

9.1	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
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.
2011 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- 2011 FINANCIAL RESOURCES**

ATTACHMENT # 4 -

**Item 8.1 Annual Statement/Performance & Evaluation Report
For Period Ended 09/30/2010**

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)

Capital Fund Program Grant No. SC16P01950110 (2010)

ATTACHMENT # 5-

**Item 8.2 2011 Capital Fund Program (Proposed Budget)
And Five-Year Action Plan (2011 - 2015)**

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 2011 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 12/2011**
- **Designate developments or buildings for particular resident groups, i.e., elderly and persons with disabilities by 12/2011**
- **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 12/2011**

- **Provide or attract supportive services to increase independence for the elderly or families with disabilities by 12/2011**

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.
2011 ANNUAL PLAN
Attachment # 3 – Item 6.a
FINANCIAL RESOURCES: PLANNED SOURCES AND USES**

SOURCE	PLANNED	USES
1. Federal Grants (FY 2010 Grants)		
Public Housing Operating Funds	\$ 960,088.00	Code 1
Public Housing Capital Fund	\$ 523,053.00	Code 2
Annual Contributions for Section 8 Tenant-Based Assistance	\$ 1,024,258.00	Code 3
2. Public Housing Dwelling Rental Income	\$ 192,000.00	Code 1
3. Other Income		
Sales & Services	\$ 12,000.00	Code 1
Non-Dwelling Income	\$ 5,400.00	Code 1
4. Non-Federal Sources		
Investment Income – Public Housing	\$ 16,000.00	Code 1
Investment Income – Section 8	\$ 3,200.00	Code 3
TOTAL RESOURCES = \$ 2,735,999.00		

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.
2011 ANNUAL AND 5-YEAR PLAN

ATTACHMENT # 4 - Item 8.1

Annual Statement/Performance & Evaluation Report
For Period Ended 09/30/2010

Capital Fund Program Grant - 2007
Capital Fund Program Grant - 2008
Capital Fund Program Recovery Grant - 2009
Capital Fund Program Grant – 2009
Capital Fund Program Grant - 2010

ATTACHMENT # 5 - Item 8.2

Capital Fund Program Grant - 2011 (Proposed Budget)
and Five-Year Action Plan (2010-2015)

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: 09/30/2010 Final Performance and Evaluation Report

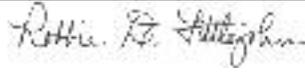
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	0	92,164.40	92,164.40	92,164.40
3	1408 Management Improvements	0	86,027.24	86,027.24	39,594.65
4	1410 Administration (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:09/30/2010			<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	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	411,689.41
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		98,287.28	98,287.28	98,287.28
Signature of Executive Director 			Signature of Public Housing Director		Date
Date 10/11/2010					

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%
	Start 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-Includes PE #4- \$87,101.64	1406		-0-	92,164.40	92,164.40	92,164.40	100%
PHA-Wide	Management Improvements	1408		-0-	86,027.24	86,027.24	39,594.65	46%
PHA-Wide	Administrative- Advertising	1410		-0-	464.70	464.70	464.70	100%
PHA-Wide	A& E Fees	1430		17,368.00	13,500.00	13,500.00	10,800.00	80%

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			
<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: 09/30/2010		<input type="checkbox"/> Final Performance and Evaluation Report	

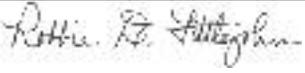
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	24,463.00	24,463.00	24,463.00	22,582.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	380,127.12	380,127.12	380,127.12	380,127.12
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: 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:09/30/2010		<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	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)	514,057.00	514,057.00	514,057.00	512,176.00
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	108,937.12	108,937.12	108,937.12	108,937.12
Signature of Executive Director Date 10/11/2010 			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: SC16P01950108 CFFP (Yes/ No): 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	
SC19000001	Continue Replacement of Exterior Doors & Security Screen Doors	1460	86 DU	-0-	95,453.93	95,453.93	95,453.93	100%
SC19000001	Relamp all light fixtures w/13 watt fluorescent bulbs	1460	86 DU	5,438.12	4,044.95	4,044.95	4,044.95	100%
SC19000001	Relamp all light fixtures w/13 watt fluorescent bulbs	1460	120 DU	7,500.00	5,662.95	5,662.95	5,662.95	100%
SC19000001	Replace Roofs	1460	38 Bldg.	292,600.00	271,190.00	271,190.00	271,190.00	100%
SC19000002	Relamp all light fixtures w/13 watt fluorescent bulbs	1460	64 DU	4,000.00	2,966.30	2,966.30	2,966.30	100%
SC19000002	Relamp all light fixtures w/13 watt fluorescent bulbs	1460	17 DU	1,190.00	808.99	808.99	808.99	100%
SC19000002	Replace Roofs-9 Buildings	1460	17 DU	69,399.00	-0-			
PHA-WIDE	Capital Fund Financing Loan Debt	9000		109,466.88	109,466.88	109,466.88	109,466.88	100%
PHA-WIDE	A&E Fees	1430		24,463.00	24,463.00	24,463.00	22,582.00	92%

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

² To be completed for the Performance and Evaluation

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: 09/30/2010 Final Performance and Evaluation Report

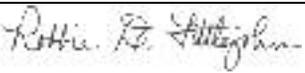
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	1,500	2,450	2,450.00	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	42,239.00	12,727.63
10	1460 Dwelling Structures	518,950	518,950	518,950.00	518,950.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	35,000	43,380	43,380.00	43,380.00
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: 09/30/2010			<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)	650,694	650,694	650,694.00	611,032.93
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	474,330.00	474,330.00
Signature of Executive Director Date 10/11/2010 			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	23,050.00	8,727.63	38%
	Replace Existing Water Closet w/Water Saving Type	1460	86 DU	38,700	38,700	38,700.00	38,700.00	100%
	Replace Gas Water Heater w/Electric	1460	86 DU	77,400	77,400	77,400.00	77,400.00	100%
	Install Breaker, Wire & Outlet to Replace Gas Range w/Electric Range	1460	86 DU	30,100	30,100	30,100.00	30,100.00	100%
	Install Phone/Cable Drops in Living Room & All Bedrooms	1460	86 DU	26,000	26,000	26,000.00	26,000.00	100%
SC19000001	Replace Existing Water Closets w/Water Saving Type	1460	134 DU	60,300	60,300	60,300.00	60,300.00	100%
	Replace Gas Water Heater w/Electric	1460	80 DU	72,000	72,000	72,000.00	72,000.00	100%
	Install Breaker, Wire & Outlet to Replace Gas Range w/Electric Range	1460	46 DU	16,100	16,100	16,100.00	16,100.00	100%
	Replace Existing Receptacle & Cover for Electric Range	1460	74 DU	3,700	3,700	3,700.00	3,700.00	100%
	Install Phone/Cable Drops in Living Room & All Bedrooms	1460	120 DU	36,000	36,000	36,000.00	36,000.00	100%
	Replace Windows & Doors AC&M Building.	1470		35,000	43,380	43,380.00	43,380.00	100%
SC19000002	Site Improvements-Landscaping & Signs	1450		19,189	19,189	19,189.00	4,000.00	21%
	Replace Existing Water Closet w/Water Saving Type	1460	64 DU	29,700	29,700	29,700.00	29,700.00	100%
	Replace Gas Water Heater w/Electric	1460	64 DU	57,600	57,600	57,600.00	57,600.00	100%
	Install Breaker, Wire & Outlet to Replace Gas Range w/Electric Range	1460	64 DU	22,400	22,400	22,400.00	22,400.00	100%
	Install Phone/Cable Drops in Living Room & All Bedrooms	1460	64 DU	20,000	20,000	20,000.00	20,000.00	100%

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: 09/30/2010 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		472.06	472.06
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	30,585.00			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	296,605.12		139,731.48	129,731.48
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 I: Summary					
PHA Name: Housing Authority of Union, SC	Grant Type and Number Capital Fund Program Grant No: SC16P01950109 Replacement Housing Factor Grant No: 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: 09/30/2010			<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	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)	527,092.00		249,670.42	157,570.26
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			139,731.48	129,731.48
Signature of Executive Director <i>Robbie R. Fitzgibbon</i> Date 10/11/2010			Signature of Public Housing Director Date		

¹ To be completed for the Performance and Evaluation Report.

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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	Begin Replacement of Base Cabinets, Counter Tops	1460	86 DU	242,605.12	156,873.64			
	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.							
	Complete Replacement of Exterior Doors & Security Screen Doors	1460	86 DU	-0-	53,002.48	53,002.48	53,002.48	
	Replace Gas Stove with 30" Electric Cook Stove	1465.1	86 DU	38,700.00	38,700.00			
	Replace Refrigerator	1465.1	86 DU	38,700.00	38,700.00			
SC19000002	Complete Replacement of Exterior Doors & Security Screen Doors	1460	64 DU	-0-	44,030.00	44,030.00	34,030.00	
	Replace Roofs – 17 DU	1460	9 Bldgs	54,000.00	42,699.00	42,699.00	42,699.00	
PHA WIDE	Capital Fund Financing Loan Debt Obligation	9000		109,466.88	109,466.88	109,466.88	27,366.72	
PHA WIDE	Operations	1406		13,035.00	13,035.00	472.06	472.06	
PHA WIDE	A&E Fees	1430		30,585.00	30,585.00			

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

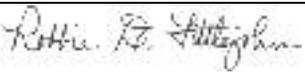
² To be completed for the Performance and Evaluation Report.

Part I: Summary		
PHA Name: Housing Authority of Union, SC	Grant Type and Number Capital Fund Program Grant No: 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: 09/30/2010 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	320,361.12			
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				

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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 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: 09/30/2010			<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			109,466.88	
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)	523,053.00		109,466.88	
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 10/11/2010 			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: SC16P01950110 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	
SC19000001	Complete renovations to Replace Base Cabinets, Counter Tops, Install New Sink & Range Hood, Refinish Top Cabinets & Replace Hardware, Replace Washing Machine Drain & Install New Outside Faucet, Remove gas piping to cook stove.	1460	86 DU	97,961.00	139,731			
SC19000002	Begin Replacement of Base Cabinets, Counter Tops, Install New Sink & Range Hood, Refinish Top Cabinets & Replace Hardware, Replace Washing Machine Drain & Install New Outside Faucet. Remove gas piping to cook stove.	1460	64 DU	222,400.12	180,630.12			
SC19000002	Replace Gas Stove with 30" Electric Cook Stove	1465.1	64 DU	28,800.00				
SC19000002	Replace Refrigerator	1465.1	64 DU	28,800.00				
PHA Wide	Capital Fund Financing Loan Debt	9000		109,466.88		109,466.88		
PHA WIDE	A&E Fees	1430		22,590.00				
PHA WIDE	Operations	1406		13,035.00				

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: SC16P01950111 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2011 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: 09/30/2010 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	28,350.00			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable	103,961.00			
12	1470 Non-dwelling Structures	268,240.12			
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 III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Housing Authority of Union, SC					Federal FFY of Grant: 2011
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	
SC 19-001, 19-002, 19-003 & 19-005	07/31/2013		07/31/2015		

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 _2011_____	Work Statement for Year 2 FFY ____2012_____	Work Statement for Year 3 FFY __2013_____	Work Statement for Year 4 FFY __2014_____	Work Statement for Year 5 FFY __2015_____
B	Physical Improvements Subtotal	Annual Statement	400,551.12	400,551.12	400,555.12	400,555.12
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment					
E	ADMINISTRATION					
F.	Other A&E FEES					
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		523,053.00	523,053.00	523,053.00	523,053.00
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 120 eligible families on the public housing waiting list, and 115 eligible applicants on the Section 8 Housing Choice Voucher waiting list. Our Sec.8 Voucher waiting list has been closed since September 14, 2007. We are allocated 274 vouchers, and are currently assisting an average of 238 families. Vouchers are issued periodically to eligible families from our waiting list. We will strive to increase and maintain full lease up based on available funding. We have increased the number of landlords participating in our Sec.8 voucher program, as we have 96 current landlords.

We will maintain rent policies to support and encourage work; however, Union County is currently experiencing an average unemployment rate in excess of 10%, with a major employer (Disney) expected to close in Union County within the year. 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 2011 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. We are currently assisting an average of 238 families. We will strive to increase and maintain full lease-up based on available funding.**
- 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. The Resident Advisory Board is meeting on a regular basis and providing input and ideas toward improving the overall operations of the Union Housing Authority.**
- 5. Several of our student residents recently won awards in an upstate Spelling Bee contest at the Anderson Housing Authority.**
- 6. The UHA has undergone major renovations within many of its units; thereby, enhancing the living conditions of residents.**
- 7. We are in the process of revising our waiting list for both public housing units and housing choice vouchers. This will allow us to reduce our waiting list to a more manageable number.**
- 8. The security of our properties continues to be a priority. We currently have four (4) security cameras in high profile areas in an effort to reduce inappropriate and/or illegal activities.**
- 9. 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.

2010 RESIDENT ADVISORY BOARD

Jyl Gruessenger.....105 Tillman Street
Carol Dangerfield.....106 Columbus Street
Shirley Hunter.....204 Lipsey Street
Carol Jenkins.....202 Porter Street
Nikina Salter.....223 Gault Avenue
Gladys Lindsey.....105 Chambers Avenue
Marietta Jeter.....102-C Cogdell Plaza
Albert Sanders.....104-A Cogdell Plaza
Gary Sizemore.....106-B Cogdell Plaza
Beverly Farr.....205-B West Henrietta Street
Willie Ethel Powers.....100-C Tiger Court
Kathy Norman.....111 New Street
Kay Frances Young.....135 Horseshoe Circle
Sharon Smith.....136 Horseshoe Circle
Lorena Jeter.....305 Wallace Street
Sarah Stewart.....Hunt Drive Apts. # 11
Gary Winzenried.....Hunt Drive Apts. # 16
Sabrina Crosby.....Lakeside Manor Apts. - # 19-C
Annette Smith.....Lakeside Manor Apts. - # 49-F

The Resident Advisory Committee of the Housing Authority of Union, S.C. met Wednesday, September 29, 2010 for a quarterly meeting and lunch. The purpose of this meeting was to review, discuss and provide input on the 2011 Annual and Five-Year Plan. Proposed work items and projected expenditures with reference to the Capital Fund Programs were addressed. Resident comments and concerns included the following:

- 1- Cogdell Plaza residents stated that some of the exterior doors recently installed need adjustments.
- 2- Residents in several areas expressed appreciation for the edging and cleaning of sidewalks and yard areas. They addressed the issue of the sod that was being removed, and requested that it be relocated to various yard areas that were bare. Mr. Littlejohn stated he will address this issue as additional treatment to these sites will be needed for the sod to take root. There remains some funding for site improvements from the ARRA Grant funds.
- 3- Committee members discussed the need for all residents to take pride in their neighborhoods and keep them free from trash and litter. Several stated that children are often sent to the dumpsters; however, they were unable to place bags of trash into the containers and it then ended up on the ground. Mr. Littlejohn stated he is planning to send out letter to all residents reminding them of their lease obligations which address maintaining clean yards, porches and surrounding areas. Also, all residents will be invited to participate in Housing Authority Clean-Up Day on Monday, October 25, 2010. We have already had several volunteers, along with Community Service Residents, who will be recruiting residents to help clean yards and common areas within the Housing Authority community.
- 4- Additional landscaping and signs are planned for several areas to enhance the "curb appeal" of the Authority's premises.
- 5- Residents expressed appreciation for the recent work that had been done in their apartments, and were excited about the upcoming kitchen renovations that are planned.
- 6- Residents in the Chambers Ave. area expressed a desire to have exterior doors replaced, as they have recently been replaced in the other areas. This work item is scheduled to be completed with 2015 capital funds; however, Mr. Littlejohn stated he will look into the possibility of replacing the doors sooner.

After discussion and review, RAB members were in agreement with the provisions set forth and the work items and activities as stated in the 2011 Annual and 5-Year Plan; therefore, no changes are necessary.