

Small PHA Plan Update  
Annual Plan for Fiscal Year: 2001

**The Housing Authority of the City of Reidsville, Georgia**  
**GA220v02**

**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: Reidsville Housing Authority**

**PHA Number: GA220**

**PHA Fiscal Year Beginning: 07/2001**

**PHA Plan Contact Information:**

Name: **Margaret Tidwell**

Phone: **1-912-557-4259**

TDD: **1-912-557-4259**

Email (if available): **reidsvilleha@gnet.net**

**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 January 1, 2001.

## **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? **\$314,402.00**

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?
- 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 .

## 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 Reidsville 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 Reidsville, GA		<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>GA06P22050101</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	<b>\$34,402.00</b>			
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	<b>\$18,000.00</b>			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	<b>\$260,000.00</b>			
11	1465.1 Dwelling Equipment—Nonexpendable	<b>\$2,000.00</b>			
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>\$314,402.00</b>			
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 Reidsville, GA	<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>GA06P22050101</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 Reidsville, GA		Grant Type and Number Capital Fund Program Grant No: <b>GA06P22050101</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	174	\$34,402.00				
	<b>SUBTOTAL</b>			<b>\$34,402.00</b>				
	<u>FEES &amp; COSTS</u>							
GA220-1	a. Architects fee to prepare bid and	1430.1	44 Units	\$6,200.00				
GA220-2	contract documents, drawings,	1430.1	32 Units	\$5,000.00				
GA220-3	specifications and assist the PHA at	1430.1	60 Units	\$0.00				
GA220-4	bid opening, awarding the contract, and	1430.1	38 Units	\$6,000.00				
	to supervise the construction work							
	on a periodic basis. Fee to be negotiated							
	Contract Labor							
	<b>Subtotal</b>			<b>\$17,200.00</b>				
GA220-1	b. Consulting fees for Agency Plan	1430.2	44 Units	\$200.00				
GA220-2	preparation.	1430.2	32 Units	\$200.00				
GA220-3		1430.2	60 Units	\$200.00				
GA220-4		1430.2	38 Units	\$200.00				
	<b>Subtotal</b>			<b>\$800.00</b>				
	<b>SUBTOTAL</b>			<b>\$18,000.00</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 Reidsville, GA		Grant Type and Number Capital Fund Program Grant No: <b>GA06P22050101</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>DWELLING STRUCTURES</u>							
GA220-1	a. Install vandal resistant screens &	1460	44 Units	\$92,000.00				
GA220-2	windows.	1460	32 Units	\$67,000.00				
GA220-3		1460	60 Units	\$0.00				
GA220-4		1460	38 Units	\$81,000.00				
	<b>Subtotal</b>			<b>\$240,000.00</b>				
GA220-1	b. Replace rear entry doors	1460	44 Units	\$0.00				
GA220-2		1460	32 Units	\$0.00				
GA220-3		1460	60 Units	\$0.00				
GA220-4		1460	38 Units	\$20,000.00				
	<b>Subtotal</b>			<b>\$20,000.00</b>				
	<b>SUBTOTAL</b>			<b>\$260,000.00</b>				
	<u>DWELLING EQUIPMENT- NONEXPENDABLE</u>							
GA220-1	A. Replace ranges & refrigerators	1475	1 Unit	\$500.00				
GA220-2		1475	1 Unit	\$500.00				
GA220-3		1475	1 Unit	\$500.00				
GA220-4		1475	1 Unit	\$500.00				
	<b>SUBTOTAL</b>			<b>\$2,000.00</b>				
	<b>GRAND TOTAL</b>			<b>\$314,402.00</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 Reidsville, 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		\$52,402.00	\$52,402.00	\$72,402.00	\$72,402.00
GA220-1		\$147,000.00	\$123,000.00	\$242,000.00	\$
GA220-2		\$52,000.00	\$89,000.00		\$202,000.00
GA220-3		\$63,000.00			
GA220-4			\$50,000.00		\$40,000.00
CFP Funds Listed for 5-year planning		<b>\$314,402.00</b>	<b>\$314,402.00</b>	<b>\$314,402.00</b>	<b>\$314,402.00</b>
Replacement Housing Factor Funds					





# 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.**

## 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 \_\_\_\_\_
- B. Eligibility type (Indicate with an “x”)            N1\_\_\_\_\_ N2\_\_\_\_\_ R\_\_\_\_\_
- C. FFY in which funding is requested
- 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

**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)

**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 \_\_\_\_\_ 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

## **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.

### **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	
9120 - Security Personnel	
9130 - Employment of Investigators	
9140 - Voluntary Tenant Patrol	
9150 - Physical Improvements	
9160 - Drug Prevention	
9170 - Drug Intervention	
9180 - Drug Treatment	
9190 - Other Program Costs	
<b>TOTAL PHDEP FUNDING</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:	
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.							

9120 - Security Personnel						Total PHDEP Funding:	
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:</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:</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:</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				
9120				
9130				
9140				
9150				
9160				
9170				
9180				
9190				
<b>TOTAL</b>				

**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:

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

Elected

Appointed

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

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: **Jan. 3, 2002**

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

## **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:

Stacey Wiles  
Geneva Bond  
Martha McKiney  
Mary Rewis  
Cynthia Jackson  
Debbie Rodriquez

Attachment F – 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 Reidsville, GA		Grant Type and Number Capital Fund Program Grant No: <b>GA06P22050100</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>\$30,000.00</b>		<b>\$30,000.00</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>\$17,250.00</b>		<b>\$17,250.00</b>	<b>\$0.00</b>
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	<b>\$262,122.00</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>\$309,372.00</b>		<b>\$47,250.00</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 Reidsville, GA	Grant Type and Number Capital Fund Program Grant No: <b>GA06P22050100</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>\$262,122.00</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 Reidsville, GA		Grant Type and Number Capital Fund Program Grant No: <b>GA06P22050100</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	174Units	\$30,000.00		\$30,000.00	\$0.00	Obligated
	<b>SUBTOTAL</b>			<b>\$30,000.00</b>		<b>\$30,000.00</b>	<b>\$0.00</b>	
	<u>FEES &amp; COSTS</u>							
GA220-1	a. Architects fee to prepare bid and	1430.1	44 Units	\$7,000.00		\$7,000.00	\$0.00	Contract
GA220-2	contract documents, drawings,	1430.1	32 Units	\$7,000.00		\$7,000.00	\$0.00	Executed
GA220-3	specifications and assist the PHA at	1430.1	60 Units	\$0.00		\$0.00	\$0.00	
GA220-4	bid opening, awarding the contract, and	1430.1	38 Units	\$3,250.00		\$3,250.00	\$0.00	
	to supervise the construction work							
	on a periodic basis. Fee to be negotiated							
	Contract Labor							
	<b>SUBTOTAL</b>			<b>\$17,250.00</b>		<b>\$17,250.00</b>	<b>\$0.00</b>	
	<u>DWELLING STRUCTURES</u>							
GA220-1	Remove deteriorated heating systems &	1460	44 Units	\$100,000.00		\$0.00	\$0.00	No Work
GA220-2	install new HVAC @ GA220-1, 2 & 4.	1460	32 Units	\$100,000.00		\$0.00	\$0.00	To Date
GA220-3		1460	60 Units	\$0.00		\$0.00	\$0.00	
GA220-4		1460	38 Units	\$62,122.00		\$0.00	\$0.00	
	<b>SUBTOTAL</b>			<b>\$262,122.00</b>		<b>\$0.00</b>	<b>\$0.00</b>	
	<b>GRAND TOTAL</b>			<b>\$309,372.00</b>		<b>\$47,250.00</b>	<b>\$0.00</b>	



Attachment G – 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 Reidsville, GA		Grant Type and Number Capital Fund Program Grant No: <b>GA06P22090799</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 checked="" type="checkbox"/> Revised Annual Statement (revision no: <b>2</b> ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <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>\$302,817.00</b>	<b>\$312,661.48</b>	<b>\$312,661.48</b>	<b>\$64,000.00</b>
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	<b>\$17,400.00</b>	<b>\$7,555.52</b>	<b>\$7,555.52</b>	<b>\$2,833.32</b>
8	1440 Site Acquisition				
9	1450 Site Improvement	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
10	1460 Dwelling Structures	<b>\$0.00</b>	<b>\$0.00</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>\$320,217.00</b>	<b>\$320,217.00</b>	<b>\$320,217.00</b>	<b>\$66,833.32</b>
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**

PHA Name: The Housing Authority of the City of Reidsville, GA	Grant Type and Number Capital Fund Program Grant No: <b>GA06P22090799</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: **2**)  
 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 Reidsville, GA		Grant Type and Number Capital Fund Program Grant No: <b>GA06P22090799</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	172	\$302,817.00	\$312,661.48	\$312,661.48	\$64,000.00	In Progress
	<b>SUBTOTAL</b>			<b>\$302,817.00</b>	<b>\$312,661.48</b>	<b>\$312,661.48</b>	<b>\$64,000.00</b>	In Progress
	<u>FEES &amp; COSTS</u>							
GA220-1	a. Architects fee to prepare bid and	1430.1	44	\$6,500.00	\$6,500.00	\$6,500.00	\$2,436.66	In Progress
GA220-2	contract documents, drawings,	1430.1	0	\$0.00	\$0.00	\$0.00	\$0.00	
GA220-3	specifications and assist the PHA at	1430.1	60	\$8,500.00	\$1,055.52	\$1,055.52	\$396.66	In Progress
GA220-4	bid opening, awarding the contract, and	1430.1	26	\$2,400.00	\$0.00	\$0.00	\$0.00	
	to supervise the construction work							
	on a periodic basis. Fee to be negotiated							
	Contract Labor							
	<b>SUBTOTAL</b>			<b>\$17,400.00</b>	<b>\$7,555.52</b>	<b>\$7,555.52</b>	<b>\$2,833.32</b>	
	<u>SITE IMPROVEMENTS</u>							
GA220-1	a. Construct security fencing	1450		\$0.00	\$0.00	\$0.00	\$0.00	
GA220-2		1450		\$0.00	\$0.00	\$0.00	\$0.00	
GA220-3		1450		\$0.00	\$0.00	\$0.00	\$0.00	
GA220-4		1450		\$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>	

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

<b>PHA Name: The Housing Authority of the City of Reidsville, GA</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>GA06P22090799</b> Replacement Housing Factor Grant No:				<b>Federal FY of Grant: 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>DWELLING STRUCTURES</u>							
GA220-1	Remove existing deteriorated heating	1460		\$0.00	\$0.00	\$0.00	\$0.00	
GA220-2	Systems and install new HVAC	1460		\$0.00	\$0.00	\$0.00	\$0.00	
GA220-3		1460		\$0.00	\$0.00	\$0.00	\$0.00	
GA220-4		1460		\$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>	
	<b>GRAND TOTAL</b>			<b>\$320,217.00</b>	<b>\$320,217.00</b>	<b>\$320,217.00</b>	<b>\$66,833.32</b>	

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

<b>PHA Name: The Housing Authority of the City of Reidsville, GA</b>		<b>Grant Type and Number</b> Capital Fund Program No: <b>GA06P22090799</b> Replacement Housing Factor No:				<b>Federal FY of Grant: 1999</b>	
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	
GA220-1	09/30/00		09/30/00	03/31/01	09/30/01		Time Extension required due to contracting delays beyond control of LHA. Bonding Company has become involved in current CIAP Contract.
GA220-2	09/30/00		09/30/00	03/31/01	09/30/01		
GA220-3	09/30/00		09/30/00	03/31/01	09/30/01		
GA220-4	09/30/00		09/30/00	03/31/01	09/30/01		
							"

GA220-1=44 Units  
GA220-2=42 Units  
GA220-3=60 Units  
GA220-4=26 Units

Attachment H – FY1998 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 Reidsville, GA		Grant Type and Number Capital Fund Program Grant No: <b>GA06P22090698</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>1998</b>	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <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	\$0.00	\$92,698.51	\$92,698.51	\$0.00	
3	1408 Management Improvements					
4	1410 Administration	\$4,860.00	\$3,139.14	\$3,139.14	\$3,139.14	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	\$7,140.00	\$7,140.00	\$7,140.00	\$7,140.00	
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures	\$102,000.00	\$11,022.35	\$11,022.35	\$11,022.35	
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)	\$114,000.00	\$114,000.00	\$114,000.00	\$21,301.49	
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 Reidsville, GA	Grant Type and Number Capital Fund Program Grant No: <b>GA06P22090698</b> Replacement Housing Factor Grant No:	Federal FY of Grant: <b>1998</b>
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: 1)  
 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	<b>\$42,000.00</b>	<b>\$11,022.35</b>	<b>\$11,022.35</b>	<b>\$11,022.35</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 Reidsville, GA		Grant Type and Number Capital Fund Program Grant No: <b>GA06P22090698</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>1998</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	172	\$0.00	\$92,698.51	\$92,698.51	\$0.00	Obligated
	<b>SUBTOTAL</b>			<b>\$0.00</b>	<b>\$92,698.51</b>	<b>\$92,698.51</b>	<b>\$0.00</b>	
	<u>ADMINISTRATION</u>							
GA220-1	<u>Non-Technical Salaries</u>	1410.1	0	\$0.00	\$0.00	\$0.00	\$0.00	
GA220-2	Part-time Modernization Coordinator	1410.1	0	\$0.00	\$0.00	\$0.00	\$0.00	
GA220-3	for 6 months during CIAP period to	1410.1	60	\$3,200.00	\$3,139.14	\$3,139.14	\$3,139.14	Completed
GA220-4	Implement programs. (3,200/yr.)	1410.1	0	\$0.00	\$0.00	\$0.00	\$0.00	
GA220-1	<u>Employee Benefit Contribution</u>	1410.9	0	\$0.00	\$0.00	\$0.00	\$0.00	
GA220-2	Pay Fringe benefit Contribution for 6	1410.9	0	\$0.00	\$0.00	\$0.00	\$0.00	
GA220-3	Months for Modernization Coordinator.	1410.9	60	\$660.00	\$0.00	\$0.00	\$0.00	Deleted
GA220-4	Cost to be 20% of salary	1410.9	0	\$0.00	\$0.00	\$0.00	\$0.00	
GA220-1	<u>Sundry Planning Costs</u>	1410.19	0	\$0.00	\$0.00	\$0.00	\$0.00	
GA220-2	Sundry planning funds are required for	1410.19	0	\$0.00	\$0.00	\$0.00	\$0.00	
GA220-3	Advertising, printing and miscellaneous	1410.19	60	\$1,000.00	\$0.00	\$0.00	\$0.00	Deleted
GA220-4	expendable supplies, etc. Lump sum.	1410.19	0	\$0.00	\$0.00	\$0.00	\$0.00	
	<b>SUBTOTAL</b>			<b>\$4,860.00</b>	<b>\$3,139.14</b>	<b>\$3,139.14</b>	<b>\$3,139.14</b>	
	<u>FEES &amp; COSTS</u>							

**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 Reidsville, GA		Grant Type and Number Capital Fund Program Grant No: <b>GA06P22090698</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>1998</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	
GA220-1	a. Architects fees to perform unit-by-unit inspection to determine scope of	1430.1	0	\$0.00	\$0.00	\$0.00	\$0.00	
GA220-2	work; to prepare bid and	1430.1	0	\$0.00	\$0.00	\$0.00	\$0.00	
GA220-3	contract documents, drawings,	1430.1	60	\$7,140.00	\$7,140.00	\$7,140.00	\$7,140.00	Completed
GA220-4	specifications and assist the PHA at	1430.1	0	\$0.00	\$0.00	\$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>\$7,140.00</b>	<b>\$7,140.00</b>	<b>\$7,140.00</b>	<b>\$7,140.00</b>	
	<u>DWELLING STRUCTURES</u>							
GA220-1	a. Treat for termites & repair damage.	1460	0	\$0.00	\$0.00	\$0.00	\$0.00	
GA220-2	Cost includes 10% contingency.	1460	0	\$0.00	\$0.00	\$0.00	\$0.00	
GA220-3	Contract labor	1460	60	\$60,000.00	\$0.00	\$0.00	\$0.00	Deleted
GA220-4		1460	0	\$0.00	\$0.00	\$0.00	\$0.00	
GA220-1	b. Replace deteriorated ranges &	1460	0	\$0.00	\$0.00	\$0.00	\$0.00	
GA220-2	refrigerators in all units	1460	0	\$0.00	\$0.00	\$0.00	\$0.00	
GA220-3		1460	60	\$42,000.00	\$11,022.35	\$11,022.35	\$11,022.35	Completed
GA220-4		1460	0	\$0.00	\$0.00	\$0.00	\$0.00	
	<b>SUBTOTAL</b>			<b>\$102,000.00</b>	<b>\$11,022.35</b>	<b>\$11,022.35</b>	<b>\$11,022.35</b>	
	<b>GRAND TOTAL</b>			<b>\$114,000.00</b>	<b>\$114,000.00</b>	<b>\$114,000.00</b>	<b>\$21,301.49</b>	

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

PHA Name: The Housing Authority of the City of Reidsville, GA		Grant Type and Number Capital Fund Program No: <b>GA06P22090698</b> Replacement Housing Factor No:				Federal FY of Grant: <b>1998</b>	
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	
GA220-1	09/30/99		09/30/99	03/31/01	09/30/01		Time Extension required due to contracting delays beyond the Housing Authority's control. Bonding Company has become involved to assist Contractor with completion.
GA220-2	09/30/99		09/30/99	03/31/01	09/30/01		
GA220-3	09/30/99		09/30/99	03/31/01	09/30/01		
GA220-4	09/30/99		09/30/99	03/31/01	09/30/01		

GA220-1=44 Units  
GA220-2=42 Units  
GA220-3=60 Units  
GA220-4=26 Units

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 Reidsville, GA		Grant Type and Number Capital Fund Program Grant No: <b>GA06P22090597</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: 4) <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	\$162,705.96	\$212,891.54	\$212,891.54	\$162,705.96
3	1408 Management Improvements				
4	1410 Administration	\$17,465.33	\$17,465.33	\$17,465.33	\$17,465.33
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$95,290.00	\$95,290.00	\$95,290.00	\$95,290.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$85,000.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$1,266,598.71	\$1,301,413.13	\$1,301,413.13	\$1,293,559.78
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	\$0.00	\$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)	\$1,627,060.00	\$1,627,060.00	\$1,627,060.00	\$1,569,021.07
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 Reidsville, GA	Grant Type and Number Capital Fund Program Grant No: <b>GA06P22090597</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: 4)  
 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	<b>\$237,000.00</b>	<b>\$237,000.00</b>	<b>\$237,000.00</b>	<b>\$237,000.00</b>
26	Amount of line 21 Related to Energy Conservation Measures	<b>\$623,000.00</b>	<b>\$623,000.00</b>	<b>\$623,000.00</b>	<b>\$500,000.00</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 Reidsville, GA		Grant Type and Number Capital Fund Program Grant No: <b>GA06P22090597</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	172	\$162,705.96	\$212,891.54	\$212,891.54	\$162,705.96	In Progress
	<b>SUBTOTAL</b>			<b>\$162,705.96</b>	<b>\$212,891.54</b>	<b>\$212,891.54</b>	<b>\$162,705.96</b>	
	<u>ADMINISTRATION</u>							
GA220-1	<u>Non-Technical Salaries</u>	1410.1	0	\$0.00	\$0.00	\$0.00	\$0.00	
GA220-2	Part-time Modernization Coordinator for	1410.1	0	\$0.00	\$0.00	\$0.00	\$0.00	
GA220-3	12 months during CIAP period to	1410.1	60	\$14,391.29	\$14,391.29	\$14,391.29	\$14,391.29	Completed
GA220-4	implement programs.(\$14,000/yr)	1410.1	0	\$0.00	\$0.00	\$0.00	\$0.00	
	<u>Employee Benefit Contribution</u>	1410.9	0	\$0.00	\$0.00	\$0.00	\$0.00	
GA220-1	Pay Fringe Benefit Contribution for 12	1410.9	0	\$0.00	\$0.00	\$0.00	\$0.00	
GA220-2	months for Modernization Coordinator.	1410.9	60	\$2,800.00	\$2,800.00	\$2,800.00	\$2,800.00	Completed
GA220-3	Cost to be 20% of salary.	1410.9	0	\$0.00	\$0.00	\$0.00	\$0.00	
GA220-4								
GA220-1	<u>Sundry Planning Costs</u>	1410.19	0	\$0.00	\$0.00	\$0.00	\$0.00	
GA220-2	Sundry planning funds are required for	1410.19	0	\$0.00	\$0.00	\$0.00	\$0.00	
GA220-3	advertising, printing and miscellaneous	1410.19	60	\$274.04	\$274.04	\$274.04	\$274.04	Completed
GA220-4	expendable supplies, etc. Lead-based	1410.19	0	\$0.00	\$0.00	\$0.00	\$0.00	
	paint insurance. Lump sum.							
	<b>SUBTOTAL</b>			<b>\$17,465.33</b>	<b>\$17,465.53</b>	<b>\$17,465.33</b>	<b>\$17,465.33</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 Reidsville, GA		Grant Type and Number Capital Fund Program Grant No: <b>GA06P22090597</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>							
GA220-1	Architects fee to perform unit-by-unit	1430.1	44	\$1,429.35	\$1,429.35	\$1,429.35	\$1,429.35	Completed
GA220-2	inspection to determine scope of work;	1430.1	42	\$1,334.06	\$1,334.06	\$1,334.06	\$1,334.06	Completed
GA220-3	to prepare bid and contract documents,	1430.1	60	\$91,668.98	\$91,668.98	\$91,668.98	\$91,668.98	Completed
GA220-4	drawings, specifications and assist the PHA at bid opening, awarding the contract, and to supervise the construction work on a periodic basis. Fee to be negotiated. Contract labor.	1430.1	26	\$857.61	\$857.61	\$857.61	\$857.61	Completed
	<u>Inspection Salary</u>							
GA220-1	Hire a full-time daily inspector to ensure	1430.7		\$0.00	\$0.00	\$0.00	\$0.00	
GA220-2	compliance with contract documents,	1430.7		\$0.00	\$0.00	\$0.00	\$0.00	
GA220-3	prepare daily reports on construction	1430.7		\$0.00	\$0.00	\$0.00	\$0.00	
GA220-4	work as directed by the PHA and Architect. Base salary of \$14,000 plus including employee benefit contribution (35%) for a period of 12 months.	1430.7		\$0.00	\$0.00	\$0.00	\$0.00	
	<u>Asbestos Testing</u>							
GA220-1	Provide Asbestos monitoring and post	1430.19		\$0.00	\$0.00	\$0.00	\$0.00	
GA220-2	abatement testing. Testing to be per-	1430.19		\$0.00	\$0.00	\$0.00	\$0.00	

**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 Reidsville, GA		Grant Type and Number Capital Fund Program Grant No: <b>GA06P22090597</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	
GA220-3	formed in accordance to HUD	1430.19		\$0.00	\$0.00	\$0.00	\$0.00	
GA220-4	requirements.	1430.19		\$0.00	\$0.00	\$0.00	\$0.00	
	<b>SUBTOTAL</b>			<b>\$95,290.00</b>	<b>\$95,290.00</b>	<b>95,290.00</b>	<b>\$95,290.00</b>	
	<u>SITE IMPROVEMENTS</u>							
GA220-1	a. Redo landscaping & shrubbery around	1450	0	\$0.00	\$0.00	\$0.00	\$0.00	
GA220-2	the dwelling unuts. Contract labor.	1450	0	\$0.00	\$0.00	\$0.00	\$0.00	
GA220-3	Regrade existing areas to drain properly,	1450	0	\$0.00	\$0.00	\$0.00	\$0.00	
GA220-4	and to prevent erosion. Fine grade and	1450	26	\$10,000.00	\$0.00	\$0.00	\$0.00	Deleted
	prepare for grassing and landscaping.							
	Total cost includes 10% contingency.							
	Contract labor.							
GA220-1	b. Replace sanitary sewer lines from	1450	0	\$0.00	\$0.00	\$0.00	\$0.00	
GA220-2	bldgs. to mains. Raise cleanouts. Cost	1450	0	\$0.00	\$0.00	\$0.00	\$0.00	
GA220-3	includes 10% contingency. Contract	1450	60	\$75,000.00	\$0.00	\$0.00	\$0.00	Deleted
GA220-4	labor. Install PVC. Install backflow	1450	0	\$0.00	\$0.00	\$0.00	\$0.00	
	devices.							
	<b>SUBTOTAL</b>			<b>\$85,000.00</b>	<b>\$0.00</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 Reidsville, GA		Grant Type and Number Capital Fund Program Grant No: <b>GA06P22090597</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>DWELLING STRUCTURES</u>							
GA220-1	a. Remove existing windows and frames	1460	0	\$0.00	\$0.00	\$0.00	\$0.00	
GA220-2	at all units and install new insulated	1460	0	\$0.00	\$0.00	\$0.00	\$0.00	
GA220-3	windows with heavy duty screening	1460	60	\$100,000.00	\$134,814.42	\$134,814.42	\$126,961.07	In Progress
GA220-4	and trim as required. Cost to be \$2,450/ unit including 10% contingency.	1460	0	\$0.00	\$0.00	\$0.00	\$0.00	
	Contract labor. Replace all interior sills & replace damaged exterior sills.							
GA220-1	b. Provide combustion air ventilation.	1460	44	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	Completed
GA220-2	Cost includes 10% contingency.	1460	42	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	Completed
GA220-3	Contract Labor.	1460	60	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	Completed
GA220-4		1460	26	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	Completed
GA220-1	c. Replace roof systems. Cost includes	1460	0	\$0.00	\$0.00	\$0.00	\$0.00	
GA220-2	10% contingency. Cost @ \$1,950.00	1460	0	\$0.00	\$0.00	\$0.00	\$0.00	
GA220-3	per unit. Contract labor.	1460	60	\$78,610.00	\$78,610.00	\$78,610.00	\$78,610.00	Completed
GA220-4		1460	0	\$0.00	\$0.00	\$0.00	\$0.00	
GA220-1	d. Replace porch columns. Cost includes	1460	0	\$0.00	\$0.00	\$0.00	\$0.00	
GA220-2	10% contingency. Cost @\$1,500 per	1460	0	\$0.00	\$0.00	\$0.00	\$0.00	
GA220-3	unit. Contract labor	1460	60	\$80,000.00	\$80,000.00	\$80,000.00	\$80,000.00	Completed
GA220-4		1460	0	\$0.00	\$0.00	\$0.00	\$0.00	

**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 Reidsville, GA		Grant Type and Number Capital Fund Program Grant No: <b>GA06P22090597</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	
GA220-1	e. Upgrade electrical systems. Comply with applicable codes. Cost includes 10% contingency. Cost @\$500 per unit.	1460	0	\$0.00	\$0.00	\$0.00	\$0.00	
GA220-2		1460	0	\$0.00	\$0.00	\$0.00	\$0.00	
GA220-3		1460	60	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	Completed
GA220-4	Contract labor.	1460	0	\$0.00	\$0.00	\$0.00	\$0.00	
GA220-1	f. Installation of new VCT and base. Cost at \$1.50/sq. ft. Remove existing VAT, cost @\$1.00/sq.ft.	1460	0	\$0.00	\$0.00	\$0.00	\$0.00	
GA220-2		1460	0	\$0.00	\$0.00	\$0.00	\$0.00	
GA220-3		1460	60	\$70,000.00	\$70,000.00	\$70,000.00	\$70,000.00	Completed
GA220-4		1460	0	\$0.00	\$0.00	\$0.00	\$0.00	
GA220-1	g. Install new wall and base cabinets, stainless steel sink, laminated plastic counter tops, backsplash at all ranges, and new exhaust fan/range hood. Install washing machine and dryer connections and provide access panel at cutoff. Cabinet veneer to extend up to furr down. Backsplash to run from base cabinet counter top to underside of wall cabinet full width of cabinets. Rework piping and kitchen layouts as required. Cost to be \$2,650/kitchen. Install back-splash behind all appliances.	1460	0	\$0.00	\$0.00	\$0.00	\$0.00	
GA220-2		1460	0	\$0.00	\$0.00	\$0.00	\$0.00	
GA220-3		1460	60	\$119,000.00	\$119,000.00	\$119,000.00	\$119,000.00	Completed
GA220-4		1460	0	\$0.00	\$0.00	\$0.00	\$0.00	

**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 Reidsville, GA		Grant Type and Number Capital Fund Program Grant No: <b>GA06P22090597</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	
GA220-1	h. Remodel baths to include insulating	1460	0	\$0.00	\$0.00	\$0.00	\$0.00	
GA220-2	all water piping, installing flanges at	1460	0	\$0.00	\$0.00	\$0.00	\$0.00	
GA220-3	water closets, bases and enclosing ex-	1460	60	\$134,000.00	\$134,000.00	\$134,000.00	\$134,000.00	Completed
GA220-4	posed pipes. Install exhaust to the out-	1460	0	\$0.00	\$0.00	\$0.00	\$0.00	
	side. Repair as needed. Replace all fix-							
	ture trim and fittings. Install water saver							
	closet and lavatory with saver trim.							
	Replace medicine cabinets, paper hold-							
	ers, soap dishes, towel bars, patch tubs,							
	install showers and ceramic tile wain-							
	scot. Cost to be \$2,400/unit including							
	10% contingency. Contract labor.							
	Replace all hose bibs.							
GA220-1	i. Remove all existing wood doors and	1460	0	\$0.00	\$0.00	\$0.00	\$0.00	
GA220-2	install new PHA heavy metal entry	1460	0	\$0.00	\$0.00	\$0.00	\$0.00	
GA220-3	doors and h.d steel screen doors and all	1460	60	\$80,000.00	\$80,000.00	\$80,000.00	\$80,000.00	Completed
GA220-4	necessary hardware. Weatherseal all	1460	0	\$0.00	\$0.00	\$0.00	\$0.00	
	doors. Replace door numbers. 60 sets							
	of doors @ \$700/set/door including							
	10% contingency. Contract labor. Door							
	& hardware @ \$500 each - screen door							
	@\$250-weatherstrip & paint, etc @\$50							

**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 Reidsville, GA		Grant Type and Number Capital Fund Program Grant No: <b>GA06P22090597</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	
GA220-1	j. Repair walls to receive new finish.	1460	0	\$0.00	\$0.00	\$0.00	\$0.00	
GA220-2	New finish at interior of exterior walls	1460	0	\$0.00	\$0.00	\$0.00	\$0.00	
GA220-3	shall be 1/2" gypsum board bonded to	1460	60	\$122,000.00	\$122,000.00	\$122,000.00	\$122,000.00	Completed
GA220-4	rigid insulation. Other interior walls shall receive 1/2" gypsum board.	1460	0	\$0.00	\$0.00	\$0.00	\$0.00	
	Ceilings will be prepared to install 1/2" 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 \$2,200/unit including 10% contingency.							
	Contract labor.							
GA220-1	k. Remove existing heaters and install	1460	0	\$0.00	\$0.00	\$0.00	\$0.00	
GA220-2	new forced warm air central furnaces	1460	0	\$0.00	\$0.00	\$0.00	\$0.00	
GA220-3	with A/C and control thermostats at	1460	60	\$253,390.00	\$253,390.00	\$253,390.00	\$253,390.00	Completed
GA220-4	\$4,500 each including 10% contingency.	1460	0	\$0.00	\$0.00	\$0.00	\$0.00	
	Contract labor. Provide combustion air.							
	Construct mechanical room closets and locate water heaters in closet where possible.							

**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 Reidsville, GA		Grant Type and Number Capital Fund Program Grant No: <b>GA06P22090597</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		
GA220-1	l. Replace all existing interior door	1460	0	\$0.00	\$0.00	\$0.00	\$0.00		
GA220-2	hardware. Lump Sum. Cost includes	1460	0	\$0.00	\$0.00	\$0.00	\$0.00		
GA220-3	10% contingency. Contract labor.	1460	60	\$26,000.00	\$26,000.00	\$26,000.00	\$26,000.00	Completed	
GA220-4		1460	0	\$0.00	\$0.00	\$0.00	\$0.00		
GA220-1	m. Leftover funds. Change orders as	1460	0	\$0.00	\$0.00	\$0.00	\$0.00		
GA220-2	required/contingency.	1460	0	\$0.00	\$0.00	\$0.00	\$0.00		
GA220-3		1460	60	\$165,598.71	\$165,598.71	\$165,598.71	\$165,598.71	Completed	
GA220-4		1460	0	\$0.00	\$0.00	\$0.00	\$0.00		
<b>SUBTOTAL</b>						<b>1,266,598.71</b>	<b>1,301,413.13</b>	<b>1,301,413.13</b>	<b>1,293,559.78</b>
<u>Relocation Costs</u>									
GA220-1	Relocate tenants to provide vacant units	1495.1		\$0.00	\$0.00	\$0.00	\$0.00		
GA220-2	in clusters that accommodate maximum	1495.1		\$0.00	\$0.00	\$0.00	\$0.00		
GA220-3	efficiency and then relocate tenants into	1495.1		\$0.00	\$0.00	\$0.00	\$0.00		
GA220-4	newly remodeled units. PHA will have	1495.1		\$0.00	\$0.00	\$0.00	\$0.00		
	to place new deposits and pay hook up								
	fees for utilities.								
<b>SUBTOTAL</b>						<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>GRAND TOTAL</b>						<b>1,627,060.00</b>	<b>1,627,060.00</b>	<b>1,627,060.00</b>	<b>1,569,021.07</b>

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

PHA Name: The Housing Authority of the City of Reidsville GA		Grant Type and Number Capital Fund Program No: <b>GA06P22090597</b> Replacement Housing Factor No:				Federal FY of Grant: <b>1997</b>	
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	
GA220-1	9/30/99		9/30/99	3/31/01	9/30/01		Time extension required due to contracting delays beyond the Housing Authority's control. Bonding Company has become involved to assist contractor with completion.
GA220-2	9/30/99		9/30/99	3/31/01	9/30/01		
GA220-3	9/30/99		9/30/99	3/31/01	9/30/01		
GA220-4	9/30/99		9/30/99	3/31/01	9/30/01		

GA220-1 44 Units  
GA220-2 42 Units  
GA220-3 60 Units  
GA220-4 26 Units