

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 CAIRO, GEORGIA

NOTE: THIS AGENCY PLAN WAS SUBMITTED TO HUD ON 10/18/01 BUT
HUD NEVER RECEIVED IT. IT IS BEING RESUBMITTED 01/29/02.

**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 Cairo, Georgia

PHA Number: GA-083

PHA Fiscal Year Beginning: (mm/yyyy) 01/01/2002

PHA Plan Contact Information:

Name: Mr. Gene Smith

Phone: 229.377.2065

TDD: 229.377.2065

Email (if available): cairoha@alltel.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 2002
[24 CFR Part 903.7]**

i. Table of Contents

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

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<input checked="" type="checkbox"/> Attachment D : Resident Membership on PHA Board or Governing Body	
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<input checked="" type="checkbox"/> Other (List below, providing each attachment name)	
<input checked="" type="checkbox"/> Attachment F De-concentration of Poverty and Income Mixing Requirements	
<input checked="" type="checkbox"/> Attachment G Voluntary Conversion Initial Assessment	
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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

Policies are up-to-date. The lease is up-to-date. Goals established in the Five-Year Plan are on schedule and being accomplished.

Community Service Requirement

It should be noted that adequate notices and revisions to the lease were made to incorporate the statutory requirements regarding community service. In addition, non-working families to whom the community service requirement applied were provided a notice of the community service requirement with emphasis placed on reporting activities in order to comply with the community service requirement. The Housing Authority of the City of Cairo is maintaining a list of such families and will address the violation of the Community Service Requirement, as applicable by the statute.

De-concentration of Poverty and Income Mixing Requirements

The De-concentration of Poverty and Income Mixing requirements have been met. An Income Analysis of the public housing developments has been completed and is available for public inspection. This information is provided as required by Notice PIH 2001-26. See Attachment F.

Voluntary Conversion Initial Assessment

The Federal Register at FR-4476-03 dated June 22, 2001, requires initial assessments for voluntary conversion of certain public housing stock. All properties owned by the Housing Authority of the City of Cairo were evaluated for conversion to tenant-based housing. It is not to the advantage of the residents, Housing Authority of the City of Cairo, or the community to convert the public housing to tenant-based housing. See Attachment G.

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.

There are no policy changes anticipated for the upcoming FY.

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? **\$ 321,776**

C. **X 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 **X 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.)

Not Applicable

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.

This section does not apply to the Housing Authority of the City of Cairo.

- 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)

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 Deviation defined by the Housing Authority of the City of Cairo is any deletion or addition of any modernization work item, addition or deletion of any new or old program or activity, changes with regard to demolition or disposition, designation, homeownership programs or conversion activities, and any changes to rent or admission policies (except changes made to reflect changes in HUD regulatory requirements). A significant amendment would be changes in the use of replacement reserves under the Capital Funds Program or the addition of non-emergency work items not included in the current Annual Plan.

B. Significant Amendment or Modification to the Annual Plan:

None

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
YES	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
YES	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update)	5 Year and Annual Plans

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
YES	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
YES	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
YES	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
YES	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
YES	Any policy governing occupancy of Police Officers in Public Housing Yes 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
YES	Public housing rent determination policies, including the method for setting public housing flat rents Yes check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
YES	Schedule of flat rents offered at each public housing development Yes check here if included in the public housing A & O Policy	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
YES	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
YES	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
YES	Public housing grievance procedures Yes 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
YES	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
YES	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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	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
YES	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
YES	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
YES	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 (PHEDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	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
YES	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) <input type="checkbox"/> check here if included in the public housing A & O Policy	Pet Policy
YES	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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary				
PHA Name: Housing Authority of the City of Cairo, GA		Grant Type and Number Capital Fund Program: GA06P08350102 Capital Fund Program Replacement Housing Factor Grant No:		
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (re		
<input 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		
		Original	Revised	
1	Total non-CFP Funds			
2	1406 Operations			
3	1408 Management Improvements			
4	1410 Administration			
5	1411 Audit			
6	1415 liquidated Damages			
7	1430 Fees and Costs	\$20,000		
8	1440 Site Acquisition			
9	1450 Site Improvement			
10	1460 Dwelling Structures	301,776		
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	1498 Mod Used for Development			
19	1502 Contingency			
20	Amount of Annual Grant: (sum of lines 2-19)	\$321,776		
21	Amount of line 20 Related to LBP Activities			
22	Amount of line 20 Related to Section 504 Compliance			
23	Amount of line 20 Related to Security			
24	Amount of line 20 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 Cairo			Grant Type and Number Capital Fund Program #: GA06P08350102 Capital Fund Program Replacement Housing Factor #:		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost	
				Original	Revised
PHA-Wide					
A&E Fees	Construction Management	1430		\$20,000	
GA-083-1	Lead-base paint/asbestos treatment	1460		\$59,538	
	Relocation Costs	1495		\$2,063	
GA-083-2	Lead-base paint/asbestos treatment	1460		\$41,135	
	Relocation Costs	1495		\$1,425	
GA-083-3	Counter top replacements	1460		\$4,095	
GA-083-4	Lead-base paint/asbestos treatment	1460		\$28,145	
	Relocation Costs	1495		\$975	
GA-083-5	Lead-base paint/asbestos treatment	1460		\$129,900	
	Relocation Costs	1495		\$4,500	
	Replace Interior Doors/Hardware	1460		\$30,000	
	TOTAL			\$321,776	

**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 Cairo		Grant Type and Number Capital Fund Program #: GA06P08350102 Capital Fund Program Replacement Housing Factor #:					Federa
Development Number Name/HA-Wide Activities	All Fund Obligated (Quart Ending Date)			All Funds Expended (Quarter Ending Date)			
	Original	Revised	Actual	Original	Revised	Actual	
1430	9/30/04			9/30/06			
GA083-1	9/30/04			9/30/06			
GA083-2	9/30/04			9/30/06			
GA083-3	9/30/04			9/30/06			
GA083-4	9/30/04			9/30/06			
GA083-5	9/30/04			9/30/06			

ATTACHMENT C

Capital Fund Program 5-Year Action Plan

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

CFP 5-Year Action Plan		
X Original statement <input type="checkbox"/> Revised statement		
Development Number	Development Name (or indicate PHA wide)	
GA083	AUTHORITY-WIDE	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
FEES & COSTS (1430) Construction Management	\$80,000	2003-2006 Equal Distribution
Total estimated cost over next 5 years	\$80,000	

CFP 5-Year Action Plan		
X Original statement <input type="checkbox"/> Revised statement		
Development Number	Development Name (or indicate PHA wide)	
GA083-1	55 Units	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
<u>Dwelling Structures (1460)</u> Lead-based Paint Abatement/Asbestos Treatment Phase I Lead-based Paint Abatement/Asbestos Treatment Phase II Lead-based Paint Abatement/Asbestos Treatment Phase III Lead-based Paint Abatement/Asbestos Treatment Phase IV Upgrade wiring and service panels, washer & dryer hook-ups	\$59,538 \$59,537 \$59,537 \$59,538 \$13,750	2002 2003 2004 2006 2003
<u>Relocation Costs (1495)</u> Abatement/Treatment Relocation Phase I Abatement/Treatment Relocation Phase II Abatement/Treatment Relocation Phase III Abatement/Treatment Relocation Phase IV	\$2,063 \$2,063 \$2,062 \$2,062	2002 2003 2004 2005
Total estimated cost over next 5 years	\$260,152	

Development Number	Development Name (or indicate PHA wide)	
GA083-2	38 Units	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
<u>Dwelling Structures (1460)</u>		
Lead-based Paint Abatement/Asbestos Treatment Phase I	\$41,135	2002
Lead-based Paint Abatement/Asbestos Treatment Phase II	\$41,135	2003
Lead-based Paint Abatement/Asbestos Treatment Phase III	\$41,135	2004
Lead-based Paint Abatement/Asbestos Treatment Phase IV	\$41,135	2005
Upgrade wiring and service panels, washer & dryer hook-ups	\$9,500	2006
<u>Relocation Costs (1495)</u>		
Abatement/Treatment Relocation Phase I	\$1,425	2002
Abatement/Treatment Relocation Phase II	\$1,425	2003
Abatement/Treatment Relocation Phase III	\$1,425	2004
Abatement/Treatment Relocation Phase IV	\$1,425	2005
Total estimated cost over next 5 years	\$179,740	

Development Number	Development Name (or indicate PHA wide)	
GA083-3	6 Units	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
<u>Dwelling Structures (1460)</u>		
Security Windows	\$20,000	2003
Counter Top Replacements	\$4,095	2002
Replace flooring	\$10,000	2003
Upgrade wiring & replace Service Panel	\$1,200	2004
<u>Dwelling Equipment (1465)</u>		
Replace Ranges and Refrigerators		2005
Replace Refrigerators		2006
Total estimated cost over next 5 years	\$35,295	

Development Number	Development Name (or indicate PHA wide)		
GA083-4	26 Units		
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)	
<u>Dwelling Structures (1460)</u>			
Lead-based Paint Abatement/Asbestos Treatment Phase I	\$28,145	2002	
Lead-based Paint Abatement/Asbestos Treatment Phase II	\$28,145	2003	
Lead-based Paint Abatement/Asbestos Treatment Phase III	\$28,145	2004	
Lead-based Paint Abatement/Asbestos Treatment Phase IV	\$28,145	2005	
<u>Relocation Costs (1495)</u>			
Abatement/Treatment Relocation Phase I	\$975	2002	
Abatement/Treatment Relocation Phase II	\$975	2003	
Abatement/Treatment Relocation Phase III	\$975	2004	
Abatement/Treatment Relocation Phase IV	\$975	2005	
<u>Dwelling Equipment (1465)</u>			
Replace Ranges and Refrigerators	\$15,600	2006	
Total estimated cost over next 5 years	\$179,740		

Development Number	Development Name (or indicate PHA wide)		
GA083-5	60 Units		
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)	
<u>Dwelling Structures (1460)</u>			
Lead-based Paint Abatement/Asbestos Treatment Phase I	\$64,950	2002	
Lead-based Paint Abatement/Asbestos Treatment Phase II	\$64,950	2002	
Lead-based Paint Abatement/Asbestos Treatment Phase III	\$64,950	2003	
Lead-based Paint Abatement/Asbestos Treatment Phase IV	\$64,950	2004	
Replace Interior Doors/Hardware Phase I	\$30,000	2002	
Replace Interior Doors/Hardware Phase II	\$30,000	2003	
Upgrade wiring & replace Service Panel	\$15,000	2006	
<u>Relocation Costs (1495)</u>			
Abatement/Treatment Relocation Phase I	\$2,250	2002	
Abatement/Treatment Relocation Phase II	\$2,250	2002	
Abatement/Treatment Relocation Phase III	\$2,250	2003	
Abatement/Treatment Relocation Phase IV	\$2,250	2004	
<u>Dwelling Equipment (1465)</u>			
Replace Ranges and Refrigerators	\$40,000	2006	
HVAC Air Conditioning Phase I	\$94,565	2002	
HVAC Air Conditioning Phase II	\$94,564	2003	
Total estimated cost over next 5 years	\$572,929		

PHA Public Housing Drug Elimination Program Plan
Not applicable to the Housing Authority of the City of Cairo

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

Section 1: General Information/History

- A. Amount of PHDEP Grant \$ _____
- 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. Unit count information should be consistent with that available in PIC.

PHDEP Target Areas (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)

F. Duration of Program

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

12 Months _____ 18 Months _____ 24 Months _____

G. PHDEP Program History

Indicate each FY that funding has been received under the PHDEP Program (place an "x" by each applicable Year) and provide amount of funding received. If previously funded programs have not been closed out at the time of this submission, indicate the fund balance and anticipated completion date. The Fund Balances should reflect the balance as of Date of Submission of the PHDEP Plan. The Grant Term End Date should include any HUD-approved extensions or waivers. For grant extensions received, place "GE" in column or "W" for waivers.

Fiscal Year of Funding	PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Grant Start Date	Grant Term End Date
FY						

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.

FFY _____ PHDEP Budget Summary	
Budget Line Item	Total Funding
Original statement	
Revised statement dated:	
TOTAL PHDEP FUNDING	

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)	
1.							
2.							
3.							

9115 - Special Initiative						Total PHDEP Funding: \$	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount/Source)	
1.							
2.							
3.							

9116 - Gun Buyback TA Match						Total PHDEP Funding: \$	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	
1.							

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)	
1.							

9130 – Employment of Investigators						Total PHDEP Funding: \$	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	
1.							

9140 – Voluntary Tenant Patrol						Total PHDEP Funding: \$	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	
1.							

9150 - Physical Improvements						Total PHDEP Funding: \$	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	
1.							

9160 - Drug Prevention						Total PHDEP Funding: \$	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	
1.							

9170 - Drug Intervention						Total PHDEP Funding: \$	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	
1.							

9180 - Drug Treatment						Total PHDEP Funding: \$	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	
1.							

9190 - Other Program Costs						Total PHDEP Funds: \$	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	
1.							

Required Attachment D : 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: Ms. Christine Johnson

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

Elected

Appointed

C. The term of appointment is (include the date term expires): 02/06/02

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

the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis

the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.

Other (explain):

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

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

Mayor

Required Attachment E : 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.)

Mr. Fred Mohr	Ms. Jurearlene Reeves	
Ms. Mary Carr		
Ms. Eloise Yelding	Mr. Henry Mills	Ms. Annie Grace Forrest
Ms. Nell Horne	Ms. Christine Johnson	Mr. Sam Jones

No comments on the updated FY-2002 AP.

REQUIRED ATTACHMENT F

DE-CONCENTRATION OF POVERTY AND INCOME MIXING ANALYSIS

**REFERENCE: 24 CFR PART 903
DEFINITIONS**

The Established Income Range is 85% of the average family income to the greater of either 115% (inclusive of 85% and 115%) of the PHA-wide average income for covered developments or an average family income at which a family would be defined as an extremely low income family under 24 CFR 5.603.

REQUIREMENTS

1. The Housing Authority of the City of Cairo has determined the average income of all families residing in all the applicable developments.
2. The Housing Authority of the City of Cairo has determined whether the developments fall above, within or below the Established Income Range (85 to 115% of the PHA-wide average income).

Project No.	Site No.	Site Designation	Avg. Family Income	EIR \$8,812
83-1	1/2	F/E/D	\$8,340	Within EIR
83-2	1	F/E/D	\$8,973	Within EIR
83-3	1	F	\$9,369	Within EIR
83-4	1	F/E/D	\$8,141	Within EIR
83-5	1/2	F/E/D	\$9,237	Below EIR

3. The family income in each development is similar in income range and meets the income distribution goals.

Project No.	Low Income	High Income	Average Income
83-1	\$6,024	\$19,623	\$8,340
83-2	\$6,060	\$17,460	\$8,973
83-3	\$8,208	\$10,104	\$9,369
83-4	\$5,076	\$11,244	\$8,141
83-5	\$6,360	\$17,203	\$9,237

1. The FY-2001 Median Family Income (MFI) for Grady County is \$35,300. The low income, very-low income and 30% of the MFI incomes are charted below:

Family Composition	30% MFI	Very-Low Income	Low-Income Income
1	\$8,400	\$14,050	\$22,450
2	\$9,600	\$16,050	\$25,650
3	\$10,850	\$18,050	\$28,850
4	\$12,050	\$20,050	\$32,100
5	\$13,000	\$21,650	\$34,650

ATTACHMENT G

Component 10 (B) Voluntary Conversion Initial Assessment

Each development owned by the Housing Authority of the City of Cairo has been reviewed and it has been determined that it is not in its best interest to convert the public housing into tenant-based housing.

Voluntary conversion of any and all of the properties is inappropriate because removal of the development would not meet the necessary conditions for voluntary conversion because it would be more expensive to convert the properties to tenant-based housing than to remain as public housing. Converting the public housing to tenant-based housing would adversely affect the availability of affordable housing in the Cairo community.

a. How many of the PHA's developments are subject to the Required Initial assessments?

5

b. How many of the PHA's developments are not subject to the Required Initial assessments based on exemptions?

0

c. How many assessments were conducted for the PHA's covered developments?

5

d. Identify PHA developments that may be appropriate for conversion based on the required Initial Assessments.

None

ATTACHMENT H

Community Service Requirement

It should be noted that adequate notices and revisions to the lease were made to incorporate the statutory requirements regarding community service. In addition, non-working families to whom the community service requirement applied were provided a notice of the community service requirement with emphasis placed on reporting activities in order to comply with the community service requirement. The Housing Authority of the City of Cairo is maintaining a list of such families and will address the violation of the Community Service Requirement, as applicable by the statute.

Documentation of the notice to families residing in public housing who are affected by this statute may be found in the ***Documentation for FY-2002 Annual Plan*** Section of the FY-2002 Updated Annual Plan.

EXHIBIT I

**Performance and Evaluation Report
 CIAP and Capital Fund Programs
 Housing Authority of the City of Cairo, Georgia
 For Period Ended June 30, 2001**

Development Account	Account Number	Original Amount	Amount Obligated	Amount Expended
Year 2000 CGP				
Operations	1406	\$5,147	\$5,147	
Fees & Costs	1430	\$22,929	\$22,929	
Dwelling Structures	1460	\$293,700	\$293,700	
Amount Annual of Grant		\$321,776	\$321,776	
Year 2001 CGP				
Fees & Costs	1430	\$22,929	\$22,929	\$1,800
Dwelling Structures	1460	\$293,700	\$293,700	
Amount of Annual Grant		\$316,629	\$316,629	\$1,800
Year 1999 CIAP				
Management Improve.	1408	\$5,000	\$5,000	\$4,535
Fees & Costs	1430	\$81,025	\$81,025	\$39,780.76
Annual Amount of Grant		\$333,340	\$333,340	\$44,315.76

EXHIBIT J

**Resident Assessment Survey
Housing Authority of the City of Cairo
Action Plan to Correct the 2000 Survey Results**

Category	Action to be Taken	Target Completion Date
Communications		
Official Newsletters	Quarterly newsletters will be sent to the residents	On-going
Resident Meetings	Residents will continue to be encouraged to conduct scheduled resident meetings	On-going
Resident Advisory Board	Executive Director will meet with the RAB to discuss resident participation and satisfaction	On-going
Resident Suggestion Box	A suggestion box will be placed in the lobby so that residents can make recommendations or voice concerns	10/18/01
Safety		
Security Lighting	Security lighting will be in place and properly operating as in the past	10/18/01
Vacant Units	Vacant units are due only to renovation and have not caused problems but will be observed more closely during renovation	10/18/01
Local Police Patrols	Police patrol the areas routinely, however, the Police Chief will be contacted regarding the resident's concern	10/18/01
Criminal Background Checks	Criminal background checks are conducted on all public housing applicants to ensure that quality residents are selected for residency	On-going
Local Police Reports	Police Department has been requested to provide the PHA with criminal & drug activity reports on residents/area	On-going
Neighborhood Appearance		
Walkways	Walkways are edged and manicured at least two times a year and this practice will continue to maintain curb appeal	On-going
Noise	Rare complaints in this category. Residents are advised to call the police to report noise incidents.	On-going
Pest Control	Residents may report problems anytime. The PHA is under contract for monthly pest control treatments.	On-going
Trash & Litter	PHA picks up once a week. Residents who violate the trash rule are warned and then fined. Enforcement of this rule will be enhanced by the PHA.	On-going