



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.

**A. GOALS & OBJECTIVES FOR FISCAL YEARS 2010 – 2014:**

Goal: **Improve the quality of assisted housing**

Objectives:

Renovate or modernize public housing units: **Complete modernization of GA153-5 by the end of 2014**

Goals: **Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required;**

**and**

**Enhance the marketability of the Housing Authority of the City of Summerville's Public Housing**

Objectives:

**Complete the conversion of additional 4 units that meet Sec 504/ADA requirements by the end of fiscal year 2014**

**Convert one triplex building housing three 0BR units into a duplex building housing a 1BR and a 2BR handicap unit utilizing available capital funds by the end of fiscal year 2014**

**Convert one five bedroom unit into two 2BR handicap units utilizing available capital funds by the end of fiscal year 2014**

**B. PROGRESS ON GOALS & OBJECTIVES ESTABLISHED FOR FISCAL YEARS 2005 – 2009:**

<b>GOAL ONE: IMPROVE THE QUALITY OF ASSISTED HOUSING.</b>	
<b>Objective</b>	<b>Progress</b>
Renovate or modernize public housing units: Complete modernization of GA153-4 by the end of FY 2006	Complete modernization of GA153-4 was completed during FY2006 through March 2007.
Complete modernization of GA153-5 by the end of FY 2009	32 units in GA153-5 have been fully modernized. 17 units are scheduled for modernization to begin 3/2010. 23 units are now scheduled for modernization in 2011. This did not happen as quickly as we projected due to cutback in CFP funds and rising construction costs.

<b>GOAL TWO: ENSURE EQUAL OPPORTUNITY AND AFFIRMATIVELY FURTHER FAIR HOUSING</b>	
<b>Objective</b>	<b>Progress</b>
Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:  Complete the conversion of 4 units that meet Sec 504/ADA requirements by the end of fiscal year 2009	Complete conversion of 4 units that meet Sec 504/ADA requirements were completed in FY2006.

<b>GOAL THREE: ENHANCE THE MARKETABILITY OF THE HOUSING AUTHORITY OF THE CITY OF SUMMERVILLE'S PUBLIC HOUSING</b>	
<b>Objective</b>	<b>Progress</b>
Convert current 0BR units to 1BR units utilizing available capital funds by the end of fiscal year 2009	2 triplex buildings housing 3 0BR apts. have been converted to duplex buildings housing 1 1BR & 1 2BR unit in each. Modernization is scheduled to be complete September 10, 2009.

6.0	<p><b>PHA Plan Update</b></p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:</p> <p>(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.</p>
7.0	<p><b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> <i>Include statements related to these programs as applicable.</i></p>
8.0	<p><b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p><b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> 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.</p>
8.2	<p><b>Capital Fund Program Five-Year Action Plan.</b> 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.</p>
8.3	<p><b>Capital Fund Financing Program (CFFP).</b></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><b>Housing Needs.</b> Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p>

9.1	<p><b>Strategy for Addressing Housing Needs.</b> 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. <b>Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</b></p>
10.0	<p><b>Additional Information.</b> Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p style="padding-left: 40px;"><b>This was already included in Section 5.2</b></p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p style="padding-left: 40px;"><b><i>The following is the Housing Authority of the City of Summerville Definition of Substantial Deviation and Significant Amendment or Modification:</i></b></p> <p style="padding-left: 80px;">a. Substantial Deviation from the 5-Year Plan</p> <p style="padding-left: 120px;">A "Substantial Deviation" from the 5-Year Plan is an overall change in the direction of the Authority pertaining to the Authority's Goals and Objectives. This includes changing the Authority's Goals and Objectives.</p> <p style="padding-left: 80px;">b. Significant Amendment or Modification to the Annual Plan</p> <p style="padding-left: 120px;">A "Significant Amendment or Modification" to the Annual Plan is a change in a policy or policies pertaining to the operation of the Authority. This includes the following:</p> <ul style="list-style-type: none"> <li>➤ Changes to rent or admissions policies or organization of the waiting list.</li> <li>➤ Additions of non-emergency work items over \$50,000 (items not included in the current Annual Statement or 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund.</li> <li>➤ Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.</li> </ul> <p style="padding-left: 40px;"><i>An exception to the above definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements since HUD does not consider such changes significant amendments.</i></p>

<p><b>11.0</b></p>	<p><b>Required Submission for HUD Field Office Review.</b> 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. <b>Note:</b> Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none"> <li>(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)</li> <li>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</li> <li>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</li> <li>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</li> <li>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</li> <li>(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. <b>See Attachment A</b></li> <li>(g) Challenged Elements - <b>See Attachment B</b></li> <li>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</li> <li>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</li> </ul>
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**Attachment A**

**Housing Authority of the City of Summerville**

**Five Year Plan**

**Fiscal Years 01/01/2010 – 01/01/2014**

**Comments of the Resident Advisory Board**

The Housing Authority of the City of Summerville conducted a meeting with the Resident Advisory Board (RAB) on October 1, 2009. Elements of the PHA Five-Year Plan Template, including the goals and objectives for the next five-year period, and the Capital Fund Program grants were discussed.

The Executive Director briefed the RAB on the updates of the Five-Year Action Plan for FY2010-FY2014:

The Director explained that a budget revision has been completed for FY2008 CFP to include site improvements including replace/repair sidewalks, correct erosion sites, tree removal and replace water lines where needed PHA wide. This revision also includes dwelling equipment – non-expendable for wiring of 99 units for conversion from gas to electric ranges.

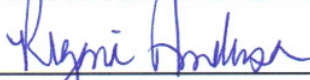
FY 2009 CFP and FY2009 ARRA funds include the total re-modernization of units on Sixth Street.

FY2010-FY2014 funds will include modernization of units on Hawkins Drive, Hill Avenue, Jakeville Street, North Congress Street and 121 Kelly Street. This modernization will include the conversion of 121 Kelly Street into two 2BR handicapped units and the conversion of one triplex building housing three 0BR units on Hill Avenue into a one 1BR and one 2BR handicapped unit.

Site improvements have been included in all CFP budgets for repair/replace sidewalks, correct erosion sites and replace water lines where needed PHA wide.

The RAB members agreed with the overall Plan as presented and no suggestions or changes were offered by them.

After discussion the meeting was adjourned.

  
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**Regina Anderson, Executive Director**  
**Housing Authority of the City of Summerville**

**October 8, 2009**

**Attachment B**

**Housing Authority of the City of Summerville**

**Five Year Plan**

**Fiscal Years 01/01/2010 – 01/01/2014**

**Challenged Elements**

There were no challenged elements to the Housing Authority of the City of Summerville's Five-Year Agency Plan



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**Regina Anderson, Executive Director  
Housing Authority of the City of Summerville**

**October 8, 2009**