

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

Small PHA Plan Update
Annual Plan for Fiscal Year: 2002

Housing Authority of the City of Greenville

**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: Housing Authority of the City of Greenville

PHA Number: GA224

PHA Fiscal Year Beginning: (10/2001)

PHA Plan Contact Information:

Name: Sandra Strozier

Phone: (706)672-1353

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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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.

At this time, the Housing Authority of the City of Greenville is not making any changes in any policies other than those covered in other sections of this Update.

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? \$143,422

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 ga224a01.

(2) Capital Fund Program Annual Statement

The Capital Fund Program Annual Statement is provided as Attachment ga224a01.

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? \$ _____
- 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 (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 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 Housing Authority of the City of Greenville'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
	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
X	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"> · 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)

Attachment B

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: Gloria Rosser

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

- Elected
 Appointed

C. The term of appointment is (include the date term expires): Five Years expires 12/04

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

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

B. Date of next term expiration of a governing board member:

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

Attachment C

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.)

Annie B. Hardnett

Leila Lyons

Mary Martin

Elosie Prather

Louise Jones

Joyce Parks

Veola Ponder

Attachment D

Resident Assessment and Satisfaction Survey Follow-Up Plan

Overview

The Housing Authority of the City of Greenville received the following scores on the Resident Assessment Survey.

<u>Section:</u>	<u>Score</u>
Maintenance and Repairs	92.9%
Communications	86.9%
Safety	63.4%
Services	100%
Neighborhood Appearance	75.3%

As a result of this survey, the Housing Authority is required to develop a Follow-Up Plan to address each section score that fell below 75%.

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: The Authority will meet with the Resident Advisory Board to discuss what actions can be taken to make the developments safer for all families. The Authority will consider using Capital Funds to implement safety measures.

Attachment E

Progress in Meeting Five-Year Plan Mission and Goals

Goal #1

Authority officials have been attending local community meetings of the Meriwether County Interagency Council/Family Connection, Inc.

The Authority has hired a full-time maintenance mechanic.

A customer survey was completed in May 2001. The results are being analyzed at this time.

The Authority's Housing Program Manager has attended five training seminars covering various topics affecting public housing rules and regulations.

Goal #2

The Authority is a member of the Housing Committee of the Meriwether County Chamber of Commerce.

The Authority has cooperated with the Cooperative Resource Center, Inc. in Atlanta, Georgia by supplying housing information for grant to be awarded by DCA.

Goal #3

By August 2001, the Board of Commissioners will have developed strategies to promote maximum efficiency and employee morale among the HACG staff by hiring a permanent Executive Director.

Goal #4

The Authority continually reinforces its relationship with the local law enforcement agency.

This is the third year in providing space for the Early Childhood Education Center for the Even Start Family Literacy program in the City of Greenville and Meriwether County to keep teenage mothers in school and GED Programs.

Attachment F

Deconcentration and Income Mixing

Component 3, (6) Deconcentration and Income Mixing

- a. Yes No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.
- b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name:	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]

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

PHA Name: Housing Authority of the City of Greenville	Grant Type and Number Capital Fund Program Grant No: GA06P22450101 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	\$6,122.00			
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$15,300.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$40,500.00			
10	1460 Dwelling Structures	\$76,500.00			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	\$5,000.00			
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)	\$143,422.00			
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: Housing Authority of the City of Greenville	Grant Type and Number Capital Fund Program Grant No: GA06P22450101 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: Housing Authority of the City of Greenville		Grant Type and Number Capital Fund Program Grant No: GA06P22450101 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	
	Operations							
PHA-Wide	Operations	1406	LS	\$6,122.00				
	Subtotal 1406			\$6,122.00				
	Fees and Costs							
PHA-Wide	A/E Fees (Design and Bid)	1430	LS	\$7,800.00				
	A/E Fees (Contract Administration)	1430	LS	\$2,000.00				
	Printing and Eeimbursables	1430	LS	\$2,000.00				
	CFP (Annual Statement and Five-Year Capital Plan)	1430	LS	\$2,000.00				
	Advertising	1430	LS	\$1,500.00				
	Subtotal 1430			\$15,300.00				
	Site Improvements							
GA224-001	Cut and remove shrubs at rear of property (Freeman)	1450		\$2,000.00				
	Replace sidewalks at 101 and 103 Freeman	1450		\$2,000.00				
	Remove abandoned propane storage pads (Freeman and Hunter)	1450		\$4,000.00				

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

PHA Name: Housing Authority of the City of Greenville		Grant Type and Number Capital Fund Program Grant No: GA06P22450101 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	
	Remove rear access sidewalks at Freeman	1450		\$1,000.00				
	Install Parking pads (Freeman and Hill/Hunter)	1450		\$28,500.00				
GA224-002	Remove shrubs at center island of entry and replace sign	1450		\$3,000.00				
	Subtotal 1450			\$40,500.00				
	Dwelling Structures							
GA224-001	Reroofing of 101, 103 and 105 Freeman (3 buildings)	1460		\$10,500.00				
	Roofing at 203, 205, 219, 221 R. D. Hill and 209, 211, 213 and 215 Hunter Circle	1460		\$21,000.00				
GA224-002	Reroofing of 400 and 401 R. D. Hill Plaza (1 Building)	1460		\$3,500.00				
GA224-003	Add Air Conditioning to existing central heat systems	1460		\$30,000.00				

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

PHA Name: Housing Authority of the City of Greenville		Grant Type and Number Capital Fund Program Grant No: GA06P22450101 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	
	Replace vinyl tile with ceramic tile and base in bathrooms	1460		\$10,000.00				
	Install metal backsplashes behind ranges	1460		\$1,500.00				
	Subtotal 1460			\$76,500.00				
	Nondwelling Structures							
GA224-001	Replace roof framing and re-roof storage building on back of 109 Freeman. Install new double doors in existing hollow metal frame.	1470		\$1,500.00				
	Replace roofing, fascia and soffit at Hunter Circle maintenance building.	1470		\$3,500.00				
	Subtotal 1470			\$5,000.00				
	Grand Total			\$143,422.00				

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

PHA Name: Housing Authority of the City of Greenville		Grant Type and Number Capital Fund Program No: GA06P22450101 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	
PHA-Wide	9/3/02			12/31/02			
GA224-001	9/3/02			12/31/02			
GA224-003	9/3/02			12/31/02			
GA224-003	9/3/02			12/31/02			

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Housing Authority of the City of Greenville		<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: 2002 PHA FY: 2003	Work Statement for Year 3 FFY Grant:2003 PHA FY: 2004	Work Statement for Year 4 FFY Grant: 2004 PHA FY: 2005	Work Statement for Year 5 FFY Grant: 2005 PHA FY: 2006
PHA-Wide	Annual Statement				
CFP Funds Listed for 5-year planning		\$143,422	\$143,422	\$143,422	\$143,422
Replacement Housing Factor Funds					

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

PHA Name: Housing Authority of the City of Greenville	Grant Type and Number Capital Fund Program Grant No: GA06P224-906 Replacement Housing Factor Grant No:	Federal FY of Grant: 1997
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 2)
 Performance and Evaluation Report for Period Ending: 3/31/01 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	\$102,850.00	\$102,850.00	\$102,850.00
3	1408 Management Improvements				
4	1410 Administration	\$2,700.00	\$0.00	\$0.00	\$0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$182,450.00	\$182,450.00	\$182,450.00	\$130,905.90
8	1440 Site Acquisition				
9	1450 Site Improvement	\$65,250.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$1,885,600.00	\$1,848,000.00	\$1,848,000.00	\$1,682,077.86
11	1465.1 Dwelling Equipment—Nonexpendable	\$16,000.00	\$56,000.00	\$56,000.00	\$38,617.28
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	\$49,000.00	\$11,700.00	\$11,700.00	\$5,353.25
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$2,201,000.00	\$2,201,000.00	\$2,201,000.00	\$1,959,804.29
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

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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 2)
 Performance and Evaluation Report for Period Ending: 3/31/01 Final Performance and Evaluation Report

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

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

PHA Name: Housing Authority of the City of Greenville		Grant Type and Number Capital Fund Program Grant No: GA06P224-906 Replacement Housing Factor Grant No:				Federal FY of Grant: 1997		
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	Operations	1406	LS	\$0.00	\$102,850.00	\$102,850.00	\$102,850.00	
	Total 1406			\$0.00	\$102,850.00	\$102,850.00	\$102,850.00	
	Administration							
GA224-1	Pay cost of PHA travel due to MOD Program	1410		\$100.00	\$0.00	\$0.00	\$0.00	
GA224-2	Pay cost of PHA travel due to MOD Program	1410		\$100.00	\$0.00	\$0.00	\$0.00	
GA224-1	Pay the cost of bid advertisement	1410		\$250.00	\$0.00	\$0.00	\$0.00	
GA224-2	Pay the cost of bid advertisement	1410		\$250.00	\$0.00	\$0.00	\$0.00	
GA224-1	Pay the Miscellaneous Cost of Modernization	1410		\$1,000.00	\$0.00	\$0.00	\$0.00	
GA224-2	Pay the Miscellaneous Cost of Modernization	1410		\$1,000.00	\$0.00	\$0.00	\$0.00	
	Total 1410			\$2,700.00	\$0.00	\$0.00	\$0.00	
	Fees and Costs							

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

PHA Name: Housing Authority of the City of Greenville		Grant Type and Number Capital Fund Program Grant No: GA06P224-906 Replacement Housing Factor Grant No:				Federal FY of Grant: 1997		
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	
GA224-1	Architectural Services for design, construction documents and construction administration for 1450, 1460 and 1470 Accounts.	1430		\$58,526.00	\$45,678.00	\$45,678.00	\$43,626.70	
GA224-2	Architectural Services for design, construction documents and construction administration for 1450, 1460 and 1470 Accounts.	1430		\$87,788.00	\$68,516.00	\$68,516.00	\$54,479.20	
GA224-1	Provide construction document blueprinting	1430		\$750.00	\$750.00	\$750.00	\$0.00	
GA224-2	Provide construction document blueprinting	1430		\$750.00	\$750.00	\$750.00	\$0.00	
GA224-1	Cost of long distance telephone calls due to MOD	1430		\$100.00	\$100.00	\$100.00	\$0.00	
GA224-2	Cost of long distance telephone calls due to MOD	1430		\$100.00	\$100.00	\$100.00	\$0.00	
GA224-1	Architect's travel expense due to MOD (30 trips X 280 miles R.T. x .26/mile	1430		\$535.00	\$535.00	\$535.00	\$0.00	
GA224-2	Architect's travel expense due to MOD (30 trips X 280 miles R.T. x .26/mile	1430		\$535.00	\$535.00	\$535.00	\$0.00	

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

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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	
GA224-1	Hire architectural consultant to assist the PHA in preparing and submitting a CIAP application, joint review and final application	1430		\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	
GA224-2	Hire architectural consultant to assist the PHA in preparing and submitting a CIAP application, joint review and final application	1430		\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	
GA224-1	Update Energy Audit due to MOD	1430		\$600.00	\$600.00	\$600.00	\$0.00	
GA224-2	Update Energy Audit due to MOD	1430		\$600.00	\$600.00	\$600.00	\$0.00	
GA224-1	Hire consultant to review test results and prepare design documents for abatement and disposal of asbestos	1430		\$1,250.00	\$1,250.00	\$1,250.00	\$0.00	
GA224-2	Hire consultant to review test results and prepare design documents for abatement and disposal of asbestos	1430		\$1,250.00	\$1,250.00	\$1,250.00	\$0.00	
GA224-1	Hire consultant monitoring and clearance testing during the abatement of asbestos	1430		\$2,000.00	\$14,848.00	\$14,848.00	\$0.00	
GA224-2	Hire consultant monitoring and clearance testing during the abatement of asbestos	1430		\$2,000.00	\$21,272.00	\$21,272.00	\$12,234.00	

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

PHA Name: Housing Authority of the City of Greenville		Grant Type and Number Capital Fund Program Grant No: GA06P224-906 Replacement Housing Factor Grant No:				Federal FY of Grant: 1997		
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	
GA224-1	Pay the cost of preparing measured drawings. Existing construction documents are not available.	1430		\$2,500.00	\$2,500.00	\$2,500.00	\$0.00	
GA224-2	Pay the cost of preparing measured drawings. Existing construction documents are not available.	1430		\$2,500.00	\$2,500.00	\$2,500.00	\$0.00	
GA224-1	Provide part-time Clerk of the Works for additional inspections during construction.	1430		\$6,666.00	\$6,666.00	\$6,666.00	\$6,666.00	
GA224-2	Provide part-time Clerk of the Works for additional inspections during construction.	1430		\$12,000.00	\$12,000.00	\$12,000.00	\$12,000.00	
Total 1430				\$182,450.00	\$182,450.00	\$182,450.00	\$130,905.90	
Site Improvements								
GA224-1	Security lighting (emergency)	1450		\$2,000.00	\$0.00	\$0.00	\$0.00	
GA224-2	Security lighting (emergency)	1450		\$10,000.00	\$0.00	\$0.00	\$0.00	
GA224-1	Replace damaged sidewalks	1450		\$4,000.00	\$0.00	\$0.00	\$0.00	
GA224-2	Replace damaged sidewalks	1450		\$10,000.00	\$0.00	\$0.00	\$0.00	
GA224-1	Concrete flume for storm drainage	1450		\$1,500.00	\$0.00	\$0.00	\$0.00	
GA224-1	New off-street parking spaces	1450		\$7,500.00	\$0.00	\$0.00	\$0.00	
GA224-2	New off-street parking spaces	1450		\$15,000.00	\$0.00	\$0.00	\$0.00	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of the City of Greenville		Grant Type and Number Capital Fund Program Grant No: GA06P224-906 Replacement Housing Factor Grant No:				Federal FY of Grant: 1997		
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	
				\$1,500.00	\$0.00	\$0.00	\$0.00	
GA224-1	Restrung clotheslines	1450		\$3,750.00	\$0.00	\$0.00	\$0.00	
GA224-2	Restrung clotheslines	1450		\$5,000.00	\$0.00	\$0.00	\$0.00	
GA224-1	Chain link fencing at property lines.	1450		\$5,000.00	\$0.00	\$0.00	\$0.00	
GA224-2	Chain link fencing at property lines.	1450		\$5,000.00	\$0.00	\$0.00	\$0.00	
	Total 1450			\$65,250.00	\$0.00	\$0.00	\$0.00	
	Dwelling Structures							
GA224-1	Replace flooring, repair walls and ceilings, replace doors (emergency)	1460		\$120,000.00	\$120,000.00	\$120,000.00	\$106,526.99	
GA224-2	Replace flooring, repair walls and ceilings, replace doors (emergency)	1460		\$300,000.00	\$300,000.00	\$300,000.00	\$264,743.03	
GA224-1	New electrical – wiring, fixtures, panel, service, etc. (emergency)	1460		\$32,000.00	\$32,000.00	\$32,000.00	\$29,176.86	
GA224-2	New electrical – wiring, fixtures, panel, service, etc. (emergency)	1460		\$80,000.00	\$80,000.00	\$80,000.00	\$74,453.60	
GA224-1	New plumbing – fixtures, piping, stops, traps and fittings (emergency)	1460		\$30,000.00	\$30,000.00	\$30,000.00	\$27,418.92	
GA224-2	New plumbing – fixtures, piping, stops, traps and fittings (emergency)	1460		\$86,600.00	\$86,600.00	\$86,600.00	\$77,169.07	
GA224-1	New central ducted HVAC with outside condensing unit	1460		\$72,000.00	\$72,000.00	\$72,000.00	\$67,008.21	

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 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part II: Supporting Pages**

PHA Name: Housing Authority of the City of Greenville		Grant Type and Number Capital Fund Program Grant No: GA06P224-906 Replacement Housing Factor Grant No:				Federal FY of Grant: 1997		
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	
GA224-2	New central ducted HVAC with outside condensing unit	1460		\$180,000.00	\$180,000.00	\$180,000.00	\$159,265.66	
GA224-1	Rough carpentry, new walls, furring	1460		\$12,000.00	\$12,000.00	\$12,000.00	\$12,000.00	
GA224-2	Rough carpentry, new walls, furring	1460		\$30,000.00	\$30,000.00	\$30,000.00	\$27,418.92	
GA224-1	Rough carpentry, new walls, furring	1460		\$12,000.00	\$12,000.00	\$12,000.00	\$12,000.00	
GA224-2	Rough carpentry, new walls, furring	1460		\$30,000.00	\$30,000.00	\$30,000.00	\$27,418.92	
GA224-1	New water heaters including flues	1460		\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	
GA224-2	New water heaters including flues	1460		\$25,000.00	\$25,000.00	\$25,000.00	\$21,727.25	
GA224-1	Increase attic insulation (R-30)	1460		\$7,900.00	\$7,900.00	\$7,900.00	\$7,900.00	
GA224-2	Increase attic insulation (R-30)	1460		\$19,750.00	\$19,750.00	\$19,750.00	\$19,750.00	
GA224-1	New soffit fascias and porch ceilings	1460		\$15,000.00	\$15,000.00	\$15,000.00	\$14,234.24	
GA224-2	New soffit fascias and porch ceilings	1460		\$37,500.00	\$37,500.00	\$37,500.00	\$34,011.26	
GA224-1	Provide new framing, frames and doors at closet openings.	1460		\$24,000.00	\$24,000.00	\$24,000.00	\$22,145.04	
GA224-2	Provide new framing, frames and doors at closet openings.	1460		\$60,000.00	\$60,000.00	\$60,000.00	\$53,788.27	
GA224-1	New ceramic tile tub surrounds	1460		\$12,000.00	\$12,000.00	\$12,000.00	\$12,000.00	
GA224-2	New ceramic tile tub surrounds	1460		\$30,000.00	\$30,000.00	\$30,000.00	\$27,418.92	
GA224-1	Clean existing ceramic tile floors	1460		\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	
GA224-2	Clean existing ceramic tile floors	1460		\$3,750.00	\$3,750.00	\$3,750.00	\$3,750.00	
GA224-1	New apartment numbers	1460		\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	

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

PHA Name: Housing Authority of the City of Greenville		Grant Type and Number Capital Fund Program Grant No: GA06P224-906 Replacement Housing Factor Grant No:				Federal FY of Grant: 1997		
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	
GA224-2	New apartment numbers	1460		\$3,250.00	\$3,250.00	\$3,250.00	\$3,250.00	
GA224-1	New windows with security screens	1460		\$24,000.00	\$24,000.00	\$24,000.00	\$22,145.04	
GA224-2	New windows with security screens	1460		\$60,000.00	\$60,000.00	\$60,000.00	\$53,788.27	
GA224-1	New toilet accessories	1460		\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00	
GA224-2	New toilet accessories	1460		\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	
GA224-1	Construct 1-hour fire separation in attic between units	1460		\$24,000.00	\$24,000.00	\$24,000.00	\$22,145.04	
GA224-2	Construct 1-hour fire separation in attic between units	1460		\$60,000.00	\$60,000.00	\$60,000.00	\$53,788.27	
GA224-1	New dryer vents and circuits	1460		\$4,400.00	\$4,400.00	\$4,400.00	\$4,400.00	
GA224-2	New dryer vents and circuits	1460		\$11,000.00	\$11,000.00	\$11,000.00	\$10,718.32	
GA224-1	New kitchen cabinets, backsplash and rangehood	1460		\$32,000.00	\$32,000.00	\$32,000.00	\$29,176.86	
GA224-2	New kitchen cabinets, backsplash and rangehood	1460		\$80,000.00	\$80,000.00	\$80,000.00	\$71,176.60	
GA224-1	New interior gas piping from meters to appliances	1460		\$13,000.00	\$13,000.00	\$13,000.00	\$12,476.27	
GA224-2	New interior gas piping from meters to appliances	1460		\$32,500.00	\$32,500.00	\$32,500.00	\$29,616.36	
GA224-1	Rod and pressure wash sanitary piping	1460		\$4,400.00	\$4,400.00	\$4,400.00	\$4,400.00	
GA224-2	Rod and pressure wash sanitary piping	1460		\$11,000.00	\$11,000.00	\$11,000.00	\$10,718.32	
GA224-1	Masonry cleaning and pressure washing	1460		\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	

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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	
GA224-2	Masonry cleaning and pressure washing	1460		\$6,250.00	\$6,250.00	\$6,250.00	\$6,250.00	
GA224-1	Finish carpentry – shelves, windows, sills, curtain supports	1460		\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00	
GA224-2	Finish carpentry – shelves, windows, sills, curtain supports	1460		\$18,750.00	\$18,750.00	\$18,750.00	\$17,530.39	
GA224-1	New handrails and guard rails	1460		\$12,500.00	\$12,500.00	\$12,500.00	\$12,500.00	
GA224-2	New handrails and guard rails	1460		\$31,250.00	\$31,250.00	\$31,250.00	\$28,517.62	
GA224-1	New clotheswasher box	1460		\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00	
GA224-2	New clotheswasher box	1460		\$10,000.00	\$10,000.00	\$10,000.00	\$9,105.99	
GA224-1	New roofing, flashing and ridgevents (12 units)	1460		\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	
GA224-1	Asbestos removal of flooring	1460		\$42,000.00	\$32,000.00	\$32,000.00	\$29,176.86	
GA224-2	Asbestos removal of flooring	1460		\$105,000.00	\$77,400.00	\$77,400.00	\$69,072.47	
GA224-1	Provide termite treatment	1460		\$7,000.00	\$7,000.00	\$7,000.00	\$7,000.00	
GA224-2	Provide termite treatment	1460		\$17,500.00	\$17,500.00	\$17,500.00	\$17,500.00	
	Total 1460			\$1,885,600.00	\$1,848,000.00	\$1,848,000.00	\$1,682,077.86	
	Dwelling Equipment							
GA224-1	Provide ranges and refrigerators	1465		\$16,000.00	\$16,000.00	\$16,000.00	\$16,000.00	
GA224-2	Provide ranges and refrigerators	1465		\$0.00	\$40,000.00	\$40,000.00	\$22,617.28	

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				Original	Revised	Funds Obligated	Funds Expended	
	Total 1465			\$16,000.00	\$56,000.00	\$56,000.00	\$38,617.28	
	Relocation							
GA224-1	Relocate residents during modernization	1495		\$14,000.00	\$4,700.00	\$4,700.00	\$4,700.00	
GA224-2	Relocate residents during modernization	1495		\$35,000.00	\$7,000.00	\$7,000.00	\$653.25	
	Total 1495			\$49,000.00	\$11,700.00	\$11,700.00	\$5,353.25.00	

