

Small PHA Plan Update  
Annual Plan for Fiscal Year: 2001

**The Housing Authority of the City of Eatonton, Georgia**  
**GA072v03**

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN ACCORDANCE WITH  
INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

**PHA Plan  
Agency Identification**

**PHA Name: Eatonton Housing Authority**

**PHA Number: GA06P072**

**PHA Fiscal Year Beginning: 04/2001**

**PHA Plan Contact Information:**

Name: **Vonda Coleman**

Phone: **1-706-485-5361**

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Email (if available): **eha@communicom.com**

**Public Access to Information**

**Information regarding any activities outlined in this plan can be obtained by contacting:**

**(select all that apply)**

- Main administrative office of the PHA
- PHA development management offices

**Display Locations For PHA Plans and Supporting Documents**

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- Main administrative office of the local, county or State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)

**PHA Programs Administered:**

- Public Housing and Section 8       Section 8 Only       Public Housing Only

**Annual PHA Plan**  
**Fiscal Year 2001**  
 [24 CFR Part 903.7]

**i. Table of Contents**

Provide a table of contents for the Plan, including attachments, and a list of supporting documents available for public inspection. For Attachments, indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

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## **ii. Executive Summary**

[24 CFR Part 903.7 9 (r)]

At PHA option, provide a brief overview of the information in the Annual Plan

### **Not Applicable**

## **1. Summary of Policy or Program Changes for the Upcoming Year**

In this section, briefly describe changes in policies or programs discussed in last year's PHA Plan that are not covered in other sections of this Update.

The Housing Authority will continue to revise existing procedures & programs pursuant to HUD Final Rules. The Authority does not intend to otherwise revise any current policy or program. The Housing Authority will enforce it's policy to provide for deconcentration of poverty and encourage income mixing by bringing in higher income families into lower income developments and lower income families into higher income developments. The PHA adopted its new Pet Policy and Community Service Policy on 11/21/00.

## **2. Capital Improvement Needs**

[24 CFR Part 903.7 9 (g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A.  Yes  No: Is the PHA eligible to participate in the CFP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? **\$225,848.00**

C.  Yes  No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete the rest of Component 7. If no, skip to next component.

D. Capital Fund Program Grant Submissions

### **(1) Capital Fund Program 5-Year Action Plan**

The Capital Fund Program 5-Year Action Plan is provided as Attachment **C**

### **(2) Capital Fund Program Annual Statement**

The Capital Fund Program Annual Statement is provided as Attachment **B**

### 3. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability: Section 8 only PHAs are not required to complete this section.

1.  Yes  No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to next component ; if “yes”, complete one activity description for each development.)

#### 2. Activity Description

<b>Demolition/Disposition Activity Description (Not including Activities Associated with HOPE VI or Conversion Activities)</b>
1a. Development name: 1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (dd/mm/yy)
5. Number of units affected: 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Relocation resources (select all that apply) <input type="checkbox"/> Section 8 for ___ units <input type="checkbox"/> Public housing for ___ units <input type="checkbox"/> Preference for admission to other public housing or section 8 <input type="checkbox"/> Other housing for ___ units (describe below)
8. Timeline for activity: a. Actual or projected start date of activity: b. Actual or projected start date of relocation activities: c. Projected end date of activity:

#### **4. Voucher Homeownership Program**

[24 CFR Part 903.7 9 (k)]

- A.  Yes  No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to next component; if “yes”, describe each program using the table below (copy and complete questions for each program identified.)

#### **B. Capacity of the PHA to Administer a Section 8 Homeownership Program**

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- Establishing a minimum homeowner downpayment requirement of at least 3 percent and requiring that at least 1 percent of the downpayment comes from the family’s resources
- Requiring that financing for purchase of a home under its section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards
- Demonstrating that it has or will acquire other relevant experience (list PHA experience, or any other organization to be involved and its experience, below):

#### **5. Safety and Crime Prevention: PHDEP Plan**

[24 CFR Part 903.7 (m)]

Exemptions Section 8 Only PHAs may skip to the next component PHAs eligible for PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- A.  Yes  No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- B. What is the amount of the PHA’s estimated or actual (if known) PHDEP grant for the upcoming year?  
**\$28,009.00**
- C.  Yes  No Does the PHA plan to participate in the PHDEP in the upcoming year? If yes, answer question D. If no, skip to next component.
- D.  Yes  No: The PHDEP Plan is attached at Attachment **D**.

## 6. Other Information

[24 CFR Part 903.7 9 (r)]

### A. Resident Advisory Board (RAB) Recommendations and PHA Response

1.  Yes  No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are Attached at Attachment \_\_\_\_\_.
3. In what manner did the PHA address those comments? (select all that apply)
  - The PHA changed portions of the PHA Plan in response to comments  
A list of these changes is included  
 Yes  No: below or  
 Yes  No: at the end of the RAB Comments in Attachment \_\_\_\_\_.
  - Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA's consideration is included at the at the end of the RAB Comments in Attachment \_\_\_\_\_.
  - Other: (list below)

### B. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: **State of Georgia/Department of Community Affairs**
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
  - The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
  - The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
  - The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
  - Activities to be undertaken by the PHA in the coming year are consistent with specific initiatives contained in the Consolidated Plan. (list such initiatives below)
  - Other: (list below)
3. PHA Requests for support from the Consolidated Plan Agency  
 Yes  No: Does the PHA request financial or other support from the State or local government agency in order to meet the needs of its public housing residents or inventory? If yes, please list the 5 most important requests below:

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

The Consolidated Plan supports the PHA Plan of the Eatonton Housing Authority because the PHA Plan meets the priority outlined in the State of Georgia's Consolidated Plan to increase the number of Georgia's low and moderate income households who have obtained affordable, rental housing free of overcrowded and structurally substandard conditions.

## **C. Criteria for Substantial Deviation and Significant Amendments**

### **1. Amendment and Deviation Definitions**

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

#### **A. Substantial Deviation from the 5-year Plan:**

Substantial deviations are defined as discretionary in the plans or policies of the housing authority that fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval of the Board of Commissioners or as may be required by HUD.

#### **B. Significant Amendment or Modification to the Annual Plan:**

Significant amendments or modifications are defined as discretionary in the plans or policies of the housing authority that fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval of the Board of Commissioners or as may be required by HUD.

**Attachment A**  
**Supporting Documents Available for Review**

PHAs are to indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
✓	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
✓	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update) <b>For 2000</b>	5 Year and Annual Plans
✓	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
✓	Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
✓	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
✓	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
	Any policy governing occupancy of Police Officers in Public Housing <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
✓	Public housing rent determination policies, including the method for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
✓	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination

**List of Supporting Documents Available for Review**

<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
✓	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
✓	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
✓	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	Any required policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
✓	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
✓	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for any active grant year	Annual Plan: Capital Needs
✓	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing	Annual Plan: Capital Needs
✓	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing

**List of Supporting Documents Available for Review**

<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
✓	Section 3 documentation required by 24 CFR Part 135, Subpart E	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention
✓	PHDEP-related documentation: <ul style="list-style-type: none"> <li>· Baseline law enforcement services for public housing developments assisted under the PHDEP plan;</li> <li>· Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15);</li> <li>· Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities;</li> <li>· Coordination with other law enforcement efforts;</li> <li>· Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and</li> <li>· All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan.</li> </ul>	Annual Plan: Safety and Crime Prevention
✓	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Pet Policy

**List of Supporting Documents Available for Review**

<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
✓	The results of the most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

**Attachment “B” CAPITAL FUND PROGRAM TABLES START HERE**

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name:</b> The Housing Authority of the City of Eatonton, GA		<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>GA06P07250101</b> Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b> 2001
<input checked="" type="checkbox"/> <b>Original Annual Statement</b> <input type="checkbox"/> <b>Reserve for Disasters/ Emergencies</b> <input type="checkbox"/> <b>Revised Annual Statement (revision no: )</b> <input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b> <input type="checkbox"/> <b>Final Performance and Evaluation Report</b>					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$29,092.00			
3	1408 Management Improvements	\$2,000.00			
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$12,900.00			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$100,000.00			
11	1465.1 Dwelling Equipment—Nonexpendable	\$1,500.00			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	\$80,356.00			
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$225,848.00			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

<b>PHA Name:</b> The Housing Authority of the City of Eatonton, GA	<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>GA06P07250101</b> Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> <b>2001</b>
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending:  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: The Housing Authority of the City of Eatonton, GA		Grant Type and Number Capital Fund Program Grant No: <b>GA06P07250101</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2001</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	<u>OPERATIONS</u>							
PHA Wide	Operations	1406	171	\$29,092.00				
	<b>SUBTOTAL</b>			<b>\$29,092.00</b>				
	<u>MANAGEMENT IMPROVEMENTS</u>							
	<u>SOFT COSTS</u>							
PHA Wide	Provide Staff Training	1408	114	\$2,000.00				
	<b>SUBTOTAL</b>			<b>\$2,000.00</b>				
	<u>FEES &amp; COSTS</u>							
GA072-1	a. Architects fee to prepare bid and	1430.1	18 Units	\$4,000.00				
GA072-2	contract documents, drawings,	1430.1	32 Units	\$4,000.00				
GA072-3	specifications and assist the PHA at	1430.1	64 Units	\$4,000.00				
	bid opening, awarding the contract, and							
	to supervise the construction work							
	on a periodic basis. Fee to be negotiated							
	Contract Labor							
	<b>Subtotal</b>			<b>\$12,000.00</b>				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: The Housing Authority of the City of Eatonton, GA		Grant Type and Number Capital Fund Program Grant No: <b>GA06P07250101</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2001</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
GA072-1	b. Consulting fees for Agency Plan preparation.	1430.2	18 Units	\$300.00				
GA072-2		1430.2	32 Units	\$300.00				
GA072-3		1430.2	64 Units	\$300.00				
	<b>Subtotal</b>			<b>\$900.00</b>				
	<b>SUBTOTAL</b>			<b>\$12,900.00</b>				
	<u>DWELLING STRUCTURES</u>							
GA072-1	Replace deteriorated roofing	1460	18 Units	\$36,000.00				
GA072-2		1460	32 Units	\$64,000.00				
GA072-3		1460	64 Units	\$0.00				
	<b>SUBTOTAL</b>			<b>\$100,000.00</b>				
	<u>DWELLING EQUIPMENT- NONEXPENDABLE</u>							
GA072-1	Replace ranges & refrigerators	1465	1 Unit	\$500.00				
GA072-2		1465	1 Unit	\$500.00				
GA072-3		1465	1 Unit	\$500.00				
	<b>SUBTOTAL</b>			<b>\$1,500.00</b>				
	<u>DEVELOPMENT ACTIVITIES</u>							
PHA-Wide	Determine feasibility for new const.;	1499	5 Units	\$80,356.00				
	Preliminary planning, Envir. Reviews;							
	Soil borings, options, surveys, constr.							
	<b>SUBTOTAL</b>			<b>\$80,356.00</b>				
	<b>GRAND TOTAL</b>			<b>\$225,848.00</b>				



Attachment "C"

<b>Capital Fund Program Five-Year Action Plan</b>					
<b>Part I: Summary</b>					
PHA Name: Housing Authority of the City of Eatonton, GA				<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2002 PHA FY: 2002	Work Statement for Year 3 FFY Grant: 2003 PHA FY: 2003	Work Statement for Year 4 FFY Grant: 2004 PHA FY: 2004	Work Statement for Year 5 FFY Grant: 2005 PHA FY: 2005
	Annual Statement				
H.A. Wide		\$43,992.00	\$43,992.00	\$43,992.00	\$43,992.00
GA072-1		\$28,000.00	\$30,000.00	\$13,000.00	\$35,000.00
GA072-2		\$153,856.00	\$3,000.00	\$168,856.00	\$3,000.00
GA072-3			\$148,856.00		\$143,856.00
CFP Funds Listed for 5-year planning		<b>\$225,848.00</b>	<b>\$225,848.00</b>	<b>\$225,848.00</b>	<b>\$225,848.00</b>
Replacement Housing Factor Funds					

## Capital Fund Program Five-Year Action Plan

### Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year: <u>2</u> FFY Grant: 2002 PHA FY: 2002			Activities for Year: <u>3</u> FFY Grant: 2003 PHA FY: 2003		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<b>See</b>	H.A. Wide	Operations, Management Improvements, Admin., Fees & Costs	\$43,992.00	H.A. Wide	Operations, Management Improvements, Admin., Fees & Costs	\$43,992.00
<b>Annual Statement</b>						
	GA072-1	Parking, Retaining Walls, Handrails	\$25,000.00	GA072-1	Floors	\$30,000.00
		Sidewalks, Grading & Landscaping		GA072-2	Ranges & Refrigerators	\$3,000.00
		Ranges & Refrigerators	\$3,000.00	GA072-3	Bathrooms Floors, Floor Tile, Ceilings, Walls, Screen Doors & Window Screens, Doors	\$140,856.00
		<b>Subtotal</b>	<b>\$28,000.00</b>		Visitability	
	GA072-2	Screen Doors, Closet	\$138,856.00		Ranges & Refrigerators	\$3,000.00
		Doors, Bathrooms, Ceilings, Attic Insul., Porches, Kitchen, Walls			Construct Additional Units-Feasibility Study	\$5,000.00
		Floors, Exterior & Visitability			<b>Subtotal</b>	<b>\$148,856.00</b>
		Computer & Recreation Equipment	\$15,000.00			
		<b>Subtotal</b>	<b>\$153,856.00</b>			
	Total CFP Estimated Cost		<b>\$225,848.00</b>			<b>\$225,848.00</b>



# Attachment D

## Public Housing Drug Elimination Program Plan

EATONTON HOUSING AUTHORITY

**Note: THIS PHDEP Plan template (HUD 50075-PHDEP Plan) is to be completed in accordance with Instructions located in applicable PIH Notices.**

### Annual PHDEP Plan Table of Contents:

1. General Information/History
2. PHDEP Plan Goals/Budget
3. Milestones
4. Certifications

### Section 1: General Information/History

- A. Amount of PHDEP Grant \$28,009.00 \_\_\_\_\_
- B. Eligibility type (Indicate with an "x")      N1 \_\_\_\_\_ N2 \_\_\_\_\_ R X \_\_\_\_\_
- C. FFY in which funding is requested - 2001
- D. Executive Summary of Annual PHDEP Plan

In the space below, provide a brief overview of the PHDEP Plan, including highlights of major initiatives or activities undertaken. It may include a description of the expected outcomes. The summary must not be more than five (5) sentences long

**The Housing Authority will contract with local law enforcement to provide additional police protection on Housing Authority property. Residents have stressed that this is needed. Two additional officers will be assigned to work closely with the residents and to monitor areas where suspected drug activity is occurring.**

### E. Target Areas

Complete the following table by indicating each PHDEP Target Area (development or site where activities will be conducted), the total number of units in each PHDEP Target Area, and the total number of individuals expected to participate in PHDEP sponsored activities in each Target Area.

PHDEP Target Areas (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)
GA072-001 Lawson Homes	18	51
GA072-002 Montgomery Homes	32	87
GA072-003A Lawson Annex	22	46
GA072-003B Montgomery Annex	42	92

### F. Duration of Program

Indicate the duration (number of months funds will be required) of the PHDEP Program proposed under this Plan (place an "x" to indicate the length of program by # of months. For "Other", identify the # of months).

6 Months \_\_\_\_\_ 12 Months \_\_\_X\_\_\_ 18 Months \_\_\_\_\_ 24 Months \_\_\_\_\_ Other \_\_\_\_\_

### G. PHDEP Program History

Indicate each FY that funding has been received under the PHDEP Program (place an "x" by each applicable Year) and provide amount of funding received. If previously funded programs have not been closed out at the time of this submission, indicate the fund balance and anticipated completion date. For grant extensions received, place "GE" in column or "W" for waivers.

Fiscal Year of Funding	PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Anticipated Completion Date
FY 1995	-0-		-0-	N/A	N/A
FY 1996	\$55,382.00		-0-	N/A	N/A
FY 1997	-0-		-0-	N/A	N/A
FY 1998	-0-		-0-	N/A	N/A
FY 1999	\$25,073.00		-0-	N/A	N/A
FY 2000	\$26,131.00		\$3,621.35	N/A	12/31/01

## **Section 2: PHDEP Plan Goals and Budget**

### **A. PHDEP Plan Summary**

In the space below, summarize the PHDEP strategy to address the needs of the target population/target area(s). Your summary should briefly identify: the broad goals and objectives, the role of plan partners, and your system or process for monitoring and evaluating PHDEP-funded activities. This summary should not exceed 5-10 sentences.

**The goal of the Police Contact will be to ensure the safety of the residents and keep Housing Authority properties drug free. Housing Authority staff, Residents, Police and local officials will meet quarterly to assess programs and strategy. The goal for 2001 Grant will be to continue to see these drug arrests decline and for the properties to truly be Drug Free.**

### **B. PHDEP Budget Summary**

Enter the total amount of PHDEP funding allocated to each line item.

<b>FY 2001 PHDEP Budget Summary</b>	
<b>Budget Line Item</b>	<b>Total Funding</b>
9110 – Reimbursement of Law Enforcement	\$28,009.00
9120 - Security Personnel	-0-
9130 - Employment of Investigators	-0-
9140 - Voluntary Tenant Patrol	-0-
9150 - Physical Improvements	-0-
9160 - Drug Prevention	-0-
9170 - Drug Intervention	-0-
9180 - Drug Treatment	-0-
9190 - Other Program Costs	-0-
<b>TOTAL PHDEP FUNDING</b>	<b>\$28,009.00</b>

**C. PHDEP Plan Goals and Activities**

In the tables below, provide information on the PHDEP strategy summarized above by budget line item. Each goal and objective should be numbered sequentially for each budget line item (where applicable). Use as many rows as necessary to list proposed activities (additional rows may be inserted in the tables). PHAs are not required to provide information in shaded boxes. Information provided must be concise—not to exceed two sentences in any column. Tables for line items in which the PHA has no planned goals or activities may be deleted.

<b>9110 - Reimbursement of Law Enforcement</b>					<b>Total PHDEP Funding: \$28,009.00</b>		
Goal(s)	To contract with local City Police for additional Police.						
Objectives	Ensure safety of Residents and Drug Free Housing.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1.Contract with Police			01/01/2002	12/31/2002	\$28,009	-0-	
2.							
3.							

<b>9120 - Security Personnel</b>					<b>Total PHDEP Funding: \$ -0-</b>		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

<b>9130 - Employment of Investigators</b>					<b>Total PHDEP Funding: \$ -0-</b>		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

<b>9140 - Voluntary Tenant Patrol</b>					<b>Total PHDEP Funding: \$ -0-</b>		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

<b>9150 - Physical Improvements</b>					<b>Total PHDEP Funding: \$-0-</b>		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

<b>9160 - Drug Prevention</b>					<b>Total PHDEP Funding:</b>		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators

<b>9170 - Drug Intervention</b>					<b>Total PHDEP Funding:</b>		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

<b>9180 - Drug Treatment</b>					<b>Total PHDEP Funding:</b>		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

<b>9190 - Other Program Costs</b>					<b>Total PHDEP Funds:</b>		
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Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding	Performance Indicators
1.							
3.							

**Section 3: Expenditure/Obligation Milestones**

Indicate by Budget Line Item and the Proposed Activity (based on the information contained in Section 2 PHDEP Plan Budget and Goals), the % of funds that will be expended (at least 25% of the total grant award) and obligated (at least 50% of the total grant award) within 12 months of grant execution.

Budget Line Item #	25% Expenditure of Total Grant Funds By Activity #	Total PHDEP Funding Expended	50% Obligation of Total Grant Funds by Activity #	Total PHDEP Funding Obligated
	<i>Activities 1, 3</i>		<i>Activity 2</i>	
9110		\$28,009.00	All	\$28,009.00
9120				
9130				
9140				
9150				
9160				
9170				
9180				
9190				
<b>TOTAL</b>		\$28,009.00	ALL	\$28,009.00

**Section 4: Certifications**

A comprehensive certification of compliance with respect to the PHDEP Plan submission is included in the “PHA Certifications of Compliance with the PHA Plan and Related Regulations.”

## Required Attachment E: Resident Member on the PHA Governing Board

1.  Yes  No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board: **Bill Waters**

B. How was the resident board member selected: (select one)?

- Elected  
 Appointed

C. The term of appointment is (include the date term expires): **4 Years - 1/1/04**

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

- the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis  
 the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.  
 Other (explain):

B. Date of next term expiration of a governing board member: **11/2001**

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position): **Mayor – William Dabbs**

## **Required Attachment F: Membership of the Resident Advisory Board or Boards**

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.)

The Resident Advisory Board Members are:

Audrey Rhoney  
Beatrice Grant  
Glenwood Nelson

Attachment G – FY2000 P & E Report

**CAPITAL FUND PROGRAM TABLES START HERE**

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: The Housing Authority of the City of Eatonton, GA		Grant Type and Number Capital Fund Program Grant No: <b>GA06P07250100</b> Replacement Housing Factor Grant No:		Federal FY of Grant: <b>2000</b>	
<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: 12/31/00 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	<b>\$22,000.00</b>		<b>\$0.00</b>	<b>\$0.00</b>
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	<b>\$12,000.00</b>		<b>\$0.00</b>	<b>\$0.00</b>
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	<b>\$187,356.00</b>		<b>\$0.00</b>	<b>\$0.00</b>
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	<b>\$221,356.00</b>		<b>\$0.00</b>	<b>\$0.00</b>
22	Amount of line 21 Related to LBP Activities				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

PHA Name: The Housing Authority of the City of Eatonton, GA	Grant Type and Number Capital Fund Program Grant No: <b>GA06P07250100</b> Replacement Housing Factor Grant No:	Federal FY of Grant: <b>2000</b>
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 12/31/00  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	<b>\$75,000.00</b>		<b>\$0.00</b>	<b>\$0.00</b>

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: The Housing Authority of the City of Eatonton, GA		Grant Type and Number Capital Fund Program Grant No: <b>GA06P07250100</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2000</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	<u>OPERATIONS</u>							
PHA Wide	Subsidy	1406	114Units	\$22,000.00		\$0.00	\$0.00	<b>No Work</b>
	<b>SUBTOTAL</b>			<b>\$22,000.00</b>		<b>\$0.00</b>	<b>\$0.00</b>	<b>Started</b>
								<b>For</b>
	<u>FEES &amp; COSTS</u>							<b>FFY2000</b>
GA072-1	a. Architects fee to prepare bid and	1430.1	18 Units	\$4,000.00		\$0.00	\$0.00	
GA072-2	contract documents, drawings,	1430.1	32 Units	\$4,000.00		\$0.00	\$0.00	
GA072-3	specifications and assist the PHA at	1430.1	64 Units	\$4,000.00		\$0.00	\$0.00	
	bid opening, awarding the contract, and							
	to supervise the construction work							
	on a periodic basis. Fee to be negotiated							
	Contract Labor							
	<b>SUBTOTAL</b>			<b>\$12,000.00</b>		<b>\$0.00</b>	<b>\$0.00</b>	
	<u>SITE IMPROVEMENTS</u>							
GA072-1	Grading, drainage, fencing &	1450	18 Units	\$56,206.80		\$0.00	\$0.00	
GA072-2	Landscaping	1450	32 Units	\$56,206.80		\$0.00	\$0.00	
GA072-3		1450	64 Units	\$74,942.40		\$0.00	\$0.00	
	<b>SUBTOTAL</b>			<b>\$187,356.00</b>		<b>\$0.00</b>	<b>\$0.00</b>	
	<b>GRAND TOTAL</b>			<b>\$221,356.00</b>		<b>\$0.00</b>	<b>\$0.00</b>	



Attachment H – FY1999 P & E Report

**CAPITAL FUND PROGRAM TABLES START HERE**

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
PHA Name: The Housing Authority of the City of Eatonton, GA		Grant Type and Number Capital Fund Program Grant No: <b>GA06P07290999</b> Replacement Housing Factor Grant No:		Federal FY of Grant: <b>1999</b>	
<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: 12/31/01 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	<b>\$43,000.00</b>		<b>\$43,000.00</b>	<b>\$0.00</b>
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	<b>\$11,500.00</b>		<b>\$11,500.00</b>	<b>\$2,500.00</b>
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	<b>\$160,593.00</b>		<b>\$151,222.29</b>	<b>\$0.00</b>
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	<b>\$215,093.00</b>		<b>\$205,722.29</b>	<b>\$2,500.00</b>
22	Amount of line 21 Related to LBP Activities				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

PHA Name: The Housing Authority of the City of Eatonton, GA	Grant Type and Number Capital Fund Program Grant No: <b>GA06P07290999</b> Replacement Housing Factor Grant No:	Federal FY of Grant: <b>1999</b>
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 12/31/01  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: The Housing Authority of the City of Eatonton, GA		Grant Type and Number Capital Fund Program Grant No: <b>GA06P07290999</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>1999</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	<u>OPERATIONS</u>							
PHA Wide	Operations	1406	114	\$43,000.00		\$43,000.00	\$0.00	Funds obligated
	<b>SUBTOTAL</b>			<b>\$43,000.00</b>		<b>\$43,000.00</b>	<b>\$0.00</b>	
	<u>FEES &amp; COSTS</u>							
GA072-1	a. Architects fee to prepare bid and	1430.1	18	\$4,000.00		\$4,000.00	\$2,500.00	Work
GA072-2	contract documents, drawings,	1430.1	32	\$7,000.00		\$7,000.00	\$0.00	In
GA072-3	specifications and assist the PHA at	1430.1	64	\$500.00		\$500.00	\$0.00	Progress
	bid opening, awarding the contract, and							
	to supervise the construction work							
	on a periodic basis. Fee to be negotiated							
	Contract Labor							
	<b>SUBTOTAL</b>			<b>\$11,500.00</b>		<b>\$11,500.00</b>	<b>\$2,500.00</b>	
	<u>DWELLING STRUCTURES</u>							
GA072-1	Complete CIAP work started during	1460	18	\$54,000.00		\$50,000.00	\$0.00	Work
GA072-2	GA72-908. Original Contractor	1460	32	\$96,000.00		\$91,000.00	\$0.00	In
GA072-3	Defaulted.	1460	64	\$10,593.00		\$10,222.29	\$0.00	Progress
	<b>SUBTOTAL</b>			<b>\$160,593.00</b>		<b>\$151,222.29</b>	<b>\$0.00</b>	
	<b>GRAND TOTAL</b>			<b>\$215,093.00</b>		<b>\$205,722.29</b>	<b>\$2,500.00</b>	



Attachment I – FY1997 P & E Report

**CAPITAL FUND PROGRAM TABLES START HERE**

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
PHA Name: The Housing Authority of the City of Eatonton, GA		Grant Type and Number Capital Fund Program Grant No: <b>GA06P07290897</b> Replacement Housing Factor Grant No:			Federal FY of Grant: 1997
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/01 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$22,340.00	\$22,340.00	\$22,340.00	\$22,340.00
3	1408 Management Improvements				
4	1410 Administration	\$7,024.49	\$4,561.62	\$4,561.62	\$4,561.62
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$84,125.00	\$87,230.50	\$87,230.50	\$81,130.50
8	1440 Site Acquisition				
9	1450 Site Improvement	\$78,750.00	\$78,750.00	\$78,750.00	\$0.00
10	1460 Dwelling Structures	\$1,106,260.51	\$1,120,617.88	\$1,120,617.88	\$635,016.80
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	\$75,000.00	\$75,000.00	\$75,000.00	\$0.00
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	\$15,000.00	\$0.00	\$0.00	\$0.00
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$1,388,500.00	\$1,388,500.00	\$1,388,500.00	\$743,048.92
22	Amount of line 21 Related to LBP Activities				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

PHA Name: The Housing Authority of the City of Eatonton, GA	Grant Type and Number Capital Fund Program Grant No: <b>GA06P07290897</b> Replacement Housing Factor Grant No:	Federal FY of Grant: <b>1997</b>
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: 3)  
 Performance and Evaluation Report for Period Ending: 12/31/01  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: The Housing Authority of the City of Eatonton, GA		Grant Type and Number Capital Fund Program Grant No: <b>GA06P07290897</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>1997</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	<u>OPERATIONS</u>							
PHA Wide	Operations	1406	114	\$22,340.00	\$22,340.00	\$22,340.00	\$22,340.00	Completed
	<b>SUBTOTAL</b>			<b>\$22,340.00</b>	<b>\$22,340.00</b>	<b>\$22,340.00</b>	<b>\$22,340.00</b>	
	<u>ADIMINSTRATION</u>							
GA072-1	Non-Technical Salaries	1410.1	18	\$1,500.00	\$0.00	\$0.00	\$0.00	
GA072-2	Part-time Modernization Coordinator	1410.1	32	\$3,000.00	\$0.00	\$0.00	\$0.00	
GA072-3	during CIAP period to imple. Programs.	1410.1	64	\$214.49	\$0.00	\$0.00	\$0.00	
	Employee Benefit Contribution							
GA072-1	Pay Fringe Benefit Contribution for	1410.9	18	\$500.00	\$0.00	\$0.00	\$0.00	
GA072-2	Modernization Coordinator.	1410.9	32	\$1,500.00	\$0.00	\$0.00	\$0.00	
GA072-3		1410.9	64	\$100.00	\$0.00	\$0.00	\$0.00	
	<u>SUNDRY PLANNING COSTS</u>							
GA072-1	Sundry planning funds are required for	1410.19	18	\$100.00	\$3,000.00	\$3,000.00	\$3,000.00	Completed
GA072-2	Advertising, printing and misc.	1410.19	32	\$100.00	\$1,000.00	\$1,000.00	\$1,000.00	Completed
GA072-3	Expendables supplies, etc. Lead-based	1410.19	64	\$10.00	\$561.62	\$561.62	\$561.62	Completed
	Paint insurance. Lump sum.							
	(Legal \$4,351.62) (Ads \$210.00)							
	<b>SUBTOTAL</b>			<b>\$7,024.49</b>	<b>\$4,561.62</b>	<b>\$4,561.62</b>	<b>\$4,561.62</b>	

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: The Housing Authority of the City of Eatonton, GA		Grant Type and Number Capital Fund Program Grant No: <b>GA06P07290897</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>1997</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	<u>FEES &amp; COSTS</u>							
	<u>Architectural Fees</u>							
GA072-1	a. Architect's fee to perform inspection	1430.1	18	\$24,800.00	\$24,800.00	\$24,800.00	\$24,800.00	Completed
GA072-2	to determine scope of work; to prepare	1430.1	32	\$44,075.00	\$44,075.00	\$44,075.00	\$44,075.00	Completed
GA072-3	bid & contract documents, drawings, specifications and assist the PHA at bid	1430.1	64	\$1,250.00	\$1,250.00	\$1,250.00	\$1,250.00	Completed
	Opening; awarding the contract; and to Supervise construction work on a .periodic basis. Fee to be negotiated.							
	Contract Labor.							
	<u>Engineering Fees</u>							
GA072-1	Hire Consultant to prepare	1430.1	18	\$1,000.00	\$0.00	\$0.00	\$0.00	
GA072-2	Specifications for Abatement and to	1430.1	32	\$1,000.00	\$0.00	\$0.00	\$0.00	
GA072-3	monitor abatement Fee to be negotiated.	1430.1	0	\$0.00	\$0.00	\$0.00	\$0.00	
	Contract labor.							
	<u>Inspection Salary</u>							
GA072-1	Hire a full-time daily inspector to ensure	1430.7	18	\$2,000.00	\$6,000.00	\$6,000.00	\$3,397.00	In Progress
GA072-2	Compliance with contract documents,	1430.7	32	\$3,500.00	\$7,500.00	\$7,500.00	\$4,266.00	In Progress
GA072-3	prepare daily reports on construction	1430.7	64	\$500.00	\$500.00	\$500.00	\$237.00	In Progress
	Work as directed by the PHA and							

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				Original	Revised	Funds Obligated	Funds Expended	
	Architect. Base salary including Employee Benefit Contribution.							
	<u>Lead-Based Paint Testing &amp; Asbestos Testing</u>							
GA072-1	Provide LBP and Asbestos monitoring	1430.19	18	\$3,000.00	\$1,500.00	\$1,500.00	\$1,500.00	Completed
GA072-2	And post abatement testing. Testing to	1430.19	32	\$3,000.00	\$1,605.50	\$1,605.50	\$1,605.50	Completed
GA072-3	be performed in accordance to HUD	1430.19	0	\$0.00	\$0.00	\$0.00	\$0.00	
	Requirements.							
	<b>SUBTOTAL</b>			<b>\$84,125.00</b>	<b>\$87,230.50</b>	<b>\$87,230.50</b>	<b>\$81,130.50</b>	
	<u>Site Improvements</u>							
GA072-1	Regrade existing areas to drain properly,	1450	18	\$26,750.00	\$26,750.00	\$26,750.00	\$0.00	NO WORK
GA072-2	And to prevent erosion. Fine grade and	1450	32	\$52,000.00	\$52,000.00	\$52,000.00	\$0.00	TO DATE
GA072-3	Prepare for grassing or landscaping.	1450	0	\$0.00	\$0.00	\$0.00	\$0.00	
	Cost at \$2,000.00/d.u. (G.M.)							
	<b>SUBTOTAL</b>			<b>\$78,750.00</b>	<b>\$78,750.00</b>	<b>\$78,750.00</b>	<b>\$0.00</b>	
	<u>DWELLING STRUCTURES</u>							
GA072-1	a. Repair walls to receive new finish.	1460	18	\$52,200.00	\$52,200.00	\$52,200.00	\$52,200.00	Completed
GA072-2	New finish at interior of exterior walls	1460	32	\$92,800.00	\$92,800.00	\$92,800.00	\$92,800.00	Completed
GA072-3	shall be ½” gypsum board bonded to	1460	0	\$0.00	\$0.00	\$0.00	\$0.00	

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	rigid to insulation. Other interior walls shall receive ½” gypsum board.							
	Ceilings will be prepared to install ½” Gypsum board on wood furring. Install Smoke barrier in attics at party wall. All Areas then to receive new paint semi-Gloss throughout. Cost to be \$2,900/unit including 10% contingency.							
	Contract labor. Remove deteriorated Plaster. (G.M.)							
GA072-1	b. Remove existing bedroom, bathroom and wood doors and install new flush s.c. wood doors and hardware. Cost at \$1,300/unit. Finish all doors and Provide new hardware. (G.M.)	1460	18	\$23,400.00	\$23,400.00	\$23,400.00	\$23,400.00	Completed
GA072-2		1460	32	\$41,600.00	\$41,600.00	\$41,600.00	\$30,606.29	In Progress
GA072-3		1460	0	\$0.00	\$0.00	\$0.00	\$0.00	
GA072-1	c. Remove all existing exterior doors and install new PHA heavy metal entry Doors and all necessary hardware. Weatherseal all doors. Replace door numbers. Doors & hardware @\$475ea. Weatherstrip & paint. etc.@ \$50.(G.M.)	1460	18	\$18,900.00	\$18,900.00	\$18,900.00	\$10,000.00	In Progress
GA072-2		1460	32	\$33,600.00	\$33,600.00	\$33,600.00	\$20,000.00	In Progress
GA072-3		1460	0	\$0.00	\$0.00	\$0.00	\$0.00	

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GA072-1	d. Remodel baths to include insulating	1460	18	\$43,200.00	43,200.00	\$43,200.00	\$20,000.00	In Progress
GA072-2	All water piping, installing flanges at	1460	32	\$76,800.00	\$76,800.00	\$76,800.00	\$40,000.00	In Progress
GA072-3	Water closets, bases and enclosing	1460	0	\$0.00	\$0.00	\$0.00	\$0.00	
	Exposed pipes. Install exhaust to the outside. Installation of ceramic floor tile And ceramic base is only required at HC Conversion. Repair as needed. Replace All fixture trim and fittings. Install Water saver closet and lavatory with saver trim. Replace medicine cabinets, Paper holders, soap dishes, towel bars, Patch tubs, install showers and ceramic Tile waincot. Cost to be \$2,400/unit. Replace all hose bibbs. (G.M.)							
GA072-1	e. Install new wall and base cabinets,	1460	18	\$47,700.00	\$47,700.00	\$47,700.00	\$20,000.00	In Progress
GA072-2	stainless steel sink, laminated plastic	1460	32	\$84,800.00	\$84,800.00	\$84,800.00	\$60,000.00	In Progress
GA072-3	counter tops, backsplash at all ranges, & new exhaust fan/range hood. Install washing machine and dryer connections & provide access panel @ cutoff. Cabinet veneer to extend up to furr down. Backsplash to run from base	1460	0	\$0.00	\$0.00	\$0.00	\$0.00	

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				Original	Revised	Funds Obligated	Funds Expended	
	cabinet counter top to underside of wall							
	cabinet full width of cabinet. Rework							
	pipng & kitchen layouts as required							
	cost to be \$2,650/kitchen. Install back-splash behind all appliances. (G.M.)							
GA072-1	f. Installation of new VCT and base.	1460	18	\$67,500.00	\$67,500.00	\$67,500.00	\$20,000.00	In Progress
GA072-2	Cost @ \$1,.75/sq.ft. Remove existing	1460	32	\$120,000.00	\$120,000.00	\$120,000.00	\$70,000.00	In Progress
GA072-3	VAT, cost @ \$2.00/sq.ft. (G.M.)	1460	0	\$0.00	\$0.00	\$0.00	\$0.00	
GA072-1	g. Replace deteriorated wood. Install	1460	18	\$45,000.00	\$45,000.00	\$45,000.00	\$10,000.00	In Progress
GA072-2	Vinyl or metal soffit & trim over all	1460	32	\$80,000.00	\$80,000.00	\$80,000.00	\$40,000.00	In Progress
GA072-3	exposed wood. Clean buildings at dirt &	1460	0	\$0.00	\$0.00	\$0.00	\$0.00	
	Graffiti. Cost @\$2,500/unit. Abate lead-based paint. (G.M.)							
GA072-1	h. Replace electrical system entirely.	1460	18	\$47,700.00	\$47,700.00	\$47,700.00	\$10,000.00	In Progress
GA072-2	New lighting to be florescent. Cost @	1460	32	\$84,800.00	\$84,800.00	\$84,800.00	\$40,000.00	In Progress
GA072-3	\$2,650/unit. Work to include mast	1460	64	\$30,250.00	\$30,250.00	\$30,250.00	\$20,000.00	In Progress
	Weatherhead & service entry, GFIs at							
	kitchens, baths. Add outlets at outside							
	Walls. Install outside disconnects, cable							
	And telephone. (G.M.) (Provide HVAC)							

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				Original	Revised	Funds Obligated	Funds Expended	
GA072-1	i. Replace interior waste and water lines	1460	18	\$36,000.00	\$41,168.65	\$41,168.65	\$10,000.00	In Progress
GA072-2	And insulate. Cost @\$2,000/unit.	1460	32	\$64,000.00	\$73,188.72	\$73,188.72	\$30,000.00	In Progress
GA072-3	(G.M.)	1460	0	\$0.00	\$0.00	\$0.00	\$0.00	
GA072-1	j. Reroof all structures and repair	1460	0	\$0.00	\$0.00	\$0.00	\$0.00	
GA072-2	Damage. Use in conjunction with left-	1460	0	\$0.00	\$0.00	\$0.00	\$0.00	
GA072-3	over 907 funds. Emergency. (G.M.)	1460	64	\$16,010.51	\$16,010.51	\$16,010.51	\$16,010.51	In Progress
<b>SUBTOTAL</b>				<b>\$1,106,260.51</b>	<b>\$1,120,617.88</b>	<b>\$1,120,617.88</b>	<b>\$635,016.80</b>	
GA072-1	<u>DWELLING EQUIPMENT</u>	1465.1		\$0.00	\$0.00	\$0.00	\$0.00	
GA072-2	PHA purchase and contractor install.	1465.1		\$0.00	\$0.00	\$0.00	\$0.00	
GA072-3	Replacement of ranges. Cost@\$425/unit	1465.1		\$0.00	\$0.00	\$0.00	\$0.00	
<b>SUBTOTAL</b>				<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
GA072-1	<u>Relocation Costs</u>	1495.1	18	\$5,000.00	\$0.00	\$0.00	\$0.00	
GA072-2	Relocate tenants to provide vacant	1495.1	32	\$10,000.00	\$0.00	\$0.00	\$0.00	
GA072-3	Units in clusters that accommodate	1495.1	0	\$0.00	\$0.00	\$0.00	\$0.00	
	maximum efficiency and then relocate							
	Tenants into newly remodeled units.							
	PHA will have to place new deposits							
	and pay hook up fees for utilities. (G.M.)							
<b>SUBTOTAL</b>				<b>\$15,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	

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GA072-1	<u>NON-DWELLING STRUCTURES</u>	1475	18	\$25,000.00	\$25,000.00	\$25,000.00	\$0.00	No Work
GA072-2	Renovate, remodel & add to existing	1475	32	\$25,000.00	\$25,000.00	\$25,000.00	\$0.00	To Date
GA072-3	AMC spaces.	1475	64	\$25,000.00	\$25,000.00	\$25,000.00	\$0.00	"
	<b>SUBTOTAL</b>			<b>\$75,000.00</b>	<b>\$75,000.00</b>	<b>\$75,000.00</b>	<b>\$0.00</b>	
	<u>H.A. WIDE MANAGEMENT IMPROV.</u>							
	Administrative & Maintenance staff will	1408		\$0.00	\$0.00	\$0.00	\$0.00	
	Receive formal training to improve							
	Efficiency & effectiveness of Housing							
	Authority operations. Computer							
	Software programs will be obtained to							
	Properly control equipment, occupancy,							
	Accounting & maintenance records.							
	<b>SUBTOTAL</b>			<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	<b>GRAND TOTAL</b>			<b>\$1,388,500.00</b>	<b>\$1,388,500.00</b>	<b>\$1,388,500.00</b>	<b>\$743,048.92</b>	

