

1.0	PHA Information PHA Name: <u>Housing Authority of Union, S.C.</u> PHA Code: <u>_SC019_</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>_01/2012_</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>_287_</u> Number of HCV units: <u>_274_</u>				
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: SEE ATTACHMENT # 1				
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. SEE ATTACHMENT # 2				
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: SEE ATTACHMENT # 3 (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. PHA Plans & Supporting Documents are available for public inspection at PHA's main business office located at 201 Porter Street, Union, South Carolina				
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i>				
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. SEE ATTACHMENT # 4				
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. SEE ATTACHMENT # 5				
8.3	Capital Fund Financing Program (CFFP). <input checked="" type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.				
9.0	Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.				

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.
2012 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- 2012 FINANCIAL RESOURCES**

ATTACHMENT # 4 -

**Item 8.1 Annual Statement/Performance & Evaluation Report
For Period Ended 09/30/2011**

Capital Fund Program Grant No. SC16P01950109 (2009)

Capital Fund Program Grant No. SC16P01950110 (2010)

Capital Fund Program Grant No. SC16P01950111 (2011)

ATTACHMENT # 5-

**Item 8.2 2012 Capital Fund Program (Proposed Budget)
And Five-Year Action Plan (2012 - 2016)**

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 2012 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.
2012 ANNUAL PLAN
Attachment # 3 – Item 6.a
FINANCIAL RESOURCES: PLANNED SOURCES AND USES**

SOURCE	PLANNED	USES
1. Federal Grants (FY 2011 Grants)		
Public Housing Operating Funds	\$ 1,042,272.00	Code 1
Public Housing Capital Fund	\$ 455,233.00	Code 2
Annual Contributions for Section 8 Tenant-Based Assistance	\$ 1,024,258.00	Code 3
2. Public Housing Dwelling Rental Income	\$ 185,320.00	Code 1
3. Other Income		
Sales & Services	\$ 12,810.00	Code 1
Non-Dwelling Income	\$ 7,530.00	Code 1
4. Non-Federal Sources		
Investment Income – Public Housing	\$ 4,430.00	Code 1
Investment Income – Section 8	\$ 1,000.00	Code 3
TOTAL RESOURCES = \$ 2,732,853.00		

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.
2012 ANNUAL AND 5-YEAR PLAN

ATTACHMENT # 4 - Item 8.1

Annual Statement/Performance & Evaluation Report
For Period Ended 09/30/2011

Capital Fund Program Grant – 2009
Capital Fund Program Grant - 2010
Capital Fund Program Grant - 2011

ATTACHMENT # 5 - Item 8.2

Capital Fund Program Grant - 2012 (Proposed Budget)
And Five-Year Action Plan (2010-2015)

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: 09/30/2011 Final Performance and Evaluation Report

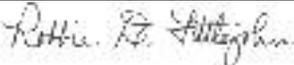
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	13,035.00	13,035.00	13,035.00	13,035.00
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	30,585.00	23,044.10	23,044.10	19,402.10
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	296,605.12	298,488.12	298,488.12	139,731.48
11	1465.1 Dwelling Equipment—Nonexpendable	77,400.00	83,057.90	83,057.90	
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: 09/30/2011			<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)	527,092.00	527,092.00	527,092.00	281,635.46
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 09/30/2011 			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: 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	157,534.54	157,534.54		
	Install New Sink & Faucets		86 DU					
	Install Range Hood and Back Splashes		86 DU					
	Replace Washing Machine Drain Line		86 DU					
	Replace Kitchen Sink Drain Line		86 DU					
	Install New Outside Faucet, Replace Main Water Supply Cut-Off, and		86 DU					
	Remove Gas Piping to Cook Stove.		86 DU					
	Complete Replacement of Exterior Doors & Security Screen Doors	1460	86 DU	-0-	58,002.48	58,002.48	58,002.48	
	Replace Gas Stove with 30" Electric Cook Stove	1465.1	86 DU	38,700.00	42,140.00	42,140.00		
	Replace Refrigerator	1465.1	86 DU	38,700.00	42,140.00	42,140.00		
SC19000002	Complete Replacement of Exterior Doors & Security Screen Doors	1460	64 DU	-0-	39,030.00	39,030.00	39,030.00	
	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	109,466.88	
PHA WIDE	Operations	1406		13,035.00	13,035.00	13,035.00	13,035.00	
PHA WIDE	A&E Fees	1430		30,585.00	23,044.10	23,044.10	19,402.10	

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 <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: 09/30/2011 <input type="checkbox"/> Final Performance and Evaluation Report		
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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	13,035.00	782.95	782.95
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	26,785.00	26,785.00	21,427.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	320,361.12	316,166.12	237,879.51	
11	1465.1 Dwelling Equipment—Nonexpendable	57,600.00	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 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: 09/30/2011			<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)	523,053.00	523,053.00	374,914.34	49,576.67
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 09/30/2011			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.

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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: 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 & Faucets Install Range Hood and Back Splashes Replace Washing Machine Drain Line Install New Outside Faucet, Replace Main Water Supply Cut-Off Remove gas piping to cook stove.	1460	86 DU	97,961.00	107,631.00	107,631.00		
	Refinish Top Cabinets and Replace Hardware	1460	86 DU	-0-	30,100.00	30,100.00		
SC19000002	Begin Replacement of Base Cabinets, Counter Tops, Install New Sink & Faucets Install Range Hood & Back Splashes Replace Washing Machine Drain Line Install New Outside Faucet, Replace Main Water Supply Cut-Off Remove gas piping to cook stove.	1460	64 DU	222,400.12	156,035.12	100,148.51		
	Refinish Top Cabinets & Replace Hardware	1460	64 DU	-0-	22,400.00			
	Relocate Refrigerator, Washer & Washer Connection, Convert receptacles to new locations, Remove & Install New Wall Cabinets	1460	2 DU					
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	109,466.88	27,366.72	
PHA WIDE	A&E Fees	1430		22,590.00	26,785.00	26,785.00	21,427.00	
PHA WIDE	Operations	1406		13,035.00	13,035.00			

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: 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:09/30/2011 Final Performance and Evaluation Report

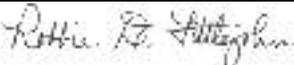
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	91,046.00			
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	11,904.00			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable	96,000.00			
12	1470 Non-dwelling Structures	146,816.12			
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 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					
<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: 09/30/2011				<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	
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	455,233.00		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 09/30/2011			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: 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	08/02/2013		08/02/2015		

Part I: Summary		
PHA Name: Housing Authority of Union, SC	Grant Type and Number Capital Fund Program Grant No: SC16P01950112 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2012 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:07/31/2011 Final Performance and Evaluation Report

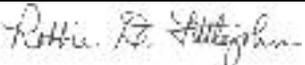
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	45,230.00			
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	21,600.00			
8	1440 Site Acquisition	36,166.00			
9	1450 Site Improvement				
10	1460 Dwelling Structures	242,770.12			
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: SC16P01950112 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant:2012 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: 07/31/2012				<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)	455,233.00			
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 09/30/2011			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: SC16P01950112 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2012		
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	
SC1900001	Site Improvements	1450		20,000.00				
SC1900001	Replace Front & Rear entry Doors & Screen Doors	1460	120 DU	242,770.12				
SC1900002	Site Improvements	1450		16,166.00				
PHA WIDE	Capital Fund Financing Loan Debt	9000		109,466.88				
PHA WIDE	Operations	1406		45,230.00				
PHA WIDE	A&E Fees	1430		21,600.00				

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: 2012
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	09/30/2014		09/30/2016		

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 __2012__	Work Statement for Year 2 FFY __2013__	Work Statement for Year 3 FFY __2014__	Work Statement for Year 4 FFY __2015__	Work Statement for Year 5 FFY __2016__	
B	Physical Improvements Subtotal	Annual Statement	275,000.12	281,043.12	292,400.12	299,699.12	
C.	Management Improvements						
D.	PHA-Wide Non-dwelling Structures and Equipment						
E	ADMINISTRATION						
F.	Other A&E FEES		32,775.00	19,200.00	21,930.00	16,320.00	
G.	Operations		37,991.00	45,523.00	31,436.00	29,737.00	
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		455,233.00	455,233.00	455,233.00	455,233.00	
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.

As of September 2011, we currently have 59 eligible families on the public housing waiting list, and 58 eligible applicants on the Section 8 Housing Choice Voucher waiting list. Although we are allocated 274 vouchers, we are currently assisting an average of 248 families due to funding shortfall. At present, our monthly HAP expense exceeds the amount of funding we are receiving; therefore, additional families cannot be assisted at this time. Our Sec.8 Voucher waiting list has been closed since September 14, 2007; however, as our application pool decreases, we will advertise and accept additional applications to replenish our waiting list. 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 maintained an adequate number of landlords who participate in our Sec.8 voucher program, as we have 89 current landlords. Other landlords are encouraged to participate also.

We will maintain rent policies to support and encourage work; however, Union County is currently experiencing an average unemployment rate in excess of 17%, with a major employer (Disney) closing in Union County this 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 2012 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 243 families. Although there are some concerns regarding a shortage in Section 8 funding, we will strive to maintain full lease-up based on available funding. Due to a decrease in funding, we have not been able to seek 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. In the past, we have been a PHAS High Performer; however, we are currently a PHAS Standard Performer. We will strive for High Performer status again which will improve the quality of affordable housing.**
- 4. The Resident Advisory Board continues to meet, 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 Hartsville Housing Authority in 2011.**
- 6. The UHA has undergone major renovations within many of its units; thereby, enhancing the living conditions of residents. We are currently in a renovation project to upgrade kitchens in approximately 150 dwelling units.**
- 7. Our waiting lists are current, up to date, and are being managed appropriately.**
- 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.

2011 RESIDENT ADVISORY BOARD

Carol Dangerfield.....106 Columbus Street
Carol Jenkins.....202 Porter Street
Gladys Lindsey.....105 Chambers Avenue
Annette Smith.....100-A Cogdell Plaza
Marietta Jeter.....102-C Cogdell Plaza
Albert Sanders.....104-A Cogdell Plaza
Gary Sizemore.....106-B Cogdell Plaza
Willie Ethel Powers.....100-C Tiger Court
Kathy Norman.....111 New Street
Kay Frances Young.....135 Horseshoe Circle
Sharon Smith.....136 Horseshoe Circle
Sarah Stewart.....Hunt Drive Apts. # 11
Rosie Winzenried.....Hunt Drive Apts. # 16
Teresa Watts.....Lakeside Manor, Apt. # 8-A

COMMENTS FROM RESIDENT ADVISORY BOARD

The Resident Advisory Committee of the Housing Authority of Union, S.C. met Friday, September 16, 2011 to discuss and provide resident input on the proposed 2012 Annual and Five-Year Plan. Proposed work items and projected expenditures with reference to the Capital Fund Program were addressed. Resident comments included the following:

- 1- Residents were pleased that installation /replacement of doors in SC 19-3 may be completed earlier than indicated in last year's plan.
- 2- A Cogdell Plaza resident (SC 19-3) asked about the possibility of carpet being installed in the units. Due to expense to install and maintain carpet, it was decided not to entertain the idea of carpet at this time.
- 3- A Horseshoe Circle resident (SC 19-2) requested we consider a darker color of tile when current white floor tile is replaced. She stated the current tile shows soil and is harder to keep clean.
- 4- Several Cogdell Plaza/Gault Avenue residents (SC 19-3) requested additional outside street/yard lights be installed in their areas. This issue will be studied and addressed by HA staff.
- 5- Residents gave very positive remarks and comments concerning the new lawn maintenance which was contracted out during 2011. Residents asked Mr. Littlejohn to continue this contract for 2012. Mr. Littlejohn encouraged residents to make sure trash was deposited in dumpsters properly and not thrown on the ground.
- 6- The Committee was pleased with the proposed work items addressed in the 2012 Plans and expressed thanks to the Housing Authority for their efforts in keeping the units modernized.

After discussion and review, RAB members were in agreement with provisions set forth and the work items presented in the 2012 Annual & Five-Year Plan; therefore, no changes are necessary.