

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Small PHA Plan Update
Annual Plan for Fiscal Year: 2002

Pelham Housing Authority

**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: Pelham Housing Authority

PHA Number: GA098

PHA Fiscal Year Beginning: (07/2001)

PHA Plan Contact Information:

Name: Mary Culbreth, Executive Director

Phone: (912) 294-8444

TDD:

Email (if available):

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 2002
 [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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<input type="checkbox"/> Other (List below, providing each attachment name)	

ii. Executive Summary

[24 CFR Part 903.7 9 (r)]

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

The Annual Plan includes information pertaining to the operations of the Housing Authority in the 2002 Fiscal Year. The Annual Plan updates information provided in the 5-Year Plan which was developed last year and covers 2001 to 2005. The 5-Year Plan can be referenced if more information is needed.

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 Pelham Housing Authority has updated the Admissions and Continued Occupancy Policy to reflect no preferences. Also, the Authority has put the Community Service Requirement in place.

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? \$403,156

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 ga098a01.

(2) Capital Fund Program Annual Statement

The Capital Fund Program Annual Statement is provided as Attachment ga098a01.

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

Demolition/Disposition Activity Description (Not including Activities Associated with HOPE VI or Conversion Activities)
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? \$51,595
- 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 B

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 (File name)
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 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)
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 State of Georgia Consolidated Plan supports the Pelham Housing Authority's Agency Plan with the following Strategic Plan Priority:

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:

A "Substantial Deviation" from the 5-Year Plan is an overall change in the direction of the Authority pertaining to the Authority's Goals and Objectives. This includes changing the Authority's Goals and Objectives.

B. Significant Amendment or Modification to the Annual Plan:

A "Significant Amendment or Modification" to the Annual Plan is a change in a policy or policies pertaining to the operation of the Authority. This includes the following:

- Changes to rent or admissions policies or organization of the waiting list.
- Additions of non-emergency work items over \$25,000 (items not included in the current Annual Statement or 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund.
- Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

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.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	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)	5 Year and Annual Plans
X	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
X	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
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	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
X	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
X	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
	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	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
X	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
X	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
X	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
X	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
	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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	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
X	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention
X	PHDEP-related documentation: <ul style="list-style-type: none"> · Baseline law enforcement services for public housing developments assisted under the PHDEP plan; · 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); · Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities; · Coordination with other law enforcement efforts; · Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and · 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. 	Annual Plan: Safety and Crime Prevention
X	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
X	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)

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name:	Grant Type and Number Capital Fund Program: Capital Fund Program Replacement Housing Factor Grant No:	Federal FY of Grant
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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	
24	Amount of line 20 Related to Energy Conservation Measures				

Capital Fund Program 5-Year Action Plan

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

CFP 5-Year Action Plan		
<input checked="" type="checkbox"/> Original statement <input type="checkbox"/> Revised statement		
Development Number	Development Name (or indicate PHA wide)	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
	\$	
Total estimated cost over next 5 years		

Attachment B

PHA Public Housing Drug Elimination Program Plan

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

Section 1: General Information/History

A. Amount of PHDEP Grant: \$51,595

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 Pelham Housing Authority wants to create a safe and well-respected community for the residents to reside in. A strategic plan has been developed through the collaboration of local public agencies, organizations, the Housing Authority and its residents to establish the focus of our drug elimination plan. The plan includes increasing police patrol, contracting with the Boys and Girls Club, and sponsoring educational and recreational activities for the kids of the housing authority.

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. Unit count information should be consistent with that available in PIC.

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)
GA098-1	32	68
GA098-2	40	112
GA098-3 A/B	30	72
GA098-4	8	8
GA098-5	100	200

Attachment B

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).

12 Months X 18 Months 24 Months

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. The Fund Balances should reflect the balance as of Date of Submission of the PHDEP Plan. The Grant Term End Date should include any HUD-approved extensions or waivers. 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	Grant Start Date	Grant Term End Date
FY 1995	\$0					
FY 1996	\$0					
FY 1997	\$63,000	GA06DEP0980197	\$0	None	06/30/97	06/30/99
FY 1998	\$63,000	GA06DEP0980198	\$0	None	06/30/98	06/30/00
FY 1999	\$46,187	GA06DEP0980199	\$0	None	06/30/99	06/30/01
FY 2000	\$46,187	GA06DEP098100	\$46,187	None	06/30/00	06/30/02

Attachment B

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 Pelham Housing Authority will contract with the local law enforcement to increase police patrolling above and beyond baseline. The added enforcement will hopefully deter criminal activity on and around the housing authority. The HA will monitor the success of the added patrolling by the percentage of crimes reported from the HA. The Pelham Housing Authority also has the intent of intervening with the development of the youth's future. The HA will coordinate with both the local Boys and Girls Club and the staff residents coordinator to plan activities and programs to better the kids lives. The HA hopes through the youth activities this will give the kids a positive influence and deterring them from any criminal or drug activities. The success of the programs will be monitored on both the number of participants and their over-all behavior.

B. PHDEP Budget Summary

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

FFY 2001 PHDEP Budget Summary	
Original statement	
Revised statement dated:	
Budget Line Item	Total Funding
9110 – Reimbursement of Law Enforcement	\$5,000
9115 - Special Initiative	
9116 - Gun Buyback TA Match	
9120 - Security Personnel	
9130 - Employment of Investigators	
9140 - Voluntary Tenant Patrol	
9150 - Physical Improvements	
9160 - Drug Prevention	\$42,958
9170 - Drug Intervention	
9180 - Drug Treatment	
9190 - Other Program Costs	\$3,637
TOTAL PHDEP FUNDING	\$51,595

Attachment 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.

9110 – Reimbursement of Law Enforcement					Total PHDEP Funding: \$5,000		
Goal(s)		Decrease the number of crimes reported on and around the Housing Authority.					
Objectives		Increase police patrolling around the property, hoping to deter crime.					
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1.Contract for one part-time police officer.			1/1/02	6/30/02	\$5,000		Crime Statistics
2.							
3.							

9160 - Drug Prevention					Total PHDEP Funding: \$42,958		
Goal(s)		Improve the quality of life for kids and prevent them from getting involved with drug activity.					
Objectives		Offer educational and recreational activities that will influence the kids positively.					
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.Boys and Girls Club	N/A	224	1/1/02	6/30/02	\$9,458		Number of participants
2.Resident Services Assistant	N/A	224	1/1/02	6/30/02	\$4,000		
3.Resident Services Coordinator	N/A	224	1/1/02	6/30/02	\$7,500		Number of participants
4.Computer Learning Lab	n/A	224	1/1/02	6/30/02	\$22,000		Number of participants

Attachment B

9190 - Other Program Costs					Total PHDEP Funds: \$3,637		
Goal(s)		Receive assistance in the coordinating and reporting of the PHDEP Grant.					
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.National Facility Consultants, Inc.			1/1/02	6/30/02	\$3,637		Timely and accurate reporting.
2.							
3.							

Attachment B

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 (sum of the activities)	50% Obligation of Total Grant Funds by Activity #	Total PHDEP Funding Obligated (sum of the activities)
<i>e.g Budget Line Item # 9120</i>	<i>Activities 1, 3</i>		<i>Activity 2</i>	
9110	Activity 1	\$5,000	Activity 1	\$5,000
9120				
9130				
9140				
9150				
9160	Activity 1,2,3,4	\$42,958	Activity 1,2,3,4	\$42,958
9170				
9180				
9190	Activity 1	\$3,637	Activity 1	\$3,637
TOTAL		\$51,595		\$51,595

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 C : 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:

Mary Little

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

- Elected
 Appointed

C. The term of appointment is (include the date term expires):

5-Year Term expires 9/7/02

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:

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position):

Required Attachment D : 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.)

Vera Mae Haynes
Wilma Walton
Mary Jane Parker
Bernice Bryant

Required Attachment E : Brief Statement of Progress in Meeting 5-Year Plan Mission and Goals

Goal Number One

Improve customer service delivery by enhancing operational efficiency; coordination with Community providers; and improving facilities.

The Executive Director will continue to work in consultation with the Board of Commissioners to implement operational systems to ensure the completion of all job tasks in an efficient manner. This will include investigating contract alternatives and developing systems for contract monitoring, as applicable.

As an ongoing process, the Pelham Housing Authority will utilize existing community sources and identify sources of funding for programs to improve service delivery and physical improvements to the Housing Authority's facilities and reduce duplicative costs.

Goal #1 – The Authority will continue to enhance systems to improve efficiency and also changed modernization program to improve facilities.

Goal Number Two

The Housing Authority will strive to improve the public and community image of the Housing Authority by developing and implementing a comprehensive Public Relations Plan.

The Maintenance Department will provide a work force with a professional image by conducting and participating in community efforts, including contracting maintenance services as necessary, to promote the benefits and beautification of the City.

Goal #2 – The Executive Director is involved in community activities and serves on the Boards of the Boys and Girls Club of Mitchell County, Camilla, and Pelham, Adult Literacy Committee and Mitchell County Children and Youth.

Goal Number Three

The Pelham Housing Authority will enhance the attractiveness and marketability of the housing stock and neighborhoods in order to attract working families.

The Housing Authority will initiate, implement, and maintain a preventive maintenance and landscaping plan which includes seasonal flower planting and creating attractive and consistent signage for the properties.

As an ongoing process, the Executive Director and the staff of Pelham Housing Authority will develop methods of enforcing model neighbor standards, marketing strategies and plans for future success.

Goal #3 – The Authority is planning a Physical Needs Assessment and new Five-Year Plan in this update.

Goal Number Four

The Pelham Housing Authority shall strive to achieve its potential as an organization.

The Housing Authority will develop a communication process that will improve the timely sharing of information concerning any future programs, plans and budgets.

Goal #4 – The Authority will take the results of the Resident Survey and try to implement systems to produce improved communications to both employees and residents of the Authority.

Required Attachment F : Resident Assessment and Satisfaction Survey Follow-Up Plan

Overview

The results of the Resident Service and Satisfaction Survey indicates that the Pelham Housing Authority received a score of 65% under the Communications section, a 69.9% under the Safety section, a 89.7% under the Services section, a 93% in the Maintenance section and a 72% under the Neighborhood Appearance section. As a result, the Authority is required to include this Resident Assessment Follow-Up Plan for any sections that received a score below 75%.

Our Authority is interested in addressing any real or perceived concerns that the residents may have regarding communication, safety, services and neighborhood appearance. We will strive to make any necessary and appropriate improvements to our management operations and address all safety issues. Unfortunately, we are unable to address the specific concerns expressed by the residents because we have been unable to obtain the detailed information from HUD.

Resident Survey

In the absence of any specific information from HUD relating to the concerns expressed by the residents in the Survey, we determined that our best course of action was to discuss our goals pertaining to the scores we have received.

Communication

GOAL: To provide quality customer service and improve the quality of communication to all residents.

ACTION: The Authority will strive to make communication a more effective tool for the Authority. The Authority will analyze developing a Newsletter that will increase communication and provide information on programs and services available to the residents of the PHA.

Safety

GOAL: To address the concern of residents pertaining to safety and security outlined in the Resident Service and Satisfaction Survey; develop programs that focus on improving security.

ACTION: Before a formal plan is developed, the Authority will try to determine the specific safety concerns of the residents by discussing issues with the residents. After these concerns are determined, then a plan of action will be developed.

The Pelham Police Department has made a statement that they will increase efforts to organize Neighborhood Watch programs and will establish quaterly meetings with the residents and go door to door to talk with each and every resident personally.

Neighborhood Appearance

GOAL: To improve the overall neighborhood appearance.

ACTION: The Authority shall achieve proper curb appeal for its public housing developments by improving landscaping, keeping its grass cut, making properties litter free and other actions. This will be an on-going process.

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

PHA Name: Pelham Housing Authority	Grant Type and Number Capital Fund Program Grant No: GA06P09850101 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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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
1	Total non-CFP Funds				
2	1406 Operations	\$3,951			
3	1408 Management Improvements	\$1,500			
4	1410 Administration	\$16,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$38,048			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$1,049			
10	1460 Dwelling Structures	\$327,646			
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	\$11,100			
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	\$3,862			
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$403,156			
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: Pelham Housing Authority	Grant Type and Number Capital Fund Program Grant No: GA06P09850101 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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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
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: Pelham Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P09850101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
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	
PHA-Wide	<u>Operations</u>							
	Operations	1406	LS	\$3,951				
	Total for Account 1406			\$3,951				
PHA-Wide	<u>Management Improvements</u>							
	Agency Plan Update	1408	LS	\$1,500				
	Total for Account 1408			\$1,500				
PHA-Wide	<u>Administration</u>							
	Sundry	1410	LS	\$1,000				
	Clerk-of-the-Works	1410	LS	\$15,000				
	Total for Account 1410			\$16,000				

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

PHA Name: Pelham Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P09850101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
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	
PHA-Wide	Fees and Costs							
	A&E and Construction Management Fees	1430	LS	\$26,048				
	Grant Management Services	1430	LS	\$12,000				
	Total for Account 1430			\$38,048				
PHA-Wide	Site Improvements							
	Landscaping, Sidewalks, and Stoops	1450	LS	\$1,049				
	Total for Account 1450			\$1,049				
PHA-Wide	Relocation Costs							
	Relocation Cost	1495	LS	\$11,100				
	Total for Account 1495			\$11,100				
PHA-Wide	Contingency							
	Contingency for Construction	1502	1%	\$3,862				
	Total for Account 1502			\$3,862				

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

PHA Name: Pelham Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P09850101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001			
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	
	Dwelling Structures							
GA98-5 William C. B. Alexander Homes	Kitchen Modernization (to Include): Cabinets/Sinks/Counter-tops/Faucets/Exhaust Hoods and Fans/Dryer Hook-up/Fire Extinguisher/Light Fixture (Phase 1)	1460	36 DU	\$232,812				
GA98-5 William C. B. Alexander Homes	Bathroom Modernization (to include): Commodes/Lavatory/Shower and Tub Fittings/Ceramic Tile Wainscot/Clean Tubs/Replace Toilet Accessories/Replace Floor Tile/Paint Walls and Ceiling/Replace Light Fixture (Phase 1)	1460	37 DU	\$94,834				
	Subtotal for Account 1460			\$327,646				
	Grant Total			\$403,156				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Pelham Housing Authority		Grant Type and Number Capital Fund Program No: GA06P09850101 Replacement Housing Factor No:					Federal FY of Grant: 2001	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
1406	Sep-03			Sep-05				
1408	Sep-03			Sep-05				
1410	Sep-03			Sep-05				
1430	Sep-03			Sep-05				
1450 (PHA-Wide)	Sep-03			Sep-05				
1495 (PHA-Wide)	Sep-03			Sep-05				
1502	Sep-03			Sep-05				
GA98-5	Sep-03			Sep-05				

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Pelham Housing Authority		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: PHA FY:	Work Statement for Year 3 FFY Grant: PHA FY:	Work Statement for Year 4 FFY Grant: PHA FY:	Work Statement for Year 5 FFY Grant: PHA FY:
PHA-Wide	Annual Statement	\$75,510	\$76,110	66,999	\$80,621
GA98-1 Martha U. Twitty Homes			\$80,000		\$35,200
GA98-2 Bennetta Cochran Homes			\$100,000		\$44,000
GA98-3A James Allen Eubanks Homes			\$30,000		\$13,200
GA98-3B James Allen Eubanks Homes			\$17,500	\$27,500	\$19,800
GA98-4 Stubbs & Brayton Street				\$90,400	\$8,800
GA98-5 William C. B. Alexander Homes		\$319,600	\$91,500	\$210,211	193,489
CFP Funds Listed for 5-year planning		\$395,110	\$395,110	\$395,110	\$395,110
Replacement Housing Factor Funds					

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

Activities for Year 1	Activities for Year : 2 FFY Grant: 2002 PHA FY: 2003			Activities for Year: 3 FFY Grant: 2003 PHA FY: 2004		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
		<u>Dwelling Structures</u>			<u>Dwelling Structures</u>	
	GA98-5 William C. B. Alexander Homes	Kitchen Modernization (to include): Cabinets/Sinks/Counter-tops/Faucets/Exhaust Hoods and Fans/Dryer Hook-up/Fire Extinguisher/Light Fixture (Phase 2 – 36 Units))	\$227,100	GA98-5 William C. B. Alexander Homes	Kitchen Modernization (to include): Cabinets/Sinks/Counter-tops/Faucets/Exhaust Hoods and Fans/Dryer Hook-up/Fire Extinguisher/Light Fixture (Phase 3 – 9 Units))	\$56,500
		Bathroom Modernization (to include): Commodes/Lavatory/Shower and Tub Fittings/Ceramic Tile Wainscot/Clean Tubs/Replace Toilet Accessories/Replace Floor Tile/Paint Walls and Ceiling/Replace Light Fixture (Phase 2 – 37 Units))	\$92,500		Bathroom Modernization (to include): Commodes/Lavatory/Shower and Tub Fittings/Ceramic Tile Wainscot/Clean Tubs/Replace Toilet Accessories/Replace Floor Tile/Paint Walls and Ceiling/Replace Light Fixture (Phase 3 – 14 Units)	\$35,000
See				GA98-1 Martha U. Twitty Homes	Install A/C Condenser to Existing Forced Air Furnace	\$80,000
Annual	PHA-Wide	<u>Operations</u>		GA98-2 Bennetta Cochran Homes	Install A/C Condenser to Existing Forced Air Furnace	\$100,000
Statement		Operations	\$3,951	GA98-3A James Allen Eubanks Homes	Install A/C Condenser to Existing Forced Air Furnace	\$30,000
Total CFP Estimated Cost						

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

Activities for Year : 4 FFY Grant: 2004 PHA FY: 2005			Activities for Year: 5 FFY Grant: 2005 PHA FY: 2006		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	<u>Dwelling Structures</u>			<u>Dwelling Structures</u>	
GA98-3B James Allen Eubanks Homes	Install A/C Condenser to Existing Forced Air Furnace (Phase 2 – 11 Units)	\$27,500	GA98-1 Martha U. Twitty Homes	Install Patio Porch and Wall on Unit	\$35,200
GA98-4 Stubbs & Brayton Street	Install A/C Condenser to Existing Forced Air Furnace	\$20,000	GA98-2 Bennetta Cochran Homes	Install Patio Porch and Wall on Unit	\$44,000
	Kitchen Modernization (to include): Cabinets/Sinks/Counter-tops/Faucets/Exhaust Hoods and Fans/Dryer Hook-up/Fire Extinguisher/Light Fixture (Phase 2 – 36 Units))	\$50,400	GA98-3A James Allen Eubanks Homes	Install Patio Porch and Wall on Unit	\$13,200
	Bathroom Modernization (to include): Commodes/Lavatory/Shower and Tub Fittings/Ceramic Tile Wainscot/Clean Tubs/Replace Toilet Accessories/Replace Floor Tile/Paint Walls and Ceiling/Replace Light Fixture (Phase 2 – 37 Units))	\$20,000	GA98-3B James Allen Eubanks Homes	Install Patio Porch and Wall on Unit	\$19,800
			GA98-4 Stubbs & Brayton Street	Install Patio Porch and Wall on Unit	\$8,800
Total CFP Estimated Cost		\$			\$

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

Activities for Year : 4 FFY Grant: 2004 PHA FY: 2005			Activities for Year: 5 FFY Grant: 2005 PHA FY: 2006		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
GA98-5 William C. B. Alexander Homes	Kitchen Modernization (to include): Cabinets/Sinks/Counter-tops/Faucets/Exhaust Hoods and Fans/Dryer Hook-up/Fire Extinguisher/Light Fixture (Phase 4 – 7 Units))	\$43,700	GA98-5 William C. B. Alexander Homes	Install A/C Condenser to Existing Forced Air Furnace (Phase 2 – 33 Units)	\$83,489
	Install A/C Condenser to Existing Forced Air Furnace (Phase 1 – 67 Units)	\$166,511		Install Patio Porch and Wall on Unit	\$110,000
PHA-Wide	<u>Operations</u>		PHA-Wide	<u>Operations</u>	
	Operations	\$3,951		Operations	\$3,951
PHA-Wide	<u>Management Improvements</u>		PHA-Wide	<u>Management Improvements</u>	
	Agency Plan Update	\$1,500		Agency Plan Update	\$1,500
PHA-Wide	<u>Administration</u>		PHA-Wide	<u>Administration</u>	
	Sundry	\$1,000		Sundry	\$1,000
	Clerk-of-the-Works	\$15,000		Clerk-of-the-Works	\$15,000
PHA-Wide	<u>Fees and Costs</u>		PHA-Wide	<u>Fees and Costs</u>	
	A&E and Construction Management Fees	\$26,048		A&E and Construction Management Fees	\$26,048
	Grant Management Services	\$12,000		Grant Management Services	\$12,000
Total CFP Estimated Cost					

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

PHA Name: Pelham Housing Authority	Grant Type and Number Capital Fund Program Grant No: GA06P098-701 Replacement Housing Factor Grant No:	Federal FY of Grant: 2000
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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
1	Total non-CFP Funds				
2	1406 Operations	\$396,875			
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
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)	\$396,875			
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: Pelham Housing Authority	Grant Type and Number Capital Fund Program Grant No: GA06P098-701 Replacement Housing Factor Grant No:	Federal FY of Grant: 2000
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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				

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

PHA Name: Pelham Housing Authority	Grant Type and Number Capital Fund Program Grant No: GA06P09890899 Replacement Housing Factor Grant No:	Federal FY of Grant: 1999
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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
1	Total non-CFP Funds				
2	1406 Operations	\$396,285.00		\$396,285.00	\$396,285.00
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
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)	\$396,285.00		\$396,285.00	\$396,285.00
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: Pelham Housing Authority	Grant Type and Number Capital Fund Program Grant No: GA06P09890899 Replacement Housing Factor Grant No:	Federal FY of Grant: 1999
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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				

