statement	AMP 60 Cammie Clagett			AMP 60 Cammie Clagett		
	AMP 100 Camp Croft – Replace Water Lines, Refrigerators & Stoves		110,000.00	AMP 100 Camp Croft - Replace Water Lines		90,000.00
	AMP 20 Gooch – Roof Flashing		35,000.00	AMP 20 Gooch – Kitchen Cabinets, Countertops & Faucets		110,000.00
	AMP 130 Leland & Spruce Street			AMP 130 Leland & Spruce Street – Double Hung Windows		100,000.00
	AMP 80 Prince Hall			AMP 80 Prince Hall		
	AMP 50 Tobias – Canopy Roofs over Rear Doors		50,000.00	AMP 50 Tobias - Canopy Roofs over Rear Doors, Screen Doors		100,000.00
	AMP 120 Victoria Gardens - Kitchen Cabinets, Countertops & Faucets		60,000.00	AMP 120 Victoria Gardens - Double Hung Windows		100,000.00
	AMP 120 Watson - Kitchen Cabinets, Countertops & Faucets, Double Hung Windows.		220,000.00	AMP 120 Watson – Roof Flashing		12,000.00

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY 2011	Work Statement for Year <u>2</u> FFY <u>2011</u>		Work Statement for Year: <u>3</u> FFY <u>2012</u>	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See	AMP 30 Archibald high Rise and Villages – HVAC Kitchen Cabinets Flooring Energy saving devices	32,500.00 25,000.00 10,000.00 25,000.00	AMP 30 Archibald high Rise and Villages – Hot Water Heaters Flooring Energy saving devices	25,000.00 20,000.00 33,000.00
Annual	AMP 130 Barksdale Energy saving devices	10,000.00	AMP 130 Barksdale Energy saving devices	25,000.00
Statement	AMP 60 Cammie Clagett Demolition Master Site Planning	207,000.00 55,000.00	AMP 60 Cammie Clagett Demolition Master Site Planning	301,000.00 30,000.00
	AMP 100 Camp Croft Energy saving devices	55,000.00	AMP 100 Camp Croft	
	AMP 20 Gooch Energy saving devices	21,000.00	AMP 20 Gooch	
	AMP 130 Leland & Spruce Street Energy saving devices	23,000.00	AMP 130 Leland & Spruce Street Kitchen cabinets Countertops Energy saving devices	50,000.00 5,000.00 24,000.00
	AMP 50 Tobias Rear Doors Energy saving devices	28,000.00 27,000.00	AMP 50 Tobias Energy saving devices	70,000.00
	AMP 120 Victoria Gardens Thresholds Energy saving devices	15,000.00 40,000.00	AMP 120 Victoria Gardens Replace rear doors Screen Doors Energy saving devices Pressure Wash units	30,000.00 10,000.00 50,000.00 32,000.00
	AMP 120 Watson Padio doors Energy saving devices	6,000.00 14,000.00	AMP 120 Watson	
	AMP 40 Scattered Sites Repairs as needed for sale of units	30,000.00	AMP 40 Scattered Sites Repairs as needed for sale of units	30,000.00

Capital Fund Program—Five-Year Action Plan

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

	SHA Wide Landscape, utilities, Playgrounds, Erosion, Drainage, Irrigation, Handrails, Parking lots.	50,000.00	SHA Wide Landscape, utilities, Playgrounds, Erosion, Drainage, Irrigation, Handrails, Parking lots.	50,000.00
	Subtotal of Estimated Cost	\$673,500.00	Subtotal of Estimated Cost	\$785,000.00

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY 2011	Work Statement for Year <u>4</u> FFY <u>2013</u>		Work Statement for Year: <u>5</u> FFY <u>2014</u>	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See	AMP 30 Archibald high Rise and Villages –		AMP 30 Archibald high Rise and Villages – Kitchen Cabinets Counter tops & faucets	35,000.00 12,500.00
Annual	AMP 130 Barksdale Kitchen Cabinets Counter tops & faucets Slider Door Replacement Double Hung Windows	40,000.00 7,700.00 33,000.00 75,000.00	AMP 130 Barksdale Kitchen Cabinets Counter tops & faucets Slider Door Replacement Double Hung Windows	40,000.00 7,700.00 33,000.00 69,000.00
Statement	AMP 60 Cammie Clagett		AMP 60 Cammie Clagett	
	AMP 100 Camp Croft Replace Water Lines Energy Star Refrigerators Energy Star Ranges Pressure Wash units	25,000.00 48,000.00 39,000.00 39,000.00	AMP 100 Camp Croft Replace Water Lines Screen Door Replacement Countertops & Faucets	20,000.00 20,000.00 50,000.00
	AMP 20 Gooch Pressure Wash units Repair Roof Flashing	15,000.00 20,000.00	AMP 20 Gooch Kitchen Cabinets Counter tops & faucets	100,000.00 10,000.00
	AMP 130 Leland & Spruce Street		AMP 130 Leland & Spruce Street Double Hung Windows	100,000.00
	AMP 50 Tobias Canopy Roofs over Rear Doors	50,000.00	AMP 50 Tobias Canopy Roofs over Rear Doors Screen Door Replacement	50,000.00 50,000.00
	AMP 120 Victoria Gardens Kitchen Cabinets Counter tops & faucets Windows & Doors	25,000.00 12,000.00 25,000.00	AMP 120 Victoria Gardens Double Hung Windows	100,000.00
	AMP 120 Watson Kitchen Cabinets Countertops & Faucets Double Hung Windows Patio Door & Screen Replacement	25,000.00 12,000.00 100,000.00 55,000.00	AMP 120 Watson Roof Flashing	12,000.00
	AMP 40 Scattered Sites Repairs as needed for sale of units	50,000.00	AMP 40 Scattered Sites	

Capital Fund Program—Five-Year Action Plan

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

	SHA Wide Landscape, utilities, Playgrounds, Erosion, Drainage, Irrigation, Handrails, Parking lots.	50,000.00	SHA Wide Landscape, utilities, Playgrounds, Erosion, Drainage, Irrigation, Handrails, Parking lots.	50,000.00
	Subtotal of Estimated Cost	\$745,700.00	Subtotal of Estimated Cost	\$759,200.00



5 – YEAR AND ANNUAL PLAN
2010 – 2015
201 Caulder Avenue, Suite A
Spartanburg, South Carolina 29306
May 28, 2010

ATTACHMENT K

Copy of 2008 Fiscal Year Audit

HOUSING AUTHORITY OF THE CITY OF SPARTANBURG
SPARTANBURG, SOUTH CAROLINA

SCHEDULE OF FINDINGS
AND QUESTIONED COSTS

SEPTEMBER 30, 2009

Section I: Summary of Auditor's Results:

FINANCIAL STATEMENTS

Type of auditor's report issued: Unqualified
Internal Control over financial reporting:
Are material weaknesses identified? Yes No
Are significant deficiencies that are not considered
to be material weaknesses identified? Yes None
Reported
Is noncompliance that could have a material effect
on the financial statements identified? Yes No

FEDERAL AWARDS

Internal control over major programs:
Are material weaknesses identified? Yes No
Are significant deficiencies that are not considered
to be material weaknesses identified? Yes None
Reported
Type of report issued on compliance with requirements
applicable to each major program: Unqualified
Are there any audit findings that are required to be
reported in accordance with Section 510(a) of OMB
Circular A-133? Yes No

Identification of major programs:

<u>Name of Federal Program</u>	<u>CFDA No.</u>
Section 8 New Construction and Substantial Rehabilitation	14.182
Section 8 Housing Choice Voucher Program	14.871
Public Housing Capital Fund Program	14.872
Capital Fund Program – Recovery Act Funded	14.885
Section 8 Moderate Rehabilitation Program	14.856

Dollar threshold used to distinguish between type A and type B programs: \$637,307

Is the auditee identified as a low-risk auditee? Yes No

HOUSING AUTHORITY OF THE CITY OF SPARTANBURG
SPARTANBURG, SOUTH CAROLINA

SCHEDULE OF FINDINGS
AND QUESTIONED COSTS

SEPTEMBER 30, 2009

Section II: Financial Statement Findings:

Summary Schedule of Prior Year Findings:

Finding 08 - 01 – Inadequate Accounting Control

Public Housing – CFDA No. 14.850a, Section 8 Housing Choice Vouchers Program – CFDA No. 14.871, Central Office Cost Center, Business Activities and the Blended Component Unit; Grant period – year ended September 30, 2008

Condition and Cause:

A review of the accounting records revealed the following:

1. An overstatement of total entity capital assets in the amount of \$4,229,990 reported on the Authority's Financial Data Schedule submission. Capital assets reported in the Public Housing program, the Central Office Cost Center, Business Activities and the Blended Component Unit contributed to the total entity overstatement.
2. An overstatement of total entity accounts payable in the amount of \$2,121,319 reported on the Authority's Financial Data Schedule submission. Accounts payable reported in the Public Housing program was significantly overstated.
3. An overstatement of total entity cash in the amount of \$2,560,459 reported on the Authority's Financial Data Schedule submission. Cash reported in the Public Housing and Section 8 Housing Choice Vouchers programs was significantly overstated.

The Authority disposed of capital assets through a Mixed Finance Agreement and made various other dispositions and transfers. The Authority increased the cost of a building which they did not dispose of or transfer, from historical cost to appraised value. It should be noted that the Authority did account for many of their dispositions from their Public Housing program, their Central Office Cost Center and their blended Component Unit. The Authority increased accounts payable reported on their Financial Data Schedule submission above what was recorded in their general ledger account balances and above what they were able to support with accounting evidence. The Authority increased cash reported on their Financial Data Schedule submission above what was recorded in their general ledger account balances and above what they were able to support with accounting evidence.

Current Year Status

Financial reporting accuracy was significantly improved from fiscal year 2008. However, material adjustments to financial amounts reported were necessary. This finding is restated in the current year as Finding 09-01.

HOUSING AUTHORITY OF THE CITY OF SPARTANBURG
SPARTANBURG, SOUTH CAROLINA

SCHEDULE OF FINDINGS
AND QUESTIONED COSTS

SEPTEMBER 30, 2009

Section II: Financial Statement Findings - Continued:

Summary Schedule of Prior Year Findings - Continued:

Finding 08 - 02 – Failure in the Execution of Accounting Control over Cash

Public Housing – CFDA No. 14.850a, Section 8 Housing Choice Vouchers Program – CFDA No. 14.871 and the Central Office Cost Center; Grant period – year ended September 30, 2008

Condition and Cause:

Cash accounts had not been accurately reconciled to their applicable bank statement balances as of September 30, 2008. As of September 30, 2008, cash had an un-reconciled shortage of \$266,656. This deficiency was caused by a failure to implement adequate internal control within the Authority's accounting department.

Current Year Status

Cash accounts were reconciled as of September 30, 2009 with insignificant variances. This finding is not restated in the current year.

Finding 08 - 03 – Insufficient Controls over Cash Management and Budgeting

Section 8 Housing Choice Vouchers Program – CFDA No. 14.871; Grant period – year ended September 30, 2008

Condition and Cause:

As of September 30, 2008, the Authority did not have sufficient cash and investments to cover its restricted cash requirements for housing assistance payments under its Section 8 Housing Choice Vouchers Program. As of September 30, 2008, the Authority was required to restrict \$1,593,350 of cash to be applied towards future housing assistance payments. The Authority had \$655,664 of cash available to restrict for this purpose, leaving them \$937,686 short of satisfying this requirement.

HOUSING AUTHORITY OF THE CITY OF SPARTANBURG
SPARTANBURG, SOUTH CAROLINA

SCHEDULE OF FINDINGS
AND QUESTIONED COSTS

SEPTEMBER 30, 2009

Section II: Financial Statement Findings - Continued:

Summary Schedule of Prior Year Findings - Continued:

Finding 08 - 03 – Insufficient Controls over Cash Management and Budgeting - Continued

Current Year Status:

As of September 30, 2009, the Authority did not have sufficient cash and investments to cover its restricted cash requirements for housing assistance payments under its Section 8 Housing Choice Vouchers Program. This finding is restated in the current year as Finding 09-02.

Current Year Findings and Questioned Costs:

Finding 09 - 01 – Inadequate Accounting Control

Central Office Cost Center, Business Activities and the Blended Component Unit; Grant period – year ended September 30, 2009

Criteria:

Financial statements should be prepared in accordance with generally accepted accounting principles (GAAP). Periodic reviews should be performed to ensure all transactions relating to the fiscal year have been recorded in the correct account and entered in the correct amount.

Condition and Cause:

A review of the accounting records revealed the following:

1. An overstatement of total entity capital assets in the amount of \$649,498 reported on the Authority's Financial Data Schedule submission. The overstatement resulted, primarily from capital assets reported in the Central Office Cost Center.
2. An overstatement of total entity accounts receivable in the amount of \$614,748 reported on the Authority's Financial Data Schedule submission. Accounts receivable reported in the Central Office Cost Center, Business Activities and the Blended Component Unit were overstated.

The capital asset overstatement was a result of reporting certain assets as both capital assets and assets held for resale. The capitalization of administrative personnel costs and other miscellaneous expenses, and an understatement of depreciation expense, also contributed to the overstatement. The accounts receivable overstatement was a result of double posting journal entries, and failing to report an allowance which was recorded in the general ledger.

HOUSING AUTHORITY OF THE CITY OF SPARTANBURG
SPARTANBURG, SOUTH CAROLINA

SCHEDULE OF FINDINGS
AND QUESTIONED COSTS

SEPTEMBER 30, 2009

Section II: Financial Statement Findings - Continued:

Current Year Findings and Questioned Costs - Continued:

Finding 09 - 01 – Inadequate Accounting Control - Continued

Recommendation:

We recommend that a review of the general ledger be performed on a regular basis to assure Authority financial operations are accounted-for and reported in accordance with generally accepted accounting principles. Specifically, capital asset schedules and accounts receivable sub-ledgers should be maintained, periodically reviewed for accuracy, and should support general ledger balances and financial reports. It should be noted that financial reporting accuracy was significantly improved from fiscal year 2008.

Reply and Corrective Action Plan:

As of the date of this report, the Authority has began implementing enhanced internal controls over financial reporting through the hiring and contracting of additional, qualified financial personnel. Rowland Trew, Director of Finance, has assumed the responsibility of strengthening controls over financial reporting and expects the deficiencies which led to this finding to be resolved by the end of the fiscal year ending September 30, 2010.

Finding 09 - 02 – Insufficient Controls over Cash Management and Budgeting

Section 8 Housing Choice Vouchers Program – CFDA No. 14.871; Grant period – year ended September 30, 2009

Criteria

Cash and investment balances and forecasted cash needs should be monitored regularly so obligations to creditors can be met and sufficient cash and investment balances can be available to satisfy required restrictions imposed by federal agencies.

Condition and Cause:

As of September 30, 2009, the Authority did not have sufficient cash and investments to cover its restricted cash requirements for housing assistance payments under its Section 8 Housing Choice Vouchers Program. As of September 30, 2009, the Authority was required to restrict \$1,035,773 of cash to be applied towards future housing assistance payments. The Authority had \$15,246 of cash available to restrict for this purpose, leaving them \$1,020,527 short of satisfying this requirement. Additionally, as of September 30, 2009, the Authority's Section 8 Housing Choice Voucher program was owed \$1,461,458 from its other programs.

HOUSING AUTHORITY OF THE CITY OF SPARTANBURG
SPARTANBURG, SOUTH CAROLINA

SCHEDULE OF FINDINGS
AND QUESTIONED COSTS

SEPTEMBER 30, 2009

Section II: Financial Statement Findings - Continued:

Current Year Findings and Questioned Costs - Continued:

Finding 09 - 02 – Insufficient Controls over Cash Management and Budgeting - Continued

Recommendation:

We recommend the Authority continue to execute the Corrective Action Plan established during the fiscal year (below), as a result of fiscal year 2008 Finding 08-03.

Reply and Corrective Action Plan:

During fiscal year 2009, a cash flow statement was created. The Executive Director and the Finance Director review this on a routine basis. A Finance Committee was also created and quarterly meetings were implemented to review the cash flow and any other financial issues that the Authority is having. It is felt by the Executive Director and the Finance Director, that the deficiencies which led to this finding have been resolved as of the date of this report. The Authority will continue to execute their corrective action plan in order to satisfy this restriction as soon as practicable.

Section III: Federal Awards Findings & Questioned Costs:

Summary Schedule of Prior Year Findings:

Finding 08 - 03 – Insufficient Controls over Cash Management and Budgeting

See Prior Year Finding 08 – 03 under Section II of this Schedule.

Current Year Findings and Questioned Costs:

Finding 09 - 02 – Insufficient Controls over Cash Management and Budgeting

See Current Year Finding 09 – 02 under Section II of this Schedule.

HOUSING AUTHORITY OF THE CITY OF SPARTANBURG
SPARTANBURG, SOUTH CAROLINA

SCHEDULE OF FINDINGS
AND QUESTIONED COSTS

SEPTEMBER 30, 2009

Section III: Federal Awards Findings & Questioned Costs - Continued:

Current Year Findings and Questioned Costs - Continued:

Finding 09 - 03 – Housing Quality Standard Inspections and Enforcement

Section 8 Housing Choice Voucher Program – CFDA No. 14.871; Grant period – year ended September 30, 2009

Criteria:

The PHA must inspect units leased to families at least annually to determine if the units meet Housing Quality Standards (HQS) and the PHA must conduct quality control re-inspections. For units under HAP contract that fail to meet HQS, the PHA must require the owner to correct any life threatening HQS deficiencies within 24 hours after the inspections and all other HQS deficiencies within 30 calendar days or within a specified PHA-approved extension. The Code of Federal Regulations gives the requirements for Housing Quality Standard Inspections and Enforcement. Specifically, 24 CFR sections 982.158(d) and 982.404 describe the applicable minimum standards to be maintained by the PHA to comply with federal regulations.

Condition & Cause

During audit fieldwork, 54 HAP contract files were reviewed for HQS compliance. Additional inspection reports were reviewed while auditors were reviewing client-initiated quality control samples. Two of the contract files did not contain completed re-inspection reports. Four contract files revealed failed HQS inspections for which the Authority did not verify the correction within 30 calendar days.

Recommendation

We recommend the Authority implement and execute a re-inspection process to provide assurance that HQS corrections are verified within 30 calendar days and re-inspection reports are completed.

Reply & Corrective Action Plan

The Housing Authority shall implement a strategy of monitoring all failed HQS inspections on a monthly basis to ensure that the required 30 day inspections are completed, the unit has passed, or the subsidy is properly abated. In the event the unit fails re-inspection in accordance with HUD guidelines, the proper measures will be taken to address removal of the unit from subsidy. All HQS inspections shall be appropriately monitored to assure regulatory compliance. Quality Control Manager, Caroline Brunson, has assumed the responsibility of strengthening controls over HQS compliance, and expects the deficiencies which led to this finding to be resolved during fiscal year 2010.

HOUSING AUTHORITY OF THE CITY OF SPARTANBURG
SPARTANBURG, SOUTH CAROLINA

SCHEDULE OF FINDINGS
AND QUESTIONED COSTS

SEPTEMBER 30, 2009

Section III: Federal Awards Findings & Questioned Costs - Continued:

Current Year Findings and Questioned Costs - Continued:

Finding 09 - 04 – Adherence to Program Admissions Policy

Section 8 Housing Choice Voucher Program – CFDA No. 14.871; Grant period – year ended September 30, 2009

Criteria:

Except as provided in 24 CFR Section 982.203, all families admitted to the Section 8 Housing Choice Voucher Program must be selected from the waiting list. Specifically, 24 CFR Sections 5.410, 982.54(d), and 982.201 through 982.207 provide the requirements for selecting tenants from the waiting list.

Condition & Cause

Six families were found to have been admitted to the program during fiscal year 2009, which were not on the waiting list prior to admission.

Recommendation

We recommend the Authority implement and execute an admission process to provide assurance that families are admitted in accordance with HUD guidelines.

Reply & Corrective Action Plan

The deficiencies contributing to this finding shall be addressed and procedures written and monitored to establish compliance with HUD requirements. In addition, the project-based waiting list shall not be merged with the Housing Choice Voucher waiting list in order to avoid any confusion within the process in the future. Quality Control Manager, Caroline Brunson, has assumed the responsibility of strengthening controls over program admissions, and expects the deficiencies which led to this finding to be resolved during fiscal year 2010.