

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. SEE ATTACHMENT # 6</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. SEE ATTACHMENT # 7</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</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>SEE ATTACHMENT # 8</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>

**HOUSING AUTHORITY OF UNION, S.C.
2010 ANNUAL PLAN ATTACHMENTS**

ATTACHMENT # 1-

Item 5.1 PHA MISSION STATEMENT

ATTACHMENT # 2-

Item 5.2 PHA GOALS and OBJECTIVES

ATTACHMENT # 3-

**Item 6.a PHA PLAN ELEMENTS (Updates)
1- 2010 FINANCIAL RESOURCES**

ATTACHMENT # 4 -

**Item 8.1 Annual Statement/Performance & Evaluation Report
For Period Ended 9/30/2009**

Capital Fund Program Grant No. SC16P01950107 (2007)

Capital Fund Program Grant No. SC16P01950108 (2008)

Capital Fund Program Recovery Grant No. SC16S01950109 (2009)

Capital Fund Program Grant No. SC16P01950109 (2009)

ATTACHMENT # 5-

**Item 8.2 2010 Capital Fund Program (Proposed Budget)
And Five-Year Action Plan (2010 - 2014)**

ATTACHMENT # 6 -

Item 9.1 Strategy for Addressing Housing Needs

ATTACHMENT # 7 -

Item 10 Additional Information

- A - PHA Progress Report - Meeting 5-Year Plan Goals**
- B - Definition of Significant Amendment & Substantial Deviation/Modification**
- C - Resident Advisory Board Comments**
- D - Board of Commissioners - Resident Member**

ATTACHMENT # 8 -

Item 11 Required Attachments

HOUSING AUTHORITY OF UNION, S.C.

**PHA FIVE – YEAR and 2010 ANNUAL PLAN
ATTACHMENT # 1 – Item 5.1**

PHA MISSION STATEMENT

The mission of the Housing Authority of the City of Union, South Carolina is to provide quality, affordable housing in a non-discriminatory manner to eligible families in the City of Union and the County of Union, South Carolina.

HOUSING AUTHORITY OF UNION, SC
PHA 5-Year and 2010 Annual Plan
ATTACHMENT # 2 – Item 5.2

PHA GOALS and OBJECTIVES

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

Objectives:

- **Seek additional rental vouchers by 12/2010**
- **Reduce public housing vacancies by 06/2010**
- **Utilize private or other public funds to create additional housing opportunities by 12/2014**

Goal #2: Improve the quality of decent, safe, and affordable housing.

Objectives:

- **Improve public housing management by maintaining and/or increasing the PHAS score thereby remaining a High Performer.**
- **Improve voucher management by maintaining and/or increasing the SEMAP score thereby remaining a High Performer .**
- **Renovate or modernize public housing units by using available funds from the CFP and CFPRG no later than 09/2011**
- **Conduct study to demolish or dispose of obsolete public housing and provide replacement public housing – complete study no later than 12/2014**
- **Improve Resident Advisory Board by meeting quarterly and encouraging more interaction among management and residents**
- **Cross-train employees in order to better serve our customers – complete by 12/2011**

Goal #3: Increase assisted housing choices.

Objectives:

- **Provide voucher mobility counseling on a regular basis.**
- **Conduct outreach efforts to potential voucher landlords by 12/2010**
- **Seek funds to increase the availability of housing choice vouchers by 12/2010**

Goal #4: Improve community quality of life and economic vitality.

Objectives:

- **Implement public housing security improvements no later than 12/2010**
- **Designate developments or buildings for particular resident groups, i.e., elderly and persons with disabilities by 12/2010**
- **Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments by 12/2012**
- **Provide broadband internet services by establishing computer labs for residents use**

Goal #5: Promote self-sufficiency and asset development of families and individuals.

Objectives:

- **Increase the number and percentage of employed persons in assisted families by 12/2011**
- **Provide or attract supportive services to improve recipients= employability no later than 12/2010**

- **Provide or attract supportive services to increase independence for the elderly or families with disabilities by 12/2010**

Goal #6: Ensure equal opportunity and affirmatively further fair housing in our community.

Objectives:

- **Undertake affirmative measures immediately to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability.**
- **Undertake affirmative measures immediately to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability.**
- **Undertake affirmative measures immediately to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required.**

Goal #7: Alleviate the impact of domestic & sexual violence against women.

Objectives:

- **Inform victims of their housing rights and options by providing appropriate information in a timely manner**
- **Work closely in partnership with local agencies including the Victim=s Advocate program, Department of Social Services, Safe Home Rape Crisis, Sheriff=s Department and the Union Public Safety Department to promote their services and programs designed to enhance victim=s safety.**

HOUSING AUTHORITY OF UNION, S.C.
2010 ANNUAL PLAN
Attachment # 3 - Item 6.a
FINANCIAL RESOURCES: PLANNED SOURCES AND USES

SOURCES	PLANNED \$	USES
1- Federal Grants (FY2009 Grants)		
Public Housing Operating Fund	\$820,727.00	Code 1
Public Housing Capital Fund	\$ 527,092.00	Code 2
Public Housing Capital Fund Recovery Grant	\$ 650,694.00	Code 2
Annual Contributions for Section 8 Tenant-Based Assistance	\$ 961,322.00	Code 3
2- Public Housing Dwelling Rental Income	\$ 198,000.00	Code 1
3- Other Income		
Sales & Services	\$ 18,000.00	Code 1
Non-Dwelling Rental	\$ 5,400.00	Code 1
4- Non-Federal Sources		
Investment Income -Public Housing	\$ 13,920.00	Code 1
Investment Income - Section 8	\$ 8,800.00	Code 3
TOTAL RESOURCES=	\$3,203,955.00	

Code 1 - Public Housing General Operations-Administrative & Maintenance
Code 2 - Capital Fund Renovations
Code 3 - Section 8 Tenant Based HAP/Administrative Expenses

HOUSING AUTHORITY OF UNION, SC.
2010 ANNUAL AND 5-YEAR PLAN

ATTACHMENT # 4 - Item 8.1

Annual Statement/Performance & Evaluation Report
For Period Ended 9/30/2009

Capital Fund Program Grant - 2007
Capital Fund Program Grant - 2008
Capital Fund Program Recovery Grant - 2009
Capital Fund Program Grant - 2009

ATTACHMENT # 5 - Item 8.2

Capital Fund Program Grant - 2010 (Proposed Budget)
and Five-Year Action Plan (2010-2014)

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: Housing Authority of Union, SC	Grant Type and Number Capital Fund Program Grant No: SC16P01950107 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2007 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: 09/30/2009 Final Performance and Evaluation Report

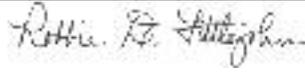
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	0	92,164.40	92,164.40	2,157.40
3	1408 Management Improvements	0	86,027.24	86,027.24	
4	1410 Administration (may not exceed 10% of line 21)	0	464.70	464.70	464.70
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	17,368.00	13,500.00	13,500.00	10,800.00
8	1440 Site Acquisition				
9	1450 Site Improvement	116,887.00	60,911.50	60,911.50	60,911.50
10	1460 Dwelling Structures	217,100.12	98,287.28	98,287.28	98,287.28
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: Housing Authority of Union, SC	Grant Type and Number Capital Fund Program Grant No: SC16P01950107 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant:2007 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:09/30/2009		<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	109,466.88	109,466.88	109,466.88	109,466.88
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	460,822.00	460,822.00	460,822.00	282,087.76
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		95,027.28	95,207.28	95,027.28
Signature of Executive Director 			Signature of Public Housing Director		
Date 08/31/2009			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: Housing Authority of Union, SC			Grant Type and Number Capital Fund Program Grant No: SC16P01950107 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2007		
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	
SC19000001	Site Improvements	1450		59,035.00	18,991.50	18,991.50	18,991.50	100%
	Start Replacement Exterior Doors & Security Screen Doors	1460	86 DU	111,800.12	-0-			
SC19000002	Site Improvements	1450		57,852.00	41,920.00	41,920.00	41,920.00	100%
	Complete HVAC Installation	1460	64 DU	-0-	95,027.28	95,027.28	95,027.28	100%
	Replace Exterior Doors & Security Screen Doors	1460	64 DU	83,200.00	3,260.00	3,260.00	3,260.00	100%
	Replace Exterior Doors & Security Screen Doors	1460	17 DU	22,100.00	-0-			
PHA-Wide	Capital Fund Financing Loan Debt	9000		109,466.88	109,466.88	109,466.88	109,466.88	100%
PHA-Wide	Operations	1406		-0-	92,164.40	92,164.40		
PHA-Wide	Management Improvements	1408		-0-	86,027.24	86,027.24		
PHA-Wide	Administrative- Advertising	1410		-0-	464.70	464.70		
PHA-Wide	A& E Fees	1430		17,368.00	13,500.00	13,500.00	10,800.00	

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 I: Summary		
PHA Name: Housing Authority of Union, SC	Grant Type and Number Capital Fund Program Grant No: SC16P01950108 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2008 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: 09/30/2009 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	24,463.00	28,227.00	28,227.00	22,582.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	380,127.12	376,363.12	13,483.20	13,483.20
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.

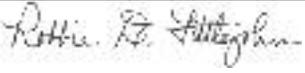
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

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

⁴ RHF funds shall be included here.

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: Housing Authority of Union, SC	Grant Type and Number Capital Fund Program Grant No: SC16P01950108 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: 09/30/2009			<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	109,466.88	109,466.88	109,466.88	27,366.72
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	514,057.00	514,057.00	147,413.08	63,431.92
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	18,128.12	13,483.20	13,483.20	13,483.20
Signature of Executive Director Date 8/31/2009 			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 III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Housing Authority of Union, SC					Federal FFY of Grant: 2008
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	
SC19000001, SC19000002	06/12/2010		06/12/2012		
PHA WIDE					

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: Housing Authority of Union, SC	Grant Type and Number Capital Fund Program Grant No: SC16S01950109 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: 09/30/2009 Final Performance and Evaluation Report

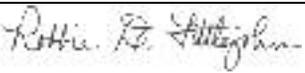
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	1,500	2,450	1,035.30	1,035.30
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	52,055	43,675	43,675.00	34,940.00
8	1440 Site Acquisition				
9	1450 Site Improvement	43,189	42,239	3,927.63	3,927.63
10	1460 Dwelling Structures	518,950	518,950	518,950.00	2,015.80
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	35,000	43,380	34,618.00	
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: Housing Authority of Union, SC	Grant Type and Number Capital Fund Program Grant No: SC16S01950109 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: 09/30/2009			<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)	650,694	650,694	602,206.00	41,918.73
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	465,950	474,330		
Signature of Executive Director Date 8/31/2009 			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: Housing Authority of Union, SC		Grant Type and Number Capital Fund Program Grant No: SC16S01950109 CFFP (Yes/ No): 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	
SC19000001	Site Improvements-Landscaping & Signs	1450		24,000	23,050	3,077.63	3,077.63	
	Replace Existing Water Closet w/Water Saving Type	1460	86 DU	38,700	38,700	38,700.00	2,015.80	
	Replace Gas Water Heater w/Electric	1460	86 DU	77,400	77,400	77,400.00		
	Install Breaker, Wire & Outlet to Replace Gas Range w/Electric Range	1460	86 DU	30,100	30,100	30,100.00		
	Install Phone/Cable Drops in Living Room & All Bedrooms	1460	86 DU	26,000	26,000	26,000.00		
SC19000001	Replace Existing Water Closets w/Water Saving Type	1460	134 DU	60,300	60,300	60,300.00		
	Replace Gas Water Heater w/Electric	1460	80 DU	72,000	72,000	68,000.00		
	Install Breaker, Wire & Outlet to Replace Gas Range w/Electric Range	1460	46 DU	16,100	16,100	16,100.00		
	Replace Existing- Install New Electric Range	1460	74 DU	3,700	3,700	3,700.00		
	Install Phone/Cable Drops in Living Room & All Bedrooms	1460	120 DU	36,000	36,000	36,000.00		
	Replace Windows & Doors A AC&M & Maintenance Bldg.	1470		35,000	43,380	43,380.00		
SC19000002	Site Improvements-Landscaping & Signs	1450		19,189	19,189	850.00	850.00	
	Replace Existing Water Closet w/Water Saving Type	1460	64 DU	29,700	29,700	29,700.00		
	Replace Gas Water Heater w/Electric	1460	64 DU	57,600	57,600	54,600.00		
	Install Breaker, Wire & Outlet to Replace Gas Range w/Electric Range	1460	64 DU	22,400	22,400	22,400.00		
	Install Phone/Cable Drops in Living Room & All Bedrooms	1460	64 DU	20,000	20,000	20,000.00		

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

Part I: Summary		
PHA Name: Housing Authority of Union, SC	Grant Type and Number Capital Fund Program Grant No: SC16P01950109 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: **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	13,035.00			
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	28,702.00			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	298,488.12			
11	1465.1 Dwelling Equipment—Nonexpendable	77,400.00			
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 II: Supporting Pages								
PHA Name: Housing Authority of Union, SC		Grant Type and Number Capital Fund Program Grant No: SC16P01950109 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	
SC19000001	Replace Base Cabinets, Counter Tops, Install New sink and Range Hood, Refinish Top Cabinets & Replace Hardware. Replace Washing Machine Drain and Install New Outside Faucet and Remove Gas Piping to Cook Stove	1460	86 DU	298,488.12				
	Replace Gas Stove with 30" Electric Cook Stove	1465.1	86 DU	38,700.00				
	Replace Refrigerator	1465.1	86 DU	38,700.00				
PHA WIDE	Capital Fund Financing Loan Debt Obligation	9000		109,466.88				
PHA WIDE	Operations	1406		13,035.00				
PHA WIDE	A & E Fees	1430		28,702.00				

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

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Housing Authority of Union, SC					Federal FFY of Grant: 2009
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	
SC19000001	09/30/2011		09/30/2013		
PHA WIDE					

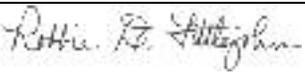
¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Part I: Summary		
PHA Name: Housing Authority of Union, SC	Grant Type and Number Capital Fund Program Grant No: SC16P01950110 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2010 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: **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	13,035.00			
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	22,590.00			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	324,400.12			
11	1465.1 Dwelling Equipment—Nonexpendable	57,600.00			
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: Housing Authority of Union, SC	Grant Type and Number Capital Fund Program Grant No: SC16P01950110 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				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	109,466.88			
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	527,092.00			
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 8/31/2009			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 I: SUMMARY						
PHA Name/Number Housing Authority of Union, SC SC019			Locality (City/County & State) Union, S.C.		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY _2010____	Work Statement for Year 2 FFY ____2011_____	Work Statement for Year 3 FFY __2012_____	Work Statement for Year 4 FFY __2013_____	Work Statement for Year 5 FFY __2014_____
B	Physical Improvements Subtotal	Annual Statement	108,000.12	404,590.12	404,590.12	404,590.12
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment		268,240.00			
E	ADMINISTRATION					
F.	Other A&E FEES		28,350.00			
G.	Operations		13,035.00	13,035.00	13,035.00	13,035.00
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service		109,466.88	109,466.88	109,466.88	109,466.88
K.	Total CFP Funds		527,092.00	527,092.00	527,092.00	527,092.00
L.	Total Non-CFP Funds					
M.	Grand Total					

HOUSING AUTHORITY OF UNION, SC.
2010 ANNUAL AND 5-YEAR PLAN

ATTACHMENT # 6 – HOUSING NEEDS

We feel there is not a shortage of housing in Union County. We will continue to enforce effective maintenance and management policies to increase/maintain full occupancy, reduce unit turnaround time, and to minimize vacancy loss in public housing. We will maintain Section 8 payment standards that enable families to rent throughout our jurisdiction.

We currently have 37 eligible families on the public housing waiting list, and 157 eligible applicants on the Section 8 Housing Choice Voucher waiting list. Our Sec.8 Voucher waiting list has been closed since September 14, 2007. Although we are allocated 274 vouchers, we are currently only able to assist an average of 237 families, based on funding limits. We are spending in excess of our monthly HAP received by using reserve funds to assist these families currently under lease. We will apply for additional Sec. 8 vouchers should they become available. We currently have 77 landlords participating in our Sec.8 voucher program.

We will maintain rent policies to support and encourage work; however, Union County is currently (and for some time now) experiencing an average unemployment rate in excess of 20%. In light of current economic conditions, we will certainly continue to keep clients informed of programs, assistance, and services offered by the Housing Authority of Union and other local agencies.

HOUSING AUTHORITY OF UNION, S.C.
PHA 5-YEAR and 2010 ANNUAL PLAN
ATTACHMENT # 7 – Item 10 -A

PHA PROGRESS REPORT

Progress Report on goals and objectives from previous 5-Year Plan:

- 1. The UHA has a total of 274 rental vouchers but can only fund 238 vouchers at this time. We continue to look for ways to fund the additional vouchers.**
- 2. We continue to do a good job of keeping public vacancies to a minimum with an average of 4-5 vacancies per month.**
- 3. We continue to be a PHAS High Performer which improves the quality of affordable housing.**
- 4. We were recognized as a SEMAP High Performer as a result of our 2008 evaluation.**
- 5. Many of our units have been renovated and additional modifications are forthcoming.**
- 6. We have a rather large waiting list for both public housing units and housing choice vouchers. It is our goal to reduce our waiting list to a more manageable number.**
- 7. The security of our properties continues to be a priority. We have installed two new (2) security cameras in a high profile area in an effort to reduce inappropriate and/or illegal activities within this community.**
- 8. We continue to meet with local law enforcement in an effort to reduce crime in our area.**

**HOUSING AUTHORITY OF UNION, S.C.
PHA 5-YEAR & 2010 ANNUAL PLAN
ATTACHMENT # 7 – ITEM 10-B**

1- The Housing Authority of Union, SC has determined that a Significant Amendment to its Annual Plan would be necessary when the general description of major work had to be changed due to unforeseen circumstances, the addition of non-emergency work items, and/or when there are significant changes to policies and procedures that govern our Authority.

2- The Housing Authority of Union, SC has determined that substantial deviation/modification exists when there is an emergency and the Authority must change plans to accommodate the emergency and/or when there is an addition of new activities not included in the current plan.

HOUSING AUTHORITY OF UNION, S.C.

2009 – 2010 RESIDENT ADVISORY BOARD

Carol Dangerfield.....106 Columbus Street
Carol Jenkins.....202 Porter Street
Marietta Jeter.....102-C Cogdell Plaza
Albert Sanders.....104-A Cogdell Plaza
Gary Sizemore.....107-B Cogdell Plaza
Kathy Norman.....111 New Street
Kay Frances Young.....135 Horseshoe Circle
Sharon Smith.....136 Horseshoe Circle
Sarah Stewart.....Hunt Drive Apts. # 11
Gary Winzenried.....Hunt Drive Apts. # 16

The Resident Advisory Board met Wednesday, October 7, 2009 to review and discuss the 2010 Annual and 5-Year Plan. Proposed work items and projected expenditures with reference to the Capital Fund Programs were addressed. Resident comments and concerns were the following:

- 1- Residents were pleased with the installation of HVAC in all units. This work was completed by funding through CFP 2005, 2006, and CFFP 2005, with final payment from CFP 2007 grant funds.
- 2- Residents were excited and very much in favor of the proposed renovations, including installation of more energy efficient toilets and water heaters, the installation of additional phone and cable drops, and the renovation of kitchens.
- 3- Residents were thankful for the video surveillance cameras which have been installed as an added safety and security feature, as this helps to deter criminal activity. They still expressed concern of loitering and disturbances caused by non-residents of the Authority. Residents were supportive of the Authority’s continuing effort to work with local Public Safety officials to curtail these activities.
- 4- RAB members are meeting quarterly and have gotten more residents interested in their neighborhoods; however, they noted improvements and more involvement are needed from all residents. Members were asked to encourage neighbors to keep their yards and surrounding areas clean and free from trash & litter, and to be aware of visitors or residents who may be causing trouble , reporting these activities through Crime Stoppers when needed. Management cannot be onsite all the time, and the residents need to be aware of what is happening in their neighborhood.
- 5- Residents stated closet space in the units is limited and would like to have additional closets. Some of the closet space was lost at installation of HVAC.
- 6- Residents of Cogdell Plaza requested that flowers be planted at entrance to this area. Mr. Littlejohn pointed out that the 2009 CFP budget includes funding for landscaping & signs in several areas to enhance the “curb appeal” of the Authority’s premises.

After discussion and review, RAB members were in agreement with the provisions set forth and the work items and activities as stated in the 2010 Annual and 5-Year Plan; therefore, no changes are necessary.