

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: Anderson Housing Authority PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): 01/2011 PHA Code: SC037					
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: 279 Number of HCV units: 500					
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only					
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below)					
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
					PH	HCV
	PHA 1:					
	PHA 2:					
	PHA 3:					
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.					
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low-income families in the PHA's jurisdiction for the next five years:					
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.					
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: <ul style="list-style-type: none"> • Operation and Management Becky Holmes, Executive Director retired effective June 2010. Jeff Trahan was selected per board resolution as new Executive Director effective June 2010. • Asset Management – Presently operating at One Amp with a Central Office Cost Center. 					

	<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> <ul style="list-style-type: none"> Provide income Obtain Credit Report Figure HAP amount base in UA/PS <p>*2) Complete Application at bank or mortgage company.</p> <p>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 specifics of Section 8 Program and the amount of mortgage loan for which the client is qualified.</p> <p>*3) Home Buyers Class</p> <p>*4) Sign Sale of Contract</p> <p>*5) Housing Authority Inspector inspects property for HQS violations</p> <p>6) Private Inspector</p> <p>7) Appraiser (Bank)</p> <p>8) Approval from bank</p> <p>9) Select an Attorney</p>

	<p>*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.

90003 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	76.3	54.4	58.3		N/A	N/A	N/A	N/A
% some problem	39.6	24.3	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	283	1,850		87	897	990	1,972
% occupants <=50%	67.7	49.1	35.1	51.9		71.9	50.8	33.8	41.5

% built before 1970	47.5	60.7	71.9	58.6		72.4	89.9	77.3	81.8
% some problem	56.6	43.0	35.1	43.4		23.0	11.2	3.5	7.9
# vacant for rent	105	220	60	385	# vacant for sale	4	10	60	204
3. Rent >50% to <=80%					Value >50% to <=80%				
# occupied units	470	730	315	1,555		25	85	1,335	1,875
% occupants <=80%	67.0	46.7	32.8	49.8		6.0	44.4	29.9	33.3
% built before 1970	13.0	40.0	64.2	43.1		0.0	23.8	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	6	30	15	49	# vacant for sale	0	15	40	55
4. Rent >80%					Value >80%				
# occupied units	50	75	74	199		22	146	1,616	1,816
# vacant for rent	55	0	0	55	# vacant for sale	0	8	85	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 and national averages for annual utility costs, taxes, and hazard and mortgage insurance, multiplying income times 2.9 represents the value of a home a person could afford to purchase. For example, a household with an annual gross income of \$30,000 is estimated to be able to afford an \$87,000 home without having total costs exceed 30% of their annual household income.

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

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

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

SOCDS CHAS Data: Housing Problems Output for All Households

Name of Jurisdiction: Anderson city, South Carolina		Source of Data: CHAS Data Bank					Data Current as of: 2000					
Household by Type, Income, & Housing Problem	Renters					Owners					Total Households	
	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		
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)		
1. Household Income <= 50% MFI	753	749	194	790	2,415	779	270	38	100	1,217	3,632	
2. Household Income <= 80% MFI	755	450	115	475	1,595	422	420	20	67	629	2,224	
3. % with any housing problems	73.0	68.9	83.6	68.4	71.2	50.2	66.7	50.0	53.2	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	51.7	51.7	26.1	38.1	50.0	20.9	32.4	46.3	
6. Household Income >30 to <=50% MFI	178	299	79	264	820	337	150	18	99	618	1,438	
7. % with any housing problems	49.4	51.5	68.4	58.3	54.9	17.4	43.3	100.0	32.7	31.4	44.8	
8. % Cost Burden >30%	49.4	51.5	24.1	54.5	49.8	17.4	43.3	77.8	52.7	50.7	41.4	
9. % Cost Burden >50%	19.1	18.4	5.1	5.3	18.0	9.5	31.3	55.6	16.1	17.6	15.0	

10. Household Income > \$9 to < \$10% FAMI	190	775	74	390	1,028	462	270	64	125	921	1,049
11. % with any housing problems	18.4	18.4	99.5	21.8	22.7	6.9	50.0	45.7	76.0	36.2	21.3
12. % Cost Burden > 30%	18.4	17.4	20.3	21.8	19.5	6.9	16.3	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	36.0	6.9	3.8
14. Household Income > \$10% MFI	230	625	94	683	1,434	994	1,910	185	405	3,454	4,938
15. % with any housing problems	21.7	2.4	10.2	0.0	5.0	1.0	11.8	18.9	18.8	9.7	8.6
16. % Cost Burden > 30%	21.7	0.0	0.0	0.0	3.5	1.0	11.8	8.1	12.1	8.9	7.3
17. % Cost Burden > 50%	15.0	0.0	0.0	0.0	2.1	0.0	1.6	0.0	0.0	0.0	1.2
18. Total Households	1,159	1,748	362	1,644	4,877	2,125	2,450	287	690	5,652	10,529
19. % with any housing problems	50.1	31.8	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	36.0	34.8	35.3	14.6	20.2	22.3	25.1	18.7	26.4
21. % Cost Burden > 50%	37.3	14.9	14.9	17.0	19.0	6.7	7.3	10.5	7.1	7.2	13.1

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

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

	<p>fall into the very low income classification. There are 37 families currently on the waiting list for Section 8; two of the applicants are disabled and 9 are considered elderly.</p> <p>There are currently 60 applications on file for Section 8 Project-Based Vouchers. 79.31% of the applicants fall into the very low income classification. There are no families on the waiting list; 51 of the applicants are disabled and eight are considered elderly.</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. • Section 8 Housing Management will verify if household need is sufficient and review regular waiting list for preferences as well. <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. • Head of Households that are without housing and living in a shelter (Sunshine

	<p>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.</p> <ul style="list-style-type: none"> • Head of Households that are without housing due to fire will be considered if they are in possession of a fire report that is not more than 60 days old. • Families that are displaced as the result of an action by the City of Anderson's Community Development Department. • Head of Households that are assisted through the Medicaid Home and Community Based Services Waiver under Section 1915C of the SSA. These referrals are handled locally by the Anderson-Oconee office of Community Long Term Care. • Women who have been participants in the DHEC Nurse Family Partnership Program for ninety days. • Public Housing Management will verify if household need is sufficient and review regular waiting list for preferences as well.
<p>10.0</p>	<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</p>

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

Resident Comments

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

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

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

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

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

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

Challenged Elements

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

11.0 Required Submission for HUD Field Office Review. In addition to the PHA plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA plan. **Note:** Faxed copies of these documents will not be accepted by the Field Office.

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| | <ul style="list-style-type: none">(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)(b) Form HUD-50070, Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)(c) Form HUD-50071, Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)(d) Form SF-LLL, Disclosure of Lobbying Activities (PHAs receiving CFP grants only)(e) Form SF-LLL-A, Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)(f) Challenged Elements(g) Form HUD-50075.1, Capital Fund Program Annual Statement/ Performance and Evaluation Report (PHAs receiving CFP grants only)(h) Form HUD-50075.2, Capital Fund Program Five-Year Action Plan (PHAs receiving CFP grants only) |
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Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

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

Part I: Summary					
PHA Name: ANDERSON SC-037		Grant Type and Number 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: 6/30/2010 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements	39,750	42,400	42,400	42,400
4	1410 Administration	47,835	47,835	47,835	47,835
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	24,000	24,000	24,000	24,000
8	1440 Site Acquisition	60,000			
9	1450 Site Improvement	87,172.00	74,705.26	74,705.26	74,705.26
10	1460 Dwelling Structures	183,420.00	269,856.94	183,971.68	183,971.68
11	1465.1 Dwelling Equipment—Nonexpendable	25,000.00	8,842.12	8,842.12	8,842.12
12	1470 Nondwelling Structures	1,180.00	1,180.00	1,180.00	1,180.00
13	1475 Nondwelling Equipment	10,000.00	9,537.68	9,537.68	9,537.68
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ 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: 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 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)	478,357.00	478,357.00	392,471.74	392,471.74
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs	39,750	42,400	42,400	42,400
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 06/28/2010		Signature of Public Housing Director	
				Date	

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Anderson Housing Authority SC037			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. Tiolets	1460		19,340	19,340	19,340	19,340	
HA WIDE	Replace Tile	1460		13,700	14,939.08	14,939.08	14,939.08	
37-1,2,4	HVAC Replacement	1460		143,380	143,380	143,380	143,380	
HA WIDE	Replace HWH	1460		7,000	6,312.60	6,312.60	6,312.60	
HA WIDE	Improve parking areas / Erosion control/landcape	1450		87,172	74,705.26	74,705.26	74,705.26	
HA WIDE	APPLICANCES	1465		25,000	8,842.12	8,842.12	8,842.12	
HA WIDE	Renovate community centers / admin. offices	1470		1,180	1,180	1,180	1,180	
HA WIDE	Community Patrol Officer	1408		39,750	42,400	42,400	42,400	
HA WIDE	Administration	1410		47,835	47,835	47,835	47,835	
HA WIDE	Replace computers / servers	1475		10,000	9,537.68	9,537.68	9,537.68	
HA WIDE	Architect	1430		24,000	24,000	24,000	24,000	
SC37-4	Purchase Adjacent Lot/Bldg.	1440		60,000	0	0	0	
HA WIDE	Roof Repl., vinyl siding, fascia, soffit, and gutters	1460		0	85,885.24	0	0	

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.

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

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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.

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

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

Part I: Summary					
PHA Name: ANDERSON SC-037		Grant Type and Number 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 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: 6/30/2010 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements	35,150		5,300	5,300
4	1410 Administration (may not exceed 10% of line 21)	47,123		47,123	47,123
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	24,000		13,500	13,500
8	1440 Site Acquisition				
9	1450 Site Improvement	120,000		28,814.64	28,814.64
10	1460 Dwelling Structures	136,757		3,693.55	3,693.55
11	1465.1 Dwelling Equipment—Nonexpendable	15,000		2,406.54	2,406.54
12	1470 Non-dwelling Structures	80,000			
13	1475 Non-dwelling Equipment	13,200		3,155.32	3,155.32
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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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: SC16P03750109 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 type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2010 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	471,230		103,993.05	103,993.05
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs	29,150			
24	Amount of line 20 Related to Security - Hard Costs	40,000			
25	Amount of line 20 Related to Energy Conservation Measures	104,257			
Signature of Executive Director		Date 06/28/2010		Signature of Public Housing Director	
				Date	

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

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Part II: Supporting Pages								
PHA Name: Anderson Housing Authority SC037			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		29,150		5,300	5,300	
PHA-Wide	Administration	1410		47,123		47,123	47,123	
PHA-Wide	Construction Consultant/Architect	1430		24,000		13,500	13,500	
	Physical Needs Assessment/Energy Audit	1408		6,000				
SC037001	Security Cameras-Fortson	1450		40,000		28,814.64	28,814.64	
SC037001	Landscaping, Fencing, Erosion Control-Washington	1450		80,000				
PHA-Wide	Installation of Dryer Vents	1460		20,500				
SC037001	Installation of Vinyl Siding-Fortson	1460		104,257		3,693.55	3,693.55	
PHA-Wide	Replace Flooring	1460		12,000				
PHA-Wide	Replace Appliances	1465		15,000		2,406.54	2,406.54	
PHA-Wide	Replace Hot Water Heaters	1475		5,200		3,155.32	3,155.32	
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
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
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Part I: Summary					
PHA Name: ANDERSON SC-037	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 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: 6/30/2010 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised²	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)	45,960			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	40,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	48,647			
10	1460 Dwelling Structures	223,500			
11	1465.1 Dwelling Equipment—Nonexpendable	22,500			
12	1470 Non-dwelling Structures	35,000			
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				

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
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Expires 4/30/2011

Part I: Summary					
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)	459,607			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date 06/28/2010		Signature of Public Housing Director	
				Date	

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Part II: Supporting Pages								
PHA Name: Anderson Housing Authority SC037		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 Area/Dryer Vents	1460		25,000				
SC37002	HVAC Replacements / Electrical Conver.	1460		175,000				
PHA Wide	Landscaping / Erosion Control	1450		48,647				
PHA Wide	Architect / Construction Services	1430		40,000				
PHA Wide	Administration	1410		45,960				
PHA Wide	Replace Computers/Software Upgrades	1475		8,000				
PHA Wide	Community Patrol Officer	1408		36,000				
PHA Wide	Renovate Neighborhood Ctrs/Bldg.	1470		35,000				

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

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

Part I: Summary					
PHA Name: ANDERSON SC-037		Grant Type and Number Capital Fund Program Grant No : SC16P03750111 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2011 FFY of Grant Approval: 2011
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	36,000			
4	1410 Administration (may not exceed 10% of line 21)	48,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	40,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	45,000			
10	1460 Dwelling Structures	271,000			
11	1465.1 Dwelling Equipment—Nonexpendable	11,000			
12	1470 Non-dwelling Structures	20,000			
13	1475 Non-dwelling Equipment	9,000			
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
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Part I: Summary					
PHA Name: ANDERSON	Grant Type and Number Capital Fund Program Grant No: SC16P03750111 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant:2011 FFY of Grant Approval: 2011			
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		Signature of Public Housing Director	
				Date	

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Part II: Supporting Pages								
PHA Name: Anderson Housing Authority		Grant Type and Number Capital Fund Program Grant No: : SC16P03750111 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2011			
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	11,000					
PHA Wide	Replace Hot Water Heaters	1460	10,000					
PHA Wide	Replace Flooring	1460	6,000					
PHA Wide	Add Dryer Vents w/Electrical Upgrade	1460	30,000					
PHA Wide	Expansion Community Center	1460	225,000					
PHA Wide	Landscaping Site Svcs.	1450	45,000					
PHA Wide	Lndsc Arch./ Arch. Svcs. Expansion	1430	40,000					
PHA Wide	Administration	1410	48,000					
PHA Wide	Computers / Audio Visual	1475	9,000					
PHA Wide	Community Patrol Officer	1408	36,000					
SC 37001	Renovation Main Office Bldg.	1470	20,000					

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Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
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Part I: Summary						
PHA Name/Number			Locality (City/County & State)		<input type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
A.	Development Number and Name	Work Statement for Year 1 FFY _____	Work Statement for Year 2 FFY _____	Work Statement for Year 3 FFY _____	Work Statement for Year 4 FFY _____	Work Statement for Year 5 FFY _____
B.	Physical Improvements Subtotal	Annual Statement				
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration					
F.	Other					
G.	Operations					
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds					
L.	Total Non-CFP Funds					
M.	Grand Total					

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part I: Summary (Continuation)

PHA Name/Number Anderson HA/SC037		Locality (City/county & State) Anderson/Anderson SC		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:		
A.	Development Number and Name	Work Statement for Year 1 FFY _____	Work Statement for Year 2 FFY_2012__	Work Statement for Year 3 FFY _2013__	Work Statement for Year 4 FFY _2014_ _	Work Statement for Year 5 FFY _2015__
		Annual Statement				
	SC037001		239,000	302,000	284,500	268,500
	SC037002		44,500	19,000	38,000	56,500
	SC037004		124,500	26,000	62,700	86,500
	SC037016		13,500	20,000	31,000	23,000
	PHA Wide		155,000	176,500	168,000	168,500
	CFP Funds Listed for 5-year planning		576,500	543,500	584,200	603,000

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
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**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/20011**

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Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY _____	Work Statement for Year <u> 2 </u> FFY <u> 2012 </u>			Work Statement for Year: <u> 3 </u> FFY <u> 2013 </u>		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	SC037004			SC037004		
Annual	Renovate/Add Bldg		40,000	Replace Tile		3,000
Statement	Replace Tile		3,000	Drywall Repair/Paint		2,500
	Drywall Repair/Paint		4,000	Replace Dr/lock/scrn		2,500
	Replace Dr/lock/scrn		3,000	Replace HWH		3,000
	Pave Parking Lot		48,000			
	Replace HWH		1,000	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			PHA Wide		
				Energy Audit		4,000
	Rplc Computer Equip		10,000	Rplc Computer Equip		10,000
	Community Patrol Officer		40,000	Community Patrol Officer		42,000
				Renovate Office/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 Expnses		40,000
	Subtotal of Estimated Cost		\$ 279,500	Subtotal of Estimated Cost		\$ 202,500

**U.S. Department of Housing and Urban Development
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Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY _____	Work Statement for Year <u> 4 </u> FFY <u> 2014 </u>			Work Statement for Year: <u> 5 </u> FFY <u> 2015 </u>		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	SC037002			SC037002		
Annual	Replace Roof & Gutters		5,500	Replace Roof		6,000
Statement	Replace Tile		3,000	Replace Tile		2,000
	Drywall Repair/Paint		2,000	Drywall Repair/Paint		3,000
	Replace Dr/Lock/Scrn		2,000			
	HVAC Replacement		4,000			
	Replace HWH		2,500	Replace HWH		1,500
	Appliances		3,000	Appliances		4,000
	Replace Storm/Sewer Drains		1,500	Replace Storm/Sewer Drains		2,000
	Replace Sidewalks		2,500			
	Landscaping/Erosion Control		2,000	Landscaping/Erosion Control		4,000
	Kitchen Renovations		10,000	Kitchen Renovations		10,000
	SC037016			SC037016		
	Replace Appliances		5,000	Replace Appliances		5,000
	Drywall Repair/Paint		4,000	Roof & Gutters		6,000
	Roofs & Gutters		5,500	Landscaping		5,000
	Landscaping		5,000	HVAC Replacement		4,000
	HVAC Replacement		5,000	Replace HWH		3,000
	Replace HWH		1,500			
	Kitchen Renovations		5,000			
	Subtotal of Estimated Cost		\$ 69,000	Subtotal of Estimated Cost		\$ 55,500

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

Work Statement for Year 1 FFY _____	Work Statement for Year ____4____ FFY ____2014____			Work Statement for Year: ____5____ FFY ____2015____		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	SC037004			SC037004		
Annual	Replace Roof & Gutter		5,500	Replace Roof & Gutter		18,000
Statement	Replace Tile		4,000	Replace Tile		10,000
	Drywall Repair/Paint		4,000	Drywall Repair/Paint		4,000
	Replace HVAC		18,200	Replace HVAC		4,000
	Replace Dr/lock/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 Patrol Officer		42,000	Community Patrol Officer		42,000
	Renovate Office/centers		10,000	Renovate Offices		10,000
	Construction Consultant		26,000	Construction Consultant		26,500
	Transfer to Operations		40,000	Transfer to Operations		40,000
	Admin Expenses		40,000	Admin Expenses		40,000
	Subtotal of Estimated Cost		\$ 230,700	Subtotal of Estimated Cost		\$ 255,000

**U.S. Department of Housing and Urban Development
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**U.S. Department of Housing and Urban Development
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Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY _____	Work Statement for Year _____ FFY _____		Work Statement for Year: _____ FFY _____	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See				
Annual				
Statement				
	Subtotal of Estimated Cost	\$	Subtotal of Estimated Cost	\$