

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: Anderson Housing Authority 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): 01/2011 PHA Code: SC037				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: 279 Number of HCV units: 500				
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" 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)				
	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:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.				
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low-income families in the PHA's jurisdiction for the next five years:				
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.				
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: <input type="checkbox"/> Operation and Management Becky Holmes, Executive Director retired effective June 2010. Jeff Trahan was selected per board resolution as new Executive Director effective June 2010. <input type="checkbox"/> Asset Management – Presently operating at One Amp with a Central Office Cost Center.				

(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.

1335 E River Street
Anderson, SC 29624

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 forty-one units that comprise Kennedy Place are rented under Project-Based Vouchers. The Housing Authority continues to look for units to put under Project-Based Vouchers that are in the best interest of the clients.

The Section 8 Housing Choice Voucher Program provides rental assistance to clients who rent on the private market. The Section 8 Homeownership Program allows those clients who qualify to use their voucher payment to assist in making a mortgage payment. The variables that determine the amount the housing authority and the tenant will each pay are the tenant's income, the amount of the payment standard as determined by the housing authority, the utility allowance, the mortgage payment (PITI), allowed deductions for medical and childcare, and the allowances for dependents. We have two certified housing counselors to assist potential buyers. The Housing Counselor assists the potential buyer through the homeownership process, which includes homebuyer education classes, both before and after the home is purchased. Listed below is a brief summary of the steps to homeownership.

Steps to Homeownership

*1) Housing Authority process of prequalification.

Provide income

Obtain Credit Report

Figure HAP amount base in UA/PS

*2) Complete Application at bank or mortgage company.

Tenant chooses a bank or mortgage company that is willing to participate in HCV Homeownership Program. Housing Counselor will communicate with the bank or mortgage company specifies of Section 8 Program and the amount of mortgage loan for which the client is qualified.

*3) Home Buyers Class

*4) Sign Sale of Contract

*5) Housing Authority Inspector inspects property for HQS violations

6) Private Inspector

7) Appraiser (Bank)

8) Approval from bank

9) Select an Attorney

	<p>*10) Closing Procedure.</p> <p>***means involvement with Anderson Housing Authority Housing Counselor</p> <p>7.d Number of homeownership vouchers at present: 6</p> <p>. d Home Ownership Housing Counselors: 2 (Barbara Hunter Geer & Shawanda Robinson)</p> <p>. d Present outstanding applications: 0</p>
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 CFFP financing.
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> , for 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.
8.3	<p>Capital Fund Financing Program (CFFP).</p> <p><input 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.</p>
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 locations.</p>

The U.S. Department of Housing and Urban Development (HUD) has received from the U.S. Census Bureau a special tabulation of Census 2000 data that are largely not available through standard Census products. These "special tabulation" data are used by local governments for housing planning as part of the Consolidated Planning process. HUD also uses some of these data in allocation formulas for distributing funds to local jurisdictions.

HUD released similar data after the 1990 Census and made most those data available to grantees and the general public. Those data are typically referred to as the "CHAS Data". The CHAS data are different from the standard Census 2000 data files. They are mostly comprised of a variety of housing need variables split by HUD defined income limits (30, 50, and 80 percent of median income) and HUD specified household types.

The following tables contain CHAS data for Anderson's housing stock.

30CDS CHAS Data: Affordability Mismatch Output for All Households

State of Jurisdiction: Anderson city, South Carolina		Source of Data: CHAS Data Book				Data Current as of 2000			
		Renters Units by # of bedrooms				Owned or for sale units by # of bedrooms			
Housing Units by Affordability	0-1	2	3+	Total		0-1	2	3+	Total
	(A)	(B)	(C)	(D)		(E)	(F)	(G)	(H)
1. Rent <=30%					Value <=30%				
# occupied units	454	510	360	1,324		N/A	N/A	N/A	N/A
% occupied <=30%	74.0	53.9	29.7	57.1		N/A	N/A	N/A	N/A
% built before 1970	40.7	76.5	54.4	58.3		N/A	N/A	N/A	N/A
% some problem	19.6	21.3	25.0	23.9		N/A	N/A	N/A	N/A
# vacant for rent	70	180	35	285	# vacant for sale	N/A	N/A	N/A	N/A
2. Rent >30% to <=50%					Value <=50%				
# occupied units	495	1,070	283	1,848		87	897	990	1,974
% occupied <=50%	67.7	49.1	25.3	51.9		53.0	50.6	33.8	41.5

% built before 1970	47.5	60.5	71.9	58.5		72.4	81.9	77.3	83.8
% some problems	56.6	69.0	75.8	63.4		23.0	11.2	5.5	7.9
\$ vacant for rent	10.5	2.0	4.0	18.5	\$ vacant for sale	0	10	00	214
3. Rent >30% to <=38%					Value >50% to <=80%				
# occupied units	470	730	716	1,255		25	48	1,333	1,875
% occupied <= 30%	67.0	48.7	32.8	49.8		0.6	44.4	39.9	33.3
% built before 1970	17.0	70.0	54.3	41.1		0.0	83.8	66.4	68.9
% some problems	44.7	37.3	36.0	37.3		0.0	2.0	2.2	2.1
\$ vacant for rent	6	38	17	40	\$ vacant for sale	0	15	40	53
4. Rent >38%					Value >80%				
# occupied units	30	73	74	199		22	346	1,648	1,816
\$ vacant for rent	52	0	0	55	\$ vacant for sale	0	8	35	33

Definitions:

Rent 0-30% - These are units with a current gross rent (rent and utilities) that are affordable to households with incomes at or below 30% of HUD Area Median Family Income. Affordable is defined as gross rent less than or equal to 30% of a household's gross income.

Rent 30-50% - These are units with a current gross rent that are affordable to households with incomes greater than 30% and less than or equal to 50% of HUD Area Median Family Income.

Rent 50-80% - These are units with a current gross rent that are affordable to households with incomes greater than 50% and less than or equal to 80% of HUD Area Median Family Income.

Rent > 80% - These are units with a current gross rent that are affordable to households with incomes above 80% of HUD Area Median Family Income.

Value 0-50% - These are homes with values affordable to households with incomes at or below 50% of HUD Area Median Family Income. Affordable is

defined as annual owner costs less than or equal to 30% of annual gross income. Annual owner costs are estimated assuming the cost of purchasing a home at the time of the Census based on the reported value of the home. Assuming a 7.9% interest rate and national averages for annual utility costs, taxes, and hazard and mortgage insurance, multiplying income times 2.9 represents the value of a home a person could afford to purchase. For example, a household with an annual gross income of \$30,000 is estimated to be able to afford an \$87,000 home without having total costs exceed 30% of their annual household income.

Value 50-80% - These are units with a current value that are affordable to households with incomes greater than 50% and less than or equal to 80% of HUD Area Median Family Income.

Value > 80% - These are units with a current value that are affordable to households with incomes above 80% of HUD Area Median Family Income.

The following table describes the cost burden of housing for the city of Anderson.

SOCDs CHAS Data: Housing Problems Output for All Households

Household by Type, Income, & Housing Problem	Renters					Owners					
	Elderly (1 & 2 members)	Small Rental (2 to 4 members)	Large Rental (5 or more members)	All Other	Total Renters	Elderly (1 & 2 members)	Small Rental (2 to 4 members)	Large Rental (5 or more members)	All Other	Total Owners	Total Households
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)
1. Household Income >=50% SPT	351	710	194	776	2,415	979	270	58	100	1,217	3,662
2. Household Income >=80% MFL	355	430	115	475	1,395	422	120	20	67	629	2,224
3. % with any housing problems	71.0	88.9	83.6	68.4	71.2	50.2	66.7	50.0	50.2	35.9	66.3
4. % Cost Burden >30%	73.0	61.1	52.2	68.4	66.8	50.2	66.7	50.0	43.3	32.6	62.8
5. % Cost Burden >50%	18.9	15.6	63.5	51.7	51.7	26.2	38.2	50.0	20.9	32.4	46.2
6. Household Taxable Income >30 to <=50% MFL	178	239	79	264	820	337	159	18	99	618	1,438
7. % with any housing problems	49.4	51.3	66.4	58.3	54.9	17.4	43.3	100.0	32.7	31.4	44.8
8. % Cost Burden >30%	49.4	51.5	24.1	34.5	49.8	17.4	43.3	77.8	32.9	30.7	41.4
9. % Cost Burden >50%	12.1	12.4	5.1	5.3	15.0	9.5	31.3	55.6	16.2	17.6	15.0

10. Household Income >= \$9,000 <= \$15,000	190	774	74	390	1,028	462	270	64	323	527	1,049
11. % with any housing problems	13.4	13.4	39.5	31.8	23.7	8.9	30.0	45	76.0	36.2	21.3
12. % Cost Burden >=30%	13.4	17.4	39.5	31.8	19.5	8.9	16.3	39.1	36.0	34.6	21.9
13. % Cost Burden >=50%	5.1	0.0	0.0	0.0	1.0	0.9	11.1	15.0	36.0	6.9	3.8
14. Household Income >= \$15,000 MFI	320	623	94	483	1,474	994	1,310	185	405	3,454	4,978
15. % with any housing problems	31.7	2.4	10.2	0.0	5.0	1.0	11.8	18.9	18.8	9.7	8.6
16. % Cost Burden >=30%	21.7	0.0	0.0	0.0	3.3	1.9	11.8	8.1	12.3	6.9	7.3
17. % Cost Burden >=50%	1.0	0.0	0.0	0.0	2.1	0.5	1.6	5.0	0.0	0.9	1.3
18. Total Households	1,173	1,719	362	1,644	4,877	3,125	2,450	257	600	5,653	10,539
19. % with any housing problems	50.1	31.4	58.6	14.9	39.0	11.6	20.0	32.1	37.7	19.7	28.6
20. % Cost Burden >=30	50.1	28.3	36.0	34.3	35.3	14.6	20.2	22.2	35.1	38.7	26.4
21. % Cost Burden >=50	37.5	14.9	74.9	17.0	19.6	8.7	7.3	10.5	7.1	7.1	33.1

There are currently 775 applications on file for conventional public housing. 89.17% of the applicants fall into the extremely low income classification. There are 300 families currently on the waiting list for public housing; 61 of the applicants are disabled and 12 are considered elderly.

There are currently 286 applications on file for Section 8 vouchers. 67.13% of the applicants

fall into the very low income classification. There are 37 families currently on the waiting list for Section 8; two of the applicants are disabled and 9 are considered elderly.

There are currently 60 applications on file for Section 8 Project-Based Vouchers. 79.31% of the applicants fall into the very low income classification. There are no families on the waiting list; 51 of the applicants are disabled and eight are considered elderly.

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.**

In order to address local needs, local preferences have been implemented and are as follows:

Local Preferences for Section 8

- Head of Households that are determined to be living in substandard housing in the City of Anderson, after a physical inspection of the unit by the City building department. The HA reserves the right of final inspection of the unit.
- Head of Households that are without housing due to fire will be considered if they are in possession of a fire report that is not more than 60 days old.
- Families that are displaced as the result of an action by the City of Anderson's Community Development Department, or displaced by a natural disaster.
- Head of Households that are assisted through the Medicaid Home and Community Based Services Waiver under Section 1915C of the SSA. These referrals are handled locally by the Anderson-Oconee office of Community Long Term Care.
- Persons who are participants in the AIM Women and Children Succeeding program and they agree to participate in the FSS Program when there are vacancies in the program. Participants in the Anderson School District 5 McKinney-Vento Homeless Education Program or other similar District 5 programs.
- Persons who are referred by the Department of Social Services who are FUP (Family Unification Program) – eligible families and/or FUP-eligible youth to which the PHA intends to issue FUP vouchers if vouchers are provided by HUD. FUP-eligible families are defined in an addendum to the Section 8 Administrative Plan. Until the PHA is successful in its attempts to receive HUD FUP vouchers, 10 vouchers have been allocated for a voluntary FUP program as a cooperative effort between the PHA and DSS.
- Section 8 Housing Management will verify if household need is sufficient and review regular waiting list for preferences as well.

Local Preferences for Public Housing

- Head of Households that are determined to be living in substandard housing in the City of Anderson or Anderson County, after a physical inspection of the unit by the building department. Letters may be submitted by other agencies with personal knowledge of a family's living conditions. AHA reserves the right of final inspection of the unit.
- Head of Households that are without housing and living in a shelter (Sunshine

House, Red Cross, Haven of Rest, Salvation Army, Safe Harbor, Upstate Homeless Coalition, or other bonafide shelters) or disabled, homeless head of households that are not living in a shelter due to lack of handicapped accessibility as certified by a local agency that has personal knowledge of their living conditions. This living situation must still apply at the time that their name comes to the top of the Public Housing waiting list or they must have a letter of completion of the program from a local homeless provider. Single head of households must be elderly, disabled, or near elderly (55 or older) to qualify as eligible for this preference.

- Head of Households that are without housing due to fire will be considered if they are in possession of a fire report that is not more than 60 days old.
- Families that are displaced as the result of an action by the City of Anderson's Community Development Department.
- Head of Households that are assisted through the Medicaid Home and Community Based Services Waiver under Section 1915C of the SSA. These referrals are handled locally by the Anderson-Oconee office of Community Long Term Care.
- Women who have been participants in the DHEC Nurse Family Partnership Program for ninety days.
- Public Housing Management will verify if household need is sufficient and review regular waiting list for preferences as well.

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

- (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.

The PHA has made significant progress in meeting the missions and goals described in the 5-Year Plan. The supply of assisted housing continues to be expanded as funding becomes available; the quality has been maintained. Housing choices have been increased through outreach programs that seek to obtain potential voucher landlords. The PHA actively works to further fair housing through the utilization of equal opportunity.

- (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification".

The PHA defines Substantial Deviation or Significant Amendment or Modifications as follows:

- Changes to rent or admissions policies or organization of waiting list
- Additions of non-emergency work items not included in the Capital Fund Annual Plan
- Any changes to demolition, designation, homeownership programs, or conversion activities

Substantial deviation or significant amendment or modification does not include any

changes in policies due to required changes in HUD regulations or requirements, or changes in policies and procedures necessary to maintain financial viability of the programs due to changes in HUD funding that is implemented after the annual plan is submitted and during the subject year or changes in policies and procedures necessary to apply for new or renewal sources of funding.

Resident Comments

All public housing residents and Section 8 clients are notified by mail of the annual plan process. During the initial process, four meetings are held in different public housing communities – Fortson, Westview, Seniors, and the Administrative Office. Needed Capital fund improvements and changes to administrative plans are discussed and where appropriate, their ideas are considered and made a part of the final plan.

All residents are invited to be a part of the Resident Advisory Board for the Annual Plan Process. This year, 17 public housing and 10 section 8 residents attended the final meeting for resident input of the final copy of the annual plan. These annual meetings have given all residents the chance to express their opinion of proposed changes in the way the housing authority operates. This year, the most popular topic was a discussion of a proposed “no smoking” policy. A majority of the residents were adamantly opposed to a policy, feeling that it was an invasion of their privacy. Therefore, there was no change this year. However, we were asked to explore the possibility of a no smoking policy for some of the building, instead of the whole community. We will consider this in the future and discuss with our legal representation.

Resident Comments (after additional consultation due to Substantive Deficiency No. 1 VAWA)

On December 9, 2009, a 2nd Resident Advisory Board meeting was held to discuss with the residents the Violence Against Women’s Act and the procedures the housing authority uses to implement this Act. Five Section 8 residents, 15 public housing residents and 6 AHA staff attended the meeting. The residents reviewed the proposed procedures. The residents suggested the addition of the following agencies to the list of agencies to provide assistance with the implementation of VAWA:

- Department of Mental Health
- Crisis Ministries
- DSS for child abuse and elderly abuse

A copy of the final AHA VAWA procedures are included as an attachment to the Annual Plan .

Challenged Elements

There were no challenged elements of the plan. There were no attendees at the public hearing other than AHA representatives.

11.0 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.

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| | <ul style="list-style-type: none">(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)(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) Challenged Elements(g) Form HUD-50075.1, Capital Fund Program Annual Statement/ Performance and Evaluation Report (PHAs receiving CFP grants only)(h) Form HUD-50075.2, Capital Fund Program Five-Year Action Plan (PHAs receiving CFP grants only) |
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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: ANDERSON-SC-037		Grant Type and Number		FFY of Grant: 2008	
				Capital Fund Program Grant No: SC16R03750108		FFY of Grant Approval: 2008	
				Replacement Housing Factor Grant No:			
				Date of CFFP:			

Line	Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2010	Reserve for Disasters/Emergencies <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Final Performance and Evaluation Report	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	39,750	42,400	42,400	42,400	
4	1410 Administration	47,835	47,835	47,835	47,835	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	24,000	24,000	24,000	24,000	
8	1440 Site Acquisition	60,000				
9	1450 Site Improvement	87,172.00	74,705.26	74,705.26	74,705.26	
10	1460 Dwelling Structures	183,420.00	269,856.94	183,971.68	183,971.68	
11	1465.1 Dwelling Equipment—Nonexpendable	25,000.00	8,842.12	8,842.12	8,842.12	
12	1470 Nondwelling Structures	1,180.00	1,180.00	1,180.00	1,180.00	
13	1475 Nondwelling Equipment	10,000.00	9,537.68	9,537.68	9,537.68	
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 RH# 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
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Part I: Summary							
PHA Name: ANDERSON		Grant Type and Number Capital Fund Program Grant No: SC16P03750108 Replacement Housing Factor Grant No: Date of CFP:		FY of Grant: 2008		FY of Grant Approval: 2008	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)		<input type="checkbox"/> Final Performance and Evaluation Report			
Type of Grant							
Line	Summary by Development Account	Original	Revised ²	Obligated	Total Actual Cost ¹	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)	478,357.00	478,357.00		392,471.74		392,471.74
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	39,750	42,400		42,400		42,400
25	Amount of line 20 Related to Energy Conservation Measures						
Signature of Executive Director		Date 06/28/2010		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.

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

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Part I: Summary

PHA Name: ANDERSON SC-037	Grant Type and Number Capital Fund Program Grant No: SC16P03750109 Replacement Housing Factor Grant No: Date of CFP:	FFY of Grant: 2009 FFY of Grant Approval: 2009
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Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2010	Reserve for Disasters/Emergencies <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Final Performance and Evaluation Report	Total Estimated Cost		Total Actual Cost	
			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		24,000		13,500	13,500
9	1450 Site Improvement					
10	1460 Dwelling Structures		120,000		28,814.64	28,814.64
11	1465 J. Dwelling Equipment—Nonexpendable		136,757		3,693.55	3,693.55
12	1470 Non-dwelling Structures		15,000		2,406.54	2,406.54
13	1475 Non-dwelling Equipment		80,000			
14	1485 Demolition		13,200		3,155.32	3,155.32
15	1492 Moving to Work Demonstration					
16	1495 J. Relocation Costs					
17	1499 Development Activities ⁴					

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 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

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 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		FY of Grant: 2009	
PHA Name: ANDERSON		FY of Grant Approval: 2009	
Grant Type and Number Capital Fund Program Grant No: SC16P03750109 Replacement Housing Factor Grant No: Date of CFP:			
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2010 <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
18a	1501 Collateralization or Debt Service paid by the PHA	Original	Obligated
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)	471,230	103,993.05
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	29,150	
24	Amount of line 20 Related to Security - Hard Costs	40,000	
25	Amount of line 20 Related to Energy Conservation Measures	104,257	
Signature of Executive Director <i>[Signature]</i>		Date 06/28/2010	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.

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		PHIA Name: ANDERSON PHA		Grant Type and Number		FFY of Grant: 2009	
				Capital Fund Program Grant No. SC16SS03750109		FFY of Grant Approval: 2009	
				Replacement Housing Factor Grant No:			
				Date of CFFP:			
				ARKA			

Line	Type of Grant	Performance and Evaluation Report for Period Ending:		Revised Annual Statement (revision no: 1)		Final Performance and Evaluation Report	
		Original	Total Estimated Cost Revised ²	Obligated	Total Actual Cost ¹ Expended		
1	Total non-CFF 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)	1,300	2,560	2,560	2,560		2,560
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs						
8	1440 Site Acquisition	24,000	24,000	24,000	22,800		
9	1450 Site Improvement						
10	1460 Dwelling Structures	237,145	129,306	129,306	129,306		129,306
11	1465.1 Dwelling Equipment—Nonexpendable	343,060	449,639	449,639	403,410.57		
12	1470 Non-dwelling Structures						
13	1475 Non-dwelling Equipment						
14	1485 Demolition						
15	1492 Moving to Work Demonstration						
16	1495.1 Reduction 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
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 Expires 4/30/2011

Part I: Summary		PHFA Name: ANDERSON		Grant Type and Number Capital Fund Program Grant No: SC16S03750109 ARRA SC16S03750109 Replacement Housing Factor Grant No: Date of CFFP:		FY of Grant: 2009 FY of Grant Approval: 2009	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1)		<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	1504 Collateralization or Debt Service paid by the PHA						
18ba	9100 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)	605,505	605,505	605,505	558,076.57		
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	168,960		261,196	261,196		
Signature of Executive Director		Date 06/30/2010		Signature of Public Housing Director		Date	

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Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program
 OMB No. 2577-0226

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

Expires 4/30/2011

Part II: Supporting Pages		PHA Name: ANDERSON		Grant Type and Number		Federal FFY of Grant: 2009		Status of Work	
				Capital Fund Program Grant No: SC16S03750109		ARRA			
				SC16S03750109					
				CEFP (Yes/No):					
				Replacement Housing Factor Grant No:					
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost				
				Original	Revised ¹	Funds Obligated ²	Funds Expended ³		
SC037000011	Roofing-Westview/Caldwell Parkview	1460	16000sq.ft	48,890	80,894	80,894	80,894		
SC037000021	Gutters-Parkview		10800sq.ft.						
SC037000011	Westview		3 bldg 1 bldg						
SC037000011/21	Bathroom Renovations	1460	31 tubs	184,970	197,405.66	197,405.66	197,405.66		
SC037000011/21	Tubs/Shower Surrounds		28						
SC037000011/21	Bath Floors-tile and subfloors		166						
SC037000011/21	Replace toilets		4						
SC037000016	Replace flooring/subflooring-4 houses								
SC037000021	Paving-Pkvw/Fortson/Liberty	1450	100,200 sf	116,145	98,646	98,646	98,646		
SC037000011	Jefferson/Washington/Westview		38,300 sf						
SC037000011	Sewer Replacement - Westview +	1450	400 lf	36,000	0	0	0		
SC037000011	Landscaping & Erosion Control	1450		19,000	0	0	0		
SC037000021	HVAC-replace-Parkview	1460	26	109,200	64,347	64,347	64,347		
SC037000021	Replace Mailboxes-Fortson/Liberty	1450	3	66,000	30,660	30,660	30,660		
SC037000011	Replace Mailboxes-West/Jeff/Wash/Cald		5						
All sites	Administration	1410		1,300	2,560	2,560	2,560		
All sites	Construction Consultant	1430		24,000	24,000	24,000	22,800		
SC037000021	Replace Siding-Liberty Homes	1460	10	0	60,764.34	60,764.34	60,764.34		
SC037000021	Replace Inside Doors-Parkview	1460	97	0	46,228.43	46,228.43	0		

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

PHIA Name: ANDERSON SC-037

Grant Type and Number
 Capital Fund Program Grant No: SC16R03750110
 Replacement Housing Factor Grant No:
 Date of CFP:

FY of Grant 2010
 FY of Grant Approval: 2010

Line	Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2010	Reserve for Disasters/Emergencies <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Final Performance and Evaluation Report	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—Non-expendable					
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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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: ANDERSON		Grant Type and Number Capital Fund Program Grant No: SC16P03750110 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2010 FFY of Grant Approval: 2010	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
Line Summary by Development Account		Total Estimated Cost		Total Actual Cost ¹	
18a	1501 Collateralization or Debt Service paid by the PHA	Original	Revised ²	Obligated	Expended
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)	459,607			
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>Jeffy T. Nelson</i>		Date 06/28/2010		Signature of Public Housing Director	
				Date	

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² To be completed for the Performance and Evaluation Report or a Revised Annual Statement
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⁴ RHPF 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: **ANDERSON SC-437** Grant Type and Number
 Capital Fund Program Grant No.: **SC16P03750111**
 Replacement Housing Factor Grant No:
 Date of CFFP:

Type of Grant		Original		Revised		Total Actual Cost ¹	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Original	Revised ²	Obligated	Expended		
1	Total non-CFFP Funds						
2	1406 Operations (may not exceed 20% of line 21) ³						
3	1408 Management Improvements	36,000					
4	1410 Administration (may not exceed 10% of line 21)	48,000					
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs	40,000					
8	1440 Site Acquisition						
9	1450 Site Improvement	45,000					
10	1460 Dwelling Structures	250,607					
11	1465 J Dwelling Equipment—Non-expendable	11,000					
12	1470 Non-dwelling Structures	20,000					
13	1475 Non-dwelling Equipment	9,000					
14	1485 Demolition						
15	1492 Moving to Work Demonstration						
16	1495 J 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		FFY of Grant: 2011			
PHA Name: ANDERSON		FFY of Grant Approval: 2011			
Grant Type and Number Capital Fund Program Grant No: SC16P03750111 Replacement Housing Factor Grant No: Date of CFFP:					
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:					
<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost	Revised?	Total Actual Cost ¹	Expended
18a	1501 Collateralization or Debt Service paid by the PHA	Original			
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)	459,607			
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>[Signature]</i>		Date: 6-28-10	Signature of Public Housing Director		Date

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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 II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY	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	SC037002			SC037002		
Annual Statement	Replace Roof & Gutters		5,500	Replace Roof		6,000
	Replace Tile		3,000	Replace Tile		2,000
	Drywall Repair/Paint		2,000	Drywall Repair/Paint		3,000
	Replace Dr/Lock/Scm		2,000			
	HVAC Replacement		4,000			
	Replace HWH		2,500	Replace HWH		1,500
	Appliances		3,000	Appliances		4,000
	Replace Storm/Sewer Drains		1,500	Replace Storm/Sewer Drains		2,000
	Replace Sidewalks		2,500			
	Landscaping/Erosion Control		2,000	Landscaping/Erosion Control		4,000
	Kitchen Renovations		10,000	Kitchen Renovations		10,000
	SC037016			SC037016		
	Replace Appliances		5,000	Replace Appliances		5,000
	Drywall Repair/Paint		4,000	Roof & Gutters		6,000
	Roofs & Gutters		5,500	Landscaping		5,000
	Landscaping		5,000	HVAC Replacement		4,000
	HVAC Replacement		5,000	Replace HWH		3,000
	Replace HWH		1,500			
	Kitchen Renovations		5,000			
	Subtotal of Estimated Cost		\$ 69,000	Subtotal of Estimated Cost		\$ 55,500

Signature: _____
 Title: _____

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 II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY	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	SC037004			SC037004		
Annual Statement	Replace Roof & Gutter		5,500	Replace Roof & Gutter		18,000
	Replace Tile		4,000	Replace Tile		10,000
	Drywall Repair/Paint		4,000	Drywall Repair/Paint		4,000
	Replace HVAC		18,200	Replace HVAC		4,000
	Replace Dr/lock/scm		2,000	Replace Dr/lock/scm		2,500
	Kitchen Renovations			Kitchen Renovations		25,000
	Replace HVAC-Office		10,000			
	Replace HWH		4,000	Replace HWH		3,000
	Appliances		5,000	Appliances		5,000
	Landscaping/Erosion Control		5,000	Landscaping/Erosion Control		5,000
	Replace Storm/Sewer Drains		2,000	Replace Storm/Sewer Drains		5,000
	Replace Sidewalks		3,000	Replace Sidewalks		5,000
	PHA Wide			PHA Wide		
	Replace Computer Equip		10,000	Replace Computer Equip		10,000
	Community Patrol Officer		42,000	Community Patrol Officer		42,000
	Renovate Office/centers		10,000	Renovate Offices		10,000
	Construction Consultant		26,000	Construction Consultant		26,500
	Transfer to Operations		40,000	Transfer to Operations		40,000
	Admin Expenses		40,000	Admin Expenses		40,000
	Subtotal of Estimated Cost		\$ 230,700	Subtotal of Estimated Cost		\$ 255,000

[Signature]
Signature Required Page 12
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