

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): 01/2010 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 checked="" type="checkbox"/> 5-Year and Annual Plan <input 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: The mission of the Anderson Housing Authority is to assist low-income families with safe, decent, and affordable housing opportunities free from discrimination as they strive to achieve self-sufficiency and improve the quality of their lives. The Housing Authority is committed to operating in an efficient, ethical, and professional manner. The Housing Authority will create and maintain partnerships with its clients and appropriate community agencies in order to accomplish this mission.					
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. <u>PHA Progress in Meeting the Mission and Goals Described in the 5-Year Plan 2005-2009</u> Goal One: Expand the supply of assisted housing. Objective: Apply for additional rental vouchers: if funding is available Progress: The Anderson Housing Authority has applied for 50 FUP vouchers and has received one DHAP voucher. Even though application was not funded for FUP vouchers, we					

will work with DSS to improve next year's application. We also allocated 10 vouchers to DSS to be awarded to families using the FUP guidelines, which will help in next year's FUP application.

Goal Two: Improve the quality of assisted housing.

Objectives: 1. Improve public housing management: (Maintain High Performer PHAS score)

2. Improve voucher management: (Maintain High Performer SEMAP score)

3. Increase customer satisfaction: Increase RASS scores 5%

4. Renovate or modernize public housing units

5. Other: Provide training opportunities for staff to increase productivity and accuracy in knowledge and implementation of HUD regulations

Progress: 1. The Housing Authority was decreased to a Standard Performer by 89.4% score.

2. The SEMAP score has been maintained.

3. HUD no longer utilizes RASS scores.

4. Continued to modernize units as funding became available.

5. Training opportunities were provided as funding permitted.

Goal Three: Increase assisted housing choices.

Objectives: 1. Conduct outreach efforts to potential voucher landlords

2. Increase voucher payment standards as funding is available

3. Implement voucher homeownership program

Progress: 1. Potential voucher landlords are recruited through an annual training session.

2. Voucher payment standards have increased to 110% of fair market rent.

3. There are currently seven residents that have become homeowners through the homeownership program.

4. Converted 41 vouchers to Section 8 Project Based Vouchers.

Goal Four: Provide an improved living environment.

Objective: Continue to utilize Community Patrol Officer to maintain lower crime rate.

Progress: A Community Patrol Officer is being utilized to maintain lower crime rates.

Goal Five: Promote self-sufficiency and asset development of assisted households.

Objectives: 1. Increase the number and percentage of employed persons in assisted families

2. Provide or attract supportive services to increase independence for elderly or families with disabilities

Progress: 1. One activity per week is provided for elderly residents.

2. We have applied for an ARRA capital fund competitive grant to construct a non-dwelling facility to provide supportive services for the elderly and disabled residents.

Goal Six: Ensure equal opportunity and affirmatively further fair housing

Objectives: 1. Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability

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

Progress: Continued to ensure fair housing by utilizing equal opportunity to further fair housing opportunities.

Goals for 2010-2014

PHA Goal: Expand the supply of assisted housing

- Objectives:**
1. Apply for additional rental vouchers: if funding is available
 2. Acquire or build units or developments

PHA Goal: Improve the quality of assisted housing

- Objectives:**
1. Improve public housing management
 2. Improve voucher management: (Maintain High Performer SEMAP score)
 3. Implement asset management
 4. Renovate or modernize public housing units as funds become available

PHA Goal: Increase assisted housing choices

- Objectives:**
1. Conduct outreach efforts to potential voucher landlords
 2. Increase voucher payment standards as funding is available
 3. Increase number of voucher homeownership program participants
 4. Find opportunities for use of Section 8 Project Based Vouchers to increase quality housing choices available to clients and increase supply of affordable housing.

PHA Goal: Provide an improved living environment

- Objectives:**
1. Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments
 2. Continue to utilize Community Patrol Officer to maintain lower crime rate

PHA Goal: Promote self-sufficiency and asset development of assisted households

- Objective:**
1. Provide or attract supportive services to increase independence for the elderly or families with disabilities
 2. Promote and encourage work activities of residents

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

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

6.0	<p>PHA Plan Update</p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:</p> <ul style="list-style-type: none"> • Eligibility, Selection, and Admissions Policies, including Deconcentration and Wait List Procedures • Financial Resources • Operation and Management • Fiscal Year Audit • Asset Management • Violence Against Women Act (VAWA) • Procurement Policy <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> <p style="text-align: center;">1335 E River Street Anderson, SC 29624</p>
7.0	<p>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></p> <p>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.</p> <p>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.</p> <p>Steps to Homeownership</p> <p>*1) Housing Authority process of prequalification.</p> <p style="padding-left: 40px;">Provide income</p> <p style="padding-left: 40px;">Obtain Credit Report</p> <p style="padding-left: 40px;">Figure HAP amount base in UA/PS</p>

	<p>*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.</p> <p>*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 *10) Closing Procedure.</p> <p>***means involvement with Anderson Housing Authority Housing Counselor</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	Capital Fund Financing Program (CFFP). <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.
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 locations.

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.

SOCDS CHAS Data: Affordability Mismatch Output for All Households

Name 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	340	1,304		N/A	N/A	N/A	N/A
% occupants <=30%	74.9	52.9	39.7	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	39.6	24.5	25.0	29.9		N/A	N/A	N/A	N/A
# vacant for rent	70	185	35	290	# vacant for sale	N/A	N/A	N/A	N/A
2. Rent >30% to <=50%					Value <=50%				
# occupied units	495	1,070	285	1,850		87	895	990	1,972
% occupants <=50%	67.7	49.1	35.1	51.9		33.3	50.8	33.8	41.5

% built before 1970	47.5	60.3	71.9	58.6		72.4	89.9	77.3	82.8
% some problem	56.6	43.0	35.1	45.4		23.0	11.2	3.5	7.9
# vacant for rent	105	220	60	385	# vacant for sale	4	40	60	104
3. Rent >50% to <=80%					Value >50% to <=80%				
# occupied units	470	750	335	1,555		25	495	1,355	1,875
% occupants <=80%	67.0	46.7	32.8	49.8		0.0	44.4	29.9	33.3
% built before 1970	33.0	40.0	64.2	43.1		0.0	82.8	66.4	69.9
% some problem	44.7	37.3	26.9	37.3		0.0	2.0	2.2	2.1
# vacant for rent	4	30	15	49	# vacant for sale	0	15	40	55
4. Rent >80%					Value >80%				
# occupied units	50	75	74	199		22	146	1,648	1,816
# vacant for rent	55	0	0	55	# vacant for sale	0	8	45	53

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 or housing for the city of Anderson.

SOCDS CHAS Data: Housing Problems Output for All Households

Name of Jurisdiction: Anderson city, South Carolina		Source of Data: CHAS Data Book				Data Current as of: 2000					
	Renters					Owners					
Household by Type, Income, & Housing Problem	Elderly (1 & 2 members)	Small Related (2 to 4 members)	Large Related (5 or more members)	All Other	Total Renters	Elderly (1 & 2 members)	Small Related (2 to 4 members)	Large Related (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% MFI	733	749	194	739	2,415	779	270	38	160	1,247	3,662
2. Household Income <=30% MFI	555	450	115	475	1,595	422	120	20	67	629	2,224
3. % with any housing problems	73.0	68.9	82.6	68.4	71.2	50.2	66.7	50.0	55.2	53.9	66.3
4. % Cost Burden >30%	73.0	61.1	52.2	68.4	66.8	50.2	66.7	50.0	43.3	52.6	62.8
5. % Cost Burden >50%	55.9	45.6	43.5	54.7	51.7	26.1	58.3	50.0	20.9	32.4	46.3
6. Household Income >30 to <=50% MFI	178	299	79	264	820	357	150	18	93	618	1,438
7. % with any housing problems	49.4	51.5	68.4	58.3	54.9	17.4	43.3	100.0	52.7	31.4	44.8
8. % Cost Burden >30%	49.4	51.5	24.1	54.5	49.4	17.4	43.3	77.8	52.7	30.7	41.4
9. % Cost Burden >50%	19.1	18.4	5.1	5.3	13.0	9.5	33.3	55.6	16.1	17.6	15.0

10. Household Income >50 to <=80% MFI	190	374	74	390	1,028	462	270	64	125	921	1,949
11.% with any housing problems	18.4	18.4	59.5	21.8	22.7	6.9	50.0	45.3	36.0	26.2	24.3
12.% Cost Burden >30%	18.4	17.4	20.3	21.8	19.5	6.9	46.3	39.1	36.0	24.6	21.9
13. % Cost Burden >50%	5.3	0.0	0.0	0.0	1.0	0.9	11.1	15.6	16.0	6.9	3.8
14. Household Income >80% MFI	230	625	94	485	1,434	984	1,910	185	405	3,484	4,918
15.% with any housing problems	21.7	2.4	20.2	0.0	5.9	1.9	11.8	18.9	14.8	9.7	8.6
16.% Cost Burden >30%	21.7	0.0	0.0	0.0	3.5	1.9	11.8	8.1	12.3	8.9	7.3
17. % Cost Burden >50%	13.0	0.0	0.0	0.0	2.1	0.0	1.6	0.0	0.0	0.9	1.2
18. Total Households	1,153	1,748	362	1,614	4,877	2,225	2,450	287	690	5,652	10,529
19. % with any housing problems	50.1	31.4	58.6	34.9	39.0	14.6	20.6	32.1	27.7	19.7	28.6
20. % Cost Burden >30	50.1	28.3	26.0	34.3	35.3	14.6	20.2	22.3	25.1	18.7	26.4
21. % Cost Burden >50	33.3	14.9	14.9	17.0	19.9	6.7	7.3	10.5	7.1	7.2	13.1

There are currently 775 applications on file for conventional public housing. 89.68% of the applicants fall into the extremely low income classification. There are 328 families currently on the waiting list for public housing; 54 of the applicants are disabled and 18 are considered elderly.

There are currently 115 applications on file for Section 8 vouchers. 76.52% of the applicants

	<p>fall into the very low income classification. There are 89 families currently on the waiting list for Section 8; two of the applicants are disabled and 6 are considered elderly.</p> <p>There are currently 60 applications on file for Section 8 Project-Based Vouchers. 90% 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.</p>
9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>In order to address local needs, local preferences have been implemented and are as follows:</p> <p><u>Local Preferences for Section 8</u></p> <ul style="list-style-type: none"> • 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. • Clients who are participating in the Tenant Based Rental Assistance Program. This will preferably occur at the end of one year in the TBRA program, or when funding is discontinued by the state <p><u>Local Preferences for Public Housing</u></p> <ul style="list-style-type: none"> • 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.

	<ul style="list-style-type: none"> • 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.
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.</p> <p>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.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification".</p> <p>The PHA defines Substantial Deviation or Significant Amendment or Modifications as follows:</p> <ul style="list-style-type: none"> • 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 <p>Substantial deviation or significant amendment or modification does not include any changes in policies due to required changes in HUD regulations or requirements, or</p>

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.

	<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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Anderson Housing Authority
Violence against Women Act Policy

A goal of the Anderson Housing Authority is to fully comply with the Violence against Women Act (VAWA). It is our objective to work with others to prevent offenses covered by VAWA to the extent that we are able.

The Anderson Housing Authority has the following procedures in place to assure applicants and residents are aware of their rights under the Violence against Women Act.

Brochures on domestic violence are available to all visitors. The brochures provide a detailed of domestic violence and the resources available to persons in need of the services. In addition, a copy of form HUD-50066 and a copy of the brochure are given to all new move ins as part of the Orientation Process.

The Anderson Housing Authority provides or offers the following activities, service or programs, either directly or in partnership with other service providers, to child or adult victims of domestic violent, dating violence, sexual assault, or stalking.

Victims are referred to Safe Harbor, Foothills Alliance, Mental Health Association, Crisis Ministries, or DSS (child and elderly abuse) for case management and assistance with domestic violence issues. Foothills Alliance provides support for sexual assault victims, and works to prevent child abuse. Safe Harbor provides a 24 hour hotline and emergency shelter, as well as case management, youth activities, and life skills and after care. Referral to the SC Center for Equal Justice to receive an Order of Protection form and information on how to complete.

The Anderson Housing Authority provides or offers the following activities, service or programs that helps child and adult victims of domestic violent, dating violence, sexual assault, or stalking, to obtain or maintain housing.

Current residents are referred to the City of Anderson AHA Community Patrol Officer and the Victim's Advocate for assistance. Applicants are referred to Safe Harbor for assistance with temporary housing in a safe environment. Safe Harbor clients are given a local preference for subsidized public housing units.

The Anderson Housing Authority provides our offers the following activities, services, or programs to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

Clients work with the City of Anderson AHA Community Patrol Officer and the Victim/s Advocate for assistance. Educational activities to empower the victims with the resources necessary to deal with abuse and domestic violence are provided by both Foothills Alliance and Safe Harbor.

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: SC16P03750107 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2007 FFY of Grant Approval: 2007
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: 6/30/2009 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements	44,250		43,885.16	43885.16
4	1410 Administration (may not exceed 10% of line 21)	658		657.20	657.20
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	23,000		23000.00	22999.48
8	1440 Site Acquisition				
9	1450 Site Improvement	35,402		20650.39	10591.88
10	1460 Dwelling Structures	298,228		306662.18	306662.18
11	1465.1 Dwelling Equipment—Nonexpendable	18,123		19916.22	19916.22
12	1470 Non-dwelling Structures	4,860		4860.00	4860.00
13	1475 Non-dwelling Equipment	6,534		6533.84	6533.84
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
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Part I: Summary					
PHA Name: ANDERSON	Grant Type and Number Capital Fund Program Grant No: SC16P03750107 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant:2007 FFY of Grant Approval: 2007			
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: 6/30/2009 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	431,055		426164.99	416105.96
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities	4,860		4860	4860
23	Amount of line 20 Related to Security - Soft Costs	29150		29150	29150
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures	189,339		189,339	189,339
Signature of Executive Director		Date 12/28/2009	Signature of Public Housing Director		Date

¹ To be completed for the Performance and Evaluation Report.

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

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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 II: Supporting Pages								
PHA Name: ANDERSON			Grant Type and Number Capital Fund Program Grant No: SC16P03750107 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2007		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	REPLACE APPLIANCES	1465		18,123		19916.22	19916.22	
	REPLACE HOT WATER HEATERS	1460		6392		7996.52	7996.52	
	REPLACE FLOORING	1460		11325		18154.67	18154.67	
	WINDOW/SCREEN REPLACEMENT	1460		164193		164192.99	164192.99	
	BATHROOM RENOVATIONS	1460		116318		116318	116318	
	LANDSCAPING EROSION CONTROL	1450		35402		20650.39	10591.88	
	CONSTRUCTION CONSULTANT	1430		23,000		23000.00	22999.48	
	ADMINISTRATIVE EXPENSES	1410		658		657.20	657.20	
	REPLACE COMPUTERS	1475		6534		6533.84	6533.84	
	COMMUNITY PATROL OFFICER	1408		29150		29150	29150	
	RENOVATE NEIGHBORHOOD CTRS ADMIN OFFICES	1470		4860		4860	4860	
	CONVERT SOFTWARE TO SACS.NET	1408		15100		14735.16	14735.16	

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Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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U.S. Department of Housing and Urban Development
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Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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U.S. Department of Housing and Urban Development
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[illegible]

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Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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U.S. Department of Housing and Urban Development
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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
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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 CFFP:			FFY of Grant: 2008 FFY of Grant Approval: 2008
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: 06/30/2009 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements	39,750		39750	39750
4	1410 Administration (may not exceed 10% of line 21)	47835		47835	47310.68
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	24000		24000	23166.63
8	1440 Site Acquisition	60000			
9	1450 Site Improvement	87172		69775.80	47335.85
10	1460 Dwelling Structures	183420		163506.16	163506.16
11	1465.1 Dwelling Equipment—Nonexpendable	25000		2689.56	2689.56
12	1470 Non-dwelling Structures	1180		1180	1180
13	1475 Non-dwelling Equipment	10000		9537.68	9537.68
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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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"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	478357		358274.20	313276.56
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	39750		39750	
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures	169720		159496	159496
Signature of Executive Director		Date 12/28/2009	Signature of Public Housing Director		Date

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 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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U.S. Department of Housing and Urban Development
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Part II: Supporting Pages								
PHA Name: ANDERSON		Grant Type and Number Capital Fund Program Grant No: SC16P03750108 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2008			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
SC37-1	BATH RENOV-ENERGY EFF TOILETS	1460		19340		19340	19340	
PHA WIDE	REPLACE FLOORING	1460		13700				
37-4	HVAC REPLACEMENT	1460	30	143380		143380	143380	
HA WIDE	APPLICANCES	1465		25000		2689.56	2689.56	
HA WIDE	HWH REPLACEMENTS	1460		7000		786.16	786.16	
PHA WIDE	LANDSCAPING EROSION CONTROL PARKING AREAS SIDEWALKS	1450		87172		69775.80	47335.85	
PHA WIDE	ARCHITECT	1430		24,000		24000	23166.63	
PHA WIDE	ADMINISTRATION	1410		47835		47835	47310.68	
PHA WIDE	REPLACE COMPUTERS/SERVERS	1475		10,000		9537.68	9537.68	
PHA WIDE	COMMUNITY PATROL OFFICER	1408		39750		39750	18550	
PHA WIDE	RENOVATE NEIGHBORHOOD CTRS ADMIN OFFICES	1470		1180		1180	1180	
.37-4	PURCHASE ADJACENT LOT/BLDG	1440		60000				

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U.S. Department of Housing and Urban Development
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Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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[illegible]

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Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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U.S. Department of Housing and Urban Development
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[illegible]

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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 HA		Grant Type and Number Capital Fund Program Grant No: SC16P03750109 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2009 FFY of Grant Approval: 2009
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements	35,150			
4	1410 Administration (may not exceed 10% of line 21)	47,123			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	24,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	120,000			
10	1460 Dwelling Structures	136,757			
11	1465.1 Dwelling Equipment—Nonexpendable	15,000			
12	1470 Non-dwelling Structures	80,000			
13	1475 Non-dwelling Equipment	8,000			
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.

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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
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Part I: Summary					
PHA Name:	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 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 type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	471,230			
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	31,800			
24	Amount of line 20 Related to Security - Hard Costs	40,000			
25	Amount of line 20 Related to Energy Conservation Measures	102,257			
Signature of Executive Director		Date 9/11/2009	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
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U.S. Department of Housing and Urban Development
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Part II: Supporting Pages								
PHA Name: ANDERSON HA		Grant Type and Number Capital Fund Program Grant No: SC16P03750109 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	
PHA-Wide	Community Patrol Officer	1408	1 year	29,150				
PHA-Wide	Administration	1410	10%	47,123				
PHA-Wide	Construction Consultant/Architect	1430		24,000				
	Physical Needs Assessment/Energy Audit	1408		6,000				
SC037001	Security Cameras-Fortson	1450		40,000				
SC037001	Landscaping, Fencing, Erosion Control- Washington	1450		80,000				
PHA-Wide	Installation of Dryer Vents	1460	57 units	28,500				
SC037001	Installation of Vinyl Siding-Fortson	1460		96,257				
PHA-Wide	Replace Flooring	1460		12,000				
PHA-Wide	Replace Appliances	1465		15,000				
PHA-Wide	Replace Hot Water Heaters	1475	13 units	5,200				
SC037001&004	Renovation of Offices for Conversion to Asset Management	1470		80,000				
PHA-Wide	Replace Computer Equipment	1475		8,000				

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Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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Annual Statement/Performance and Evaluation Report
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Part I: Summary					
PHA Name:		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"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP 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	25,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	88,000			
10	1460 Dwelling Structures	213,500			
11	1465.1 Dwelling Equipment—Nonexpendable	22,500			
12	1470 Non-dwelling Structures	35,000			
13	1475 Non-dwelling Equipment	12,000			
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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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"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	480,000			
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 12/28/2009	Signature of Public Housing Director		Date

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Part II: Supporting Pages								
PHA Name: ANDERSON		Grant Type and Number Capital Fund Program Grant No: SC16P03750110 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	
PHA WIDE	REPLACE APPLIANCES	1465		22,500				
PHA WIDE	REPLACE HOT WATER HEATERS	1460		7,500				
PHA WIDE	REPLACE FLOORING	1460		16,000				
PHA WIDE	ADD STORAGE AREAS/DRYER VENTS	1460		50,000				
SC37001	HVAC REPLACEMENTS	1460		140,000				
PHA WIDE	LANDSCAPING EROSION CONTROL	1450		88,000				
PHA WIDE	ARCHITECT	1430		25,000				
PHA WIDE	ADMINISTRATION	1410		48,000				
PHA WIDE	REPLACE COMPUTERS/SERVERS	1475		12,000				
PHA WIDE	COMMUNITY PATROL OFFICER	1408		36,000				
PHA WIDE	RENOVATE NEIGHBORHOOD CTRS ADMIN OFFICES	1470		35,000				

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 Expires 4/30/2011

Part I: Summary					
PHA Name: ANDERSON HA		Grant Type and Number Capital Fund Program Grant No: SC16S03750109 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2009 FFY of Grant Approval: 2009
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	1,300	2,560	2,262	2,262
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	24,000	24,000	24,000	21,000
8	1440 Site Acquisition				
9	1450 Site Improvement	237,145	129,306	98,646	98,646
10	1460 Dwelling Structures	343,060	449,639	400,690	232,482
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary					
PHA Name: ANDERSON	Grant Type and Number Capital Fund Program Grant No: SC16S03750109 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2009 FFY of Grant Approval: 2009			
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	605,505	605,505	556,259	354,390
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	212,247	64,347
Signature of Executive Director		Date 04/05/2009	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
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U.S. Department of Housing and Urban Development
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 OMB No. 2577-0226
 Expires 4/30/2011

Part II: Supporting Pages								
PHA Name: ANDERSON			Grant Type and Number Capital Fund Program Grant No: SC16S03750109 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	
SC037000011 SC037000021 SC037000021 SC037000011	Roofing-Westview/Caldwell Parkview Gutters-Parkview Westview	1460	16000sq.ft 10800sq.ft. 3 bldg 1 bldg	48,890	80,894	80,894	80,894	
SC037000011/21 SC037000011/21 SC037000011/21 SC037000016	Bathroom Renovations Tubs/Shower Surrounds Bath Floors-tile and subfloors Replace toilets Replace flooring/subflooring-4 houses	1460	31 tubs 28 166 4	184,970	196,055	196,056	87,241	
SC037000021 SC037000011	Paving-Pkvw/Fortson/Liberty Jefferson/Washington//Westview	1450	100,200 sf 38,300 sf	116,145	98,646	98,646	98,646	
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 SC037000011	Replace Mailboxes-Fortson/Liberty Replace Mailboxes-West/Jeff/Wash/Cald	1450	3 5	66,000	30,660	30,660	0	
All sites	Administration	1410		1,300	2,560	2,262	2,262	
All sites	Construction Consultant	1430		24,000	24,000	24,000	21,000	
SC037000021	Replace Siding-Liberty Homes	1460	10	0	59,394	59,394	0	
SC037000021	Replace Inside Doors-Parkview	1460	97	0	48,949	0	0	

[illegible]

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Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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[illegible]

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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
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Expires 4/30/2011

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: ANDERSON					Federal FFY of Grant:
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	
ALL SITES	3/18/2010		3/18/2011		

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

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

[illegible]

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Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name ANDERSON HA				<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2011 PHA FY: 2012	Work Statement for Year 3 FFY Grant: 2012 PHA FY: 2013	Work Statement for Year 4 FFY Grant: 2013 PHA FY: 2014	Work Statement for Year 5 FFY Grant: 2014 PHA FY: 2015
	Annual Statement				
SC037001		279000	302000	284500	278500
SC037002		52500	19000	38000	146500
SC037004		124500	26000	62700	86500
SC037016		13500	20000	31000	23000
PHA Wide		165000	176500	168000	168500
CFP Funds Listed for 5-year planning		634500	543500	584200	703000
Replacement Housing Factor Funds					

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year :__2__ FFY Grant: 2011 PHA FY: 2012			Activities for Year: __3__ FFY Grant: 2012 PHA FY: 2013		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement						
	SC037001			SC037001		
		Replace Tile	12,000		Replace Tile	10,000
		Drywall Repair & paint	8,000		Drywall Repair & paint	5,000
		Replace Siding	200,000			
		Back Door Lght	6,000		Paving parking lot	
		HVAC Replacement			Replace HVAC	152,000
		Kitchen Renovations			Kitchen Renovations	
					Bathroom Renovatns	20,000
		Replace HWH	6,000		Replace HWH	5,000
		Appliances	12,000		Appliances	10,000
					Playground Equip.	10,000
		Landscaping/Erosion Control	25,000		Landscaping/Erosion Control	30,000
					Replace Storm/Sewer Drains	5,000
		Replace Sidewalks	10,000		Replace Sidewalks	10,000
		Paving –Parking Lots				
Total CFP Estimated Cost			279,000		Cameras - Westview	45,000
						302,000

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year : __2__ FFY Grant: 2011 PHA FY: 2012			Activities for Year: 3__ FFY Grant: 2012 PHA FY: 2013		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
SC037002	Bathroom Renovations	10,000	SC037002	Replace Vinyl Siding	
	Replace Tile	3,000		Replace Tile	3,000
	Drywll Repair & paint	3,000		Drywll Repair & paint	3,000
	Replace Dr/lock/scrn	2,000		Replace Dr/lock/scrn	1,500
	Kitchen Renovations			A/C Replacement	
	Replace HWH			Replace HWH	500
	Appliances	3,000		Appliances	4,000
	Playground Equip.			Playground Equip.	
	Landscaping/Erosion Control	10,000		Replace Sidewalks	3,000
	Replace Storm/Sewer Drains	1,500		Landscaping/Erosion Control	4,000
	Replace Sidewalks				
	Pave parking lots	20,000			
SC037016	Replace Appliances	4,500	SC037016	Drywall Repair/Paint	5,000
	Landscaping/Erosion Control	5,000		Landscaping/Erosion Control	5,000
	Drywall Repair/Paint	4,000		Replace appliances	5,000
	Replace Doors/locks/screens			Replace Tile	5,000
	Security Steel Scrns				
Total CFP Estimated Cost		\$ 66,000			39,000

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year : __2__ FFY Grant: 2011 PHA FY: 2012			Activities for Year: __3__ FFY Grant: 2012 PHA FY: 2013		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
SC037004	Renovate /add building	40,000	SC037004	Replace Roof and Gutter	
	Replace Tile	3,000		Replace Tile	3,000
	Drywll Repair &paint	4,000		Drywll Repair &paint	2,500
	Replace Dr/lock/scrn	3,000		Replace Dr/lock/scrn	2,500
	Paving Parking Lots	48,000			
				Kitchen Renovations	
	Bathroom Renovatns			Bathroom Renovations	
	Replace HWH	1,000		Replace HWH	3,000
	Appliances	5,000		Appliances	5,000
	Landscaping/Erosion Control	15,000		Landscaping/Erosion Control	4,000
	Replace Storm/Sewer Drains	1,500		Replace Storm/Sewer Drains	3,000
	Replace Sidewalks	4,000		Replace Sidewalks	3,000
PHA Wide	Physical Needs Assessmt	10,000	PHA Wide	Energy Audit	4,000
	Replace Computer Equip	10,000		Replace Computer Equip	10,000
	Community Patrl Officer	40,000		Community Patrl Officer	42,000
				Renovate offices/centers	15,000
	Construction Consultant	25,000		Construction Consultant	25,500
	Transfer to Operations	40,000		Transfer to Operations	40,000
	Administrative expenses	40,000		Administrative expenses	40,000
Total CFP Estimated Cost		289,500			202,500

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for Year : __4_ FFY Grant: 2013 PHA FY: 2014			Activities for Year: __5_ FFY Grant: 2014 PHA FY: 2015		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
SC037001	Replace Roof and Gutter	18,000	SC037001	Replace Roof and Gutter	18,000
	Replace Tile	10,000		Replace Tile	10,000
	Drywll Repair &paint	5,000		Drywll Repair &paint	7,500
	Replace Dr/lock/scrn	2,500		Replace Dr/lock/scrn	5,000
	HVAC Replacement	171,000		HVAC Replacement	153,000
	Kitchen Renovations	20,000		Kitchen Renovations	20,000
	Bathroom Renovatns			Bathroom Renovatns	
	Replace HWH	10,000		Replace HWH	5,000
	Appliances	15,000		Appliances	10,000
	Playground Equip.			Playground Equip.	
	Landscaping/Erosion Control	20,000		Landscaping/Erosion Control	20,000
	Replace Storm/Sewer Drains	3,000		Replace Storm/Sewer Drains	5,000
	Replace sidewalks	5,000		Replace sidewalks	5,000
	Office – replace HVAC	5,000		Pave parking lots	20,000
Total CFP Estimated Cost		\$ 284,500			\$ 278,500

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for Year : _4____ FFY Grant: 2013 PHA FY: 2014			Activities for Year: __5_ FFY Grant: 2014 PHA FY: 2015		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
SC037002	Replace roofs and gutters	5,500	SC037002	Replace Roof	6,000
	Replace Tile	3,000		Replace Tile	2,000
	Drywll Repair &paint	2,000		Drywll Repair &paint	3,000
	Replace Dr/lock/scrn	2,000		Replace Dr/lock/scrn	
	HVAC Replacement	4,000		HVAC Replacement	90,000
	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		Bathroom Renovations	24,000
	Landscaping/Erosion Control	2,000		Landscaping/Erosion Control	4,000
	Kitchen Renovations	10,000		Kitchen Renovations	10,000
SC037016	Replace appliances	5,000	SC037016	Replace appliances	5,000
	Drywall Repair/Paint	4,000			
	Roofs and gutters	5,500		Roofs and gutters	6,000
	Landscaping	5,000		Landscaping	5,000
	HVAC Replacement	5,000		HVAC Replacement	4,000
	Replace HWH	1,500		Replace HWH	3,000
	Kitchen Renovations	5000			
Total CFP Estimated Cost		69,000			\$ 169,500

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year : __4_ FFY Grant: 2013 PHA FY: 2014			Activities for Year: __5_ FFY Grant: 2014 PHA FY: 2015		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
SC037004	Replace Roof and Gutter	5,500	SC037004	Replace Roof and Gutter	18,000
	Replace Tile	4,000		Replace Tile	10,000
	Drywll Repair & paint	4,000		Drywll Repair & paint	4,000
	Replace HVAC	18,200		Replace HVAC	4,000
	Replace Dr/lock/scrn	2,000		Replace Dr/lock/scrn	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 Patrl Officer	42,000		Community Patrl Officer	42,000
	Renovate offices/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
	Administrative Expenses	40,000		Administrative Expenses	40,000
Total CFP Estimated Cost		230,700			255,000

