

PHA Plans

5 Year Plan for Fiscal Years 2002 - 2006
Annual Plan for Fiscal Year 2002

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

**PHA Plan
Agency Identification**

PHAName: VALDOSTAHOUSINGAUTHORITY

PHANumber: GA100

PHAFiscalYearBeginning: 07/2002

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
- PHA local 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
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the 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)

5-YEAR PLAN
PHAF ISCAL YEARS 2000 -2004
[24CFRPart903.5]

A.Mission

State the PHA's mission for serving the needs of low -income, very low income, and extremely low -income families in the PHA's jurisdiction. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is:
The mission of the Housing Authority of the City of Valdosta is to assist low -income families with safe, decent, and affordable housing opportunities as they strive to achieve self-sufficiency and improve the quality of their lives. The Housing Authority is committed to operating in an efficient, ethical, and professional manner. The Housing Authority will create and maintain partnerships with its clients and appropriate community agencies in order to accomplish this mission.

B.Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD -suggested objectives or their own, **PHAS ARE STRONGLY EN COURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS .** (Quantifiable measures would include target sets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the space to the right of or below the stated objectives.

GOALS AND OBJECTIVES

MANAGEMENT ISSUES

Goals

1. Manage the Valdosta Housing Authority's existing public housing program in an efficient and effective manner thereby qualifying as at least a standard performer.

Objectives

1. The Valdosta Housing Authority shall promote a motivating work environment with a capable and efficient team of employees to operate as a customer -friendly and fiscally prudent leader in the affordable housing industry.
2. Improve public housing management PHAS scores
3. Renovate or modernize public housing units
4. Increase customer satisfaction:

MARKETABILITYISSUES

Goals

1. EnhancethemarketabilityoftheValdostaHousingAuthority'spublichousingunits.

Objectives

1. The Valdosta Housing Authority shall achieve a level of customer satisfaction that gives the agencythehighestscorepossibleinthis elementofthePublicHousingAssessmentSystem.
2. The Valdosta Housing Authority shall achieve proper curb appeal for its public housing developmentsbyimprovingitslandscaping,keepingitsgrasscut,makingthepropertieslitter -free andotheractions byDecember31,2002.
3. TheValdostaHousingAuthorityshallbecomeamorecustomer -orientedorganization.

SECURITYISSUES

Goals

1. Improve resident and community perception of safety and security in the Valdosta Housing Authority'spublichousingdevelo pments.

Objectives

1. The Valdosta Housing Authority shall refine the memorandum of understanding between the jurisdiction's police force and this agency. The purpose of this is to better define the "edge problem" of crime that occurs near our developments and develop strategies for identifying and reducingthisproblem.

MAINTENANCEISSUES

Goals

1. MaintaintheValdostaHousingAuthority'srealestateinadecentcondition.
2. Deliver timely and high quality maintenance service to the residents of the Valdosta Housing Authority.

Objectives

1. The Valdosta Housing Authority shall create an appealing, up -to-date environment in its developmentsbyDecember31,2004.
2. TheValdostaHousingAuthorityshallachieveandmaintainanaverageresponsetimeof3daysin respondingtoroutineworkordersbyDecember31,2002.

EQUAL OPPORTUNITY ISSUES

Goals

1. Operate the Valdosta Housing Authority in full compliance with all Equal Opportunity laws and regulations.

Objectives

1. The Valdosta Housing Authority shall mix its public housing development populations as much as possible ethnically, racially, and in income wise as much as possible.

FISCAL RESPONSIBILITY ISSUES

Goals

1. Ensure full compliance with all applicable standards and regulations including government generally accepted accounting practices.

PUBLIC IMAGE ISSUES

Goals

1. Enhance the image of public housing in our community.

Objectives

1. The Valdosta Housing Authority shall ensure that there are at least 3 positive stories a year in the local media about the Housing Authority or one of its residents.
2. The Valdosta Housing Authority shall implement an outreach program to inform the community of what good managers of the public's dollar the Housing Authority is by December 31, 2001.

SUPPORTIVE SERVICE ISSUES

Goals

1. Improve access of public housing residents to services that support economic opportunity and quality of life.
2. Improve economic opportunity (self-sufficiency) for the families and individuals who reside in our housing.

Objectives

1. The Valdosta Housing Authority will implement 3 new partnerships in order to enhance services to our residents by December 31, 2004.

Apply to at least two appropriate foundations for grant funds. These funds will allow us to expand our Drug Elimination Program and our Resident Services Program.

AnnualPHAPlan
PHAFiscalYear2002
[24CFRPart903.7]

i. AnnualPlanType:

SelectwhichtypeofAnnualPlanthePHAwillsubmit.

StandardPlan

StreamlinedPlan:

- HighPerformingPHA**
- SmallAgency(<250PublicHousingUnits)**
- AdministeringSection8Only**

TroubledAgencyPlan

ii. ExecutiveSummaryoftheAnnualPHAPlan

[24CFRPart903.79(r)]

EXECUTIVESUMMARY

The Valdosta Housing Authority has prepared this Agency Plan in compliance with Section 511 of the Quality Housing and Work Responsibility Act of 1998 and the ensuing HUD requirements.

We have adopted the following mission statement to guide the activities of the Valdosta Housing Authority.

The mission of the Valdosta Housing Authority is to assist low-income families with safe, decent, and affordable housing opportunities as they strive to achieve self-sufficiency and improve the quality of their lives. The Housing Authority is committed to operating in an efficient, ethical, and professional manner. The Housing Authority will create and maintain partnerships with its clients and appropriate community agencies in order to accomplish this mission.

We have also adopted, for the next five years, the goals and objectives found in Item B above.

Our Annual Plan is based on the premise that if we accomplish our goals and objectives we will be working towards the achievement of our mission.

The plans, statements, budget summary, policies, etc. set forth in the Annual Plan all lead towards the accomplishment of our goals and objectives. Taken as a whole, they outline a comprehensive approach towards our goals and objectives and are consistent with the Consolidated Plan. Here are just a few highlights of our Annual Plan:

- Maintaining high-performer status in PHAS.
- Improving curb appeal and customer satisfaction.
- Maintaining low crime rates in and around our developments.

- Remodeling units in an effort to improve marketability.
- Improve routine maintenance work order turnaround time.
- Enhance the image of the Valdosta Housing Authority through the media and community outreach.

In summary, we are on course to improve the condition of affordable housing in Valdosta.

iii. Annual Plan Table of Contents

[24CFR Part 903.79(r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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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. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the filename in parentheses in the space to the right of the title.

Required Attachments:

- Admissions Policy for Deconcentration (Attachment E, page 49)
- Most recent board -approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Additional Attachments:

- PHA Management Organizational Chart (Attachment A, page 46)
- FY 2002 Capital Fund Program 5 Year Action Plan (Attachment C, GA 100a02 separate)
- Public Housing Drug Elimination Program (PHDEP)
- Comments of Resident Advisory Board or Boards (Attachment B, page 47)
- Other (List below, providing each attachment name)
 - Impact of Community Service (Attachment D, page 48)
 - Grievance Policy (Attachment G, page 51)
 - Statement of Progress of 5 - Year Plan (Attachment F, page 50)
 - Resident Membership of the PHA Governing Board (Attachment H, page 56)
 - Voluntary Conversion Required Initial Assessment (Attachment I, page 57)

Supporting Documents Available for Review

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	Applicable Plan Component
	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	5 Year and Annual Plans
	Fair Housing Documentation: 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
	Consolidated Plan for the jurisdiction/s in which the PHA is located (which include the Analysis of Impediments to Fair Housing Choice (AI)) 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), which include the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA Board certification of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
	Public housing rent determination policies, including the methodology for setting public housing flat rents <input 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 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
	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
	Public housing grievance procedures <input 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 the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	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
	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	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	Applicable Plan Component
	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	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 for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
	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 result of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Others supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.79(a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income ≤ 30% of AMI	1804	3	3	3	3	3	3
Income > 30% but ≤ 50% of AMI	1178	3	3	3	3	3	3
Income > 50% but < 80% of AMI	875	3	3	3	3	3	3
Elderly	446	3	3	3	3	3	3
Families with Disabilities	Unknown	3	3	3	3	3	3
White	3740.5	3	3	3	3	3	3

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Black	53.1	3	3	3	3	3	3
Hispanic	63.4	3	3	3	3	3	3
Race/Ethnicity							

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s
Indicate year:
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

B. Housing Needs of Families on the Public Housing and Section 8 Tenant-Based Assistance Waiting Lists

State the housing needs of the families on the PHA’s waiting list/s. Complete one table for each type of PHA - based waiting list administered by the PHA. PHAs may provide separate tables for site - based or sub - jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant - based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site - Based or sub - jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	0		
Extremely low income <= 30% AMI			
Very low income (> 30% but <= 50% AMI)			

Housing Needs of Families on the Waiting List			
Low income (>50% but <80% AMI)			
Families with children			
Elderly families			
Families with Disabilities			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2BR			
3BR			
4BR			
5BR			
5+BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **INT HEUPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line

- Reduceturnovertimeforvacatedpublichousingunits
- Reducetimetorenovatepublichousingunits
- Seekreplacementofpublichousingunitslosttotheinventorythroughmixedfinance development
- Seekreplacementofpublichousingunitslosttotheinventorythroughsection8 replacementhousingresources
- Maintainorincreasesection8lease -upratesbyestablishingpaymentstandards thatwill enablefamielstorentthroughoutthejurisdiction
- Undertakemeasurestoensureaccesstoaffordable housingamongfamiliesassistedby thePHA,regardlessofunitsizerequired
- Maintainorincreasesection8lease -upratesbymarketingtheprogramtoowners, particularlythoseoutsideofareasofminorityandpovertyconcentration
- Maintainorincreasesection8lease -upratesbyeffectivelyscreeningSection8applicants toincreaseowneracceptanceofprogram
- ParticipateintheConsolidatedPlandvelopmentprocesstoensurecoordinationwith broader communitystrategies
- Other(listbelow)

Strategy2:Increasethenumberofaffordablehousingunitsby:

Selectallthatapply

- Applyforadditionalsection8unitsshouldtheybecomeavailable
- Leverageaffordablehousingresourcesinthecommunitythroughthecreationofmixed financehousing
- PursuehousingresourcesotherthanpublichousingorSection8tenant -based assistance.
- Other:(listbelow)

Need:Spe cificFamilyTypes:Familiesatorbelow30%ofmedian

Strategy1:Targetavailableassistancetofamiliesatorbelow30%ofAMI

Selectallthatapply

- ExceedHUDfederaltargetingrequirementsforfamiliesatorbelow30%ofAMIin publichousing
- ExceedHUDfederaltargetingrequirementsforfamiliesatorbelow30%ofAMIin tenant-basedsection8assistance
- Employadmissionspreferencesaimedatfamilieswiththeconomichardships
- Adoptrentpoliciesstosupportandencouragework
- Other:(listbelow)

Need:SpecificFamilyTypes:Familiesatorbelow50%ofmedian

Strategy1:Targetavailableassistanceto familiesatorbelow50%ofAMI

Selectallthatapply

- Employadmissionspreferencesaimedatfamilieswhoareworking

- Adoptrentpolicies to support and encourage work
- Other:(list below)

Need: Specific Family Types: The Elderly

Strategy1: Target a available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special -purpose voucher targeted to the elderly, should they become available
- Other:(list below)

Need: Specific Family Types: Families with Disabilities

Strategy1: Target a available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special -purpose voucher targeted to families with disabilities, should they become available
- Affirmatively market to local non -profit agencies that assist families with disabilities
- Other:(list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other:(list below)

Strategy2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty/minority concentrations
- Other:(list below)

Other Housing Needs & Strategies:(list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

2. Statement of Financial Resources

[24CFR Part 903.79(b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant-based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing support services, Section 8 tenant-based assistance, Section 8 support services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2002 grants)		
a) Public Housing Operating Fund	\$846,199.00	
b) Public Housing Capital Fund	\$1,030,172.00	
c) HOPEVI Revitalization		
d) HOPEVI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance		
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	\$0.00	
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
2. Prior Year Federal Grants (unobligated funds only) (list below)		
Capitol Fund Grant 501 -00	\$713,344.47	Comprehensive Remodeling of 15 units at 100 -6 and HVAC installation at 100 -4 and 100 -3.
Capitol Fund Grant 501 -01	\$1,030,172.00	Comprehensive Remodeling of 20 units at 100 -6.
Public Housing Drug Elimination Grant 1999	\$12,039.95	Fencing to be put up
Public Housing Drug Elimination Grant 2000	\$31,397.84	Law Enforcement, Drug Prevention
Public Housing Drug Elimination Grant 2001	\$134,148.00	Law Enforcement, Drug Prevention
3. Public Housing Dwelling Rental Income	\$588,296.55	Cover operating expenses
4. Other income (list below)		
Excess Utilities	\$2,225.07	Cover operating expenses
Maintenance Charges	\$12,415.00	Cover operating expenses
Interest Income	\$7,621.02	Cover operating expenses
4. Non -federal sources (list below)		
Total resources	\$4,408,030.90	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.79(c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)
- Other: Upon receipt of application

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe)

c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

D. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2) Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

b. Where may interested persons apply for admission to public housing?

- PHA main administrative office
- PHA development site management office
- Other (list below)

c. If the PHA plan to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip subsection (3) Assignment

1. How many site-based waiting lists will the PHA operate in the coming year?

2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously HUD-approved site-based waiting list plan)?
If yes, how many lists?

3. Yes No: May families be on more than one list simultaneously?

If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site based waiting lists
- At the development to which they would like to apply
- Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One
- Two
- Three or More

b. Yes No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfer take precedence over new admissions? (list below)

- Emergencies
- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection (5) Occupancy)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Dis placement (Disaster, Government Action, Action of Housing
- Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admission preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Date and Time

Former Federal preferences:

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing
- Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- 2 Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- 2 Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes

Other preference(s)(list below)

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensure that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA - resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- At an annual reexamination and lease renewal
- Anytime family composition changes
- At family request for revision
- Other (list)

(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)]
OraLee West (100-1)	50	Currently experiencing high vacancies and housing all eligible applicants. Now waiting list.	

HudsonDockett (100-2)	100	Currentlyexperiencinghigh vacanciesandhousingall eligibleapplicants.Nowaiting list.	
OraLeeWest (100-3)	80	Currentlyexperiencinghigh vacanciesandhousingall eligibleapplicants.Nowaiting list.	
HudsonDockett (100-4)	170	Currentlyexperiencinghigh vacanciesandhousingall eligibleapplicants.Nowaiting list.	
LloydGreer (100-5)	26	Currentlyexperiencinghigh vacanciesandhousingall eligibleapplicants.Nowaiting list.	
CranfordHomes (100-6)	70	Currentlyexperiencinghigh vacanciesandhousingall eligibleapplicants.Nowaiting list.	
Dowling-Mederer (100-7)	50	Currentlyexperiencinghigh vacanciesandhousingall eligibleapplicants.Nowaiting list.	

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- Adoption of site based waiting lists
If selected, list targeted developments below:
- Employing waiting list “skipping” to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
100-1, 100-2, 100-3, 100-4, 100-5, 100-6 and 100-7
- Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- Other (list policies and development targeted below)

d. Yes No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- Additional affirmative marketing

- Actionstoimprovethe marketabilityofcertaindevelopment s
- Adoptionoradjustmentofceilingrentsforcertaindevelopments
- Adoptionofrentincentivestoencourage deconcentrationofpovertyandincome -mixing
- Other(listbelow)

f. Basedontheresultsof therequiredanalysis,inwhichdevelopmentswillthePHAmake specialeffortstoattractorretainhigher -incomefamilies?(selectallthatapply)

- Notapplicable:resultsofanalysisdidnotindicateaneedforsuchefforts
- List(anyapplicable)developmentsbelow:
100-1,100 -2,100- 3,100 -4,100- 5,100 -6and100 -7

g. Basedontheresultsoftherequiredanalysis,inwhichdevelopmentswillthePHAmake specialeffortstoassureaccessforlower -incomefamilies?(selectallthatapply)

- Notapplicable:resultsofanalysisdidnotindicateaneedforsuchefforts
- List(anyapplicable)developmentsbelow:

B. Section 8

Exemptions: PHAsthadnotadministersection8arenotrequired tocomplete sub -component3B.
Unless otherwise specified, all questions in this section apply only to the tenant -based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

a. WhatistheextentofscreeningconductedbythePHA?(selectallthatapply)

- Criminalordrug -relatedactivityonlytotheextentrequiredbylaworregulation
- Criminalanddrug -relatedactivity,moreextensivelythan requiredbylaworregulation
- Moregeneralscreeningthancriminalanddrug -relatedactivity(listfactorsbelow)
- Other(listbelow)

b. Yes No: DoesthePHArequestcriminalrecord sfromlocallawenforcementagencies forscreeningpurposes?

c. Yes No: DoesthePHArequestcriminalrecordsfromStatelawenforcementagencies forscreeningpurposes?

d. Yes No: DoesthePHAaccessFBIcriminalrecordsfromtheFBIforscreening purposes?(eitherdirectlyorthroughanNCIC -authorizedsource)

e. Indicatewhatkindsofinformationyousharewithprospectivelandlords?(selectallthat apply)

- Criminalordrug -relatedactivity
- Other(describewhatbelow)

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

- PHA main administrative office
- Other (list below)

(3) Search Time

a. Yes No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

(4) Admissions Preferences

a. Income targeting

- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability

- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and soon. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Date and Time

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Among applicants on the waiting list with the equal preference status, how are applicants selected? (select one)

- Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one)

- This preference has previously been reviewed and approved by HUD

The PHA requests approval for this preference through this PHA Plan

6. Relationship of preference to income targeting requirements: (select one)

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensure that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admission to any special purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below)

b. How does the PHA announce the availability of any special purpose section 8 program to the public?

- Through published notices
- Other (list below)

4. PHA Rent Determination Policies

[24CFR Part 903.79(d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- The PHA will not employ any discretionary rent setting policies for income based rent in public housing. Income based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

- The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

2. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

c. Rents set at less than 30% of adjusted income

1. Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent -setting policy)
If yes, state amount/s and circumstances below:
- Fixed percentage (other than general rent -setting policy)
If yes, state percentage/s and circumstances below:
- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

- Yes for all developments

- Yes but only for some developments
- No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent - determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
 - At family option
 - Anytime the family experiences an income increase
 - Anytime a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) _____
 - Other (list below)
- Reporting on family composition if required whenever there is a change

g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what source of information did the PHA use to establish comparability? (select all that apply.)

- Thesection8rentreasonablenessstudyofcomparablehousing
- Surveyofrentslistedinlocalnewspaper
- Surveyof similarunassistedunitsintheneighborhood
- Other:
Marketcomparabilitystudy

B. Section 8 Tenant -Based Assistance

Exemptions: PHA that do not administer Section 8 tenant -based assistance are not required to complete sub - component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant -based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies .

a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually
- Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
- Rent burden of assisted families
- Other (list below)

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Operations and Management

[24CFR Part 903.79(e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization (**Attachment A**)
- A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	546	32.0%
Section 8 Vouchers	NA	NA
Section 8 Certificates	NA	NA
Section 8 Mod Rehab	NA	NA
Special Purpose Section 8 Certificates/Vouchers (list individually)	NA	NA

PublicHousingDrug EliminationProgram (PHDEP)	426	35.0%
OtherFederal Programs(list individually)		
CapitolFund	546	32.0%

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

- Maintenance Policy
- Pest Control Policy
- Procurement Policy
- Blood-Borne Diseases Policy

(2) Section 8 Management: (list below)

6. PHA Grievance Procedures

[24CFR Part 903.79(f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8 - Only PHAs are exempt from sub -component 6A.

A. Public Housing

1. Yes No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24CFR Part 966, Sub part B, for residents of public housing?

If yes, list additions to federal requirements below:

GRIEVANCES: All individual grievances or appeals, with the exception of those cases concerning eviction or termination of tenancy which are based upon a Resident's creation or maintenance of a threat to health or safety of other Residents or Landlord employees, shall be processed under the Grievance Policy. This policy is posted in the Landlord's Office where copies are available upon request.

Before the Landlord shall schedule a Grievance Hearing for any grievance concerning the amount of rent the Landlord claims is due, the Resident must first bring his or her rent account current by paying to the Landlord an amount equal to the amount of rent due and pay a lease of the first of the month preceding the month in which the actor failure to act took place. After the hearing is scheduled, the Resident shall

continue to deposit this same monthly rent amount into the Landlord's escrow account until the complaint is resolved by the decision of the hearing officer or panel.

When the Housing Authority is required to afford the Resident the opportunity for a hearing in accordance with the authority's grievance procedure for a grievance concerning the Lease termination, the tenancy shall not terminate (even if any notice to vacate under State or local law has expired) until the time for the Resident to request a grievance hearing has expired, and (if a hearing was timely requested by the Resident) the grievance process has been completed.

2. Which PHA offices should residents or applicants stop public housing contact to initiate the PHA grievance process? (select all that apply)

- PHA main administrative office
- PHA development management offices
- Other (list below)

B. Section 8 Tenant -Based Assistance

1. Yes No: Has the PHA established informal review procedures for applicants to the Section 8 tenant -based assistance program and informal hearing procedures for families assisted by the Section 8 tenant -based assistance program in addition to federal requirements found at 24CFR982?

If yes, list additions to federal requirements below:

2. Which PHA offices should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- PHA main administrative office
- Other (list below)

7. Capital Improvement Needs

[24CFR Part 903.7 9(g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub -component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long -term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table

library at the end of the PHA Plan template updated HUD -52837. **OR**, at the PHA's option, by completing and attaching a properly updated HUD -52834.

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan as Attachment (GA100a01)

-or-

The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert there)

(2) Optional 5 -Year Action Plan

Agencies are encouraged to include a 5 -Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD -52834.

a. Yes No: Is the PHA providing an optional 5 -Year Action Plan for the Capital Fund? (if no, skip to sub -component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5 -Year Action Plan is provided as an attachment to the PHA Plan as Attachment (GA100a01)

-or-

The Capital Fund Program 5 -Year Action Plan is provided below: (if selected, copy the CFP Optional 5 Year Action Plan from the Table Library and insert there)

B. HOPEVI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub -component 7B: All PHAs administering public housing. Identify any approved HOPEVI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

Yes No: a) Has the PHA received a HOPEVI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
b) Status of HOPEVI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

Revitalization Plan under development

Revitalization Plans submitted, pending approval

- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway

Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:

Yes No: d) Will the PHA be engaging in any mixed -financed development activities for public housing in the Plan year?
If yes, list developments or activities below:

Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
If yes, list developments or activities below:

8. Demolition and Disposition

[24CFR Part 903.79(h)]

Applicability of component 8: 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 component 9; if "yes", complete one activity description for each development.)

2. Activity Description

Yes No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 9. If "No", complete the Activity Description table below.)

Demolition/Disposition Activity Description	
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. Timeline for activity:

a. Actual or projected start date of activity:

b. Projected end date of activity:

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24CFR Part 903.79(i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If "No", skip to component 10. If "yes", complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the optional Public Housing Asset Management Table? If "yes", skip to component 10. If "No", complete the Activity Description table below.

Designation of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Designation type:	
Occupancy by only the elderly	<input type="checkbox"/>
Occupancy by families with disabilities	<input type="checkbox"/>
Occupancy by only elderly families and families with disabilities	<input type="checkbox"/>
3. Application status (select one)	
Approved; included in the PHA's Designation Plan	<input type="checkbox"/>
Submitted, pending approval	<input type="checkbox"/>
Planned application	<input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)	
5. If approved, will this designation constitute a (select one)	
<input type="checkbox"/> New Designation Plan	
<input type="checkbox"/> Revision of a previously approved Designation Plan?	

6. Number of units affected:
 7. Coverage of action (select one)
 Part of the development
 Total development

10. Conversion of Public Housing to Tenant -Based Assistance

[24CFR Part 903.79(j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessment of Reasonable Revitalization Pursuant to Section 202 of the HUD FY 1996 HUD Appropriations Act

1. Yes No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the optional Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	
<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)	
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	
<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD - approved Conversion Plan underway	

5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)

- Units addressed in a pending or approved demolition application (date submitted or approved: _____)
- Units addressed in a pending or approved HOPEVI demolition application (date submitted or approved: _____)
- Units addressed in a pending or approved HOPEVI Revitalization Plan (date submitted or approved: _____)
- Requirements no longer applicable: vacancy rates are less than 10 percent
- Requirements no longer applicable: site now has less than 300 units
- Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24CFR Part 903.79(k)]

A. Public Housing

Exemptions from Component 11 A: Section 8 only PHAs are not required to complete 11 A.

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z -4). (If “No”, skip to component 11 B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11 B.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

**Public Housing Homeownership Activity Description
(Complete one for each development affected)**

1a. Development name: Dowling – Mederer Homes

1b. Development (project) number: 100 -7

<p>2. Federal Program authority:</p> <p><input type="checkbox"/> HOPEI</p> <p><input checked="" type="checkbox"/> 5(h)</p> <p><input type="checkbox"/> Turnkey III</p> <p><input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)</p>
<p>3. Application status: (select one)</p> <p><input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program</p> <p><input type="checkbox"/> Submitted, pending approval</p> <p><input checked="" type="checkbox"/> Planned application</p>
<p>4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (30/06/2003)</p>
<p>5. Number of units affected: 50</p> <p>6. Coverage of action: (select one)</p> <p><input checked="" type="checkbox"/> Part of the development</p> <p><input type="checkbox"/> Total development</p>

B. Section 8 Tenant Based Assistance

1. 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 component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

- Yes No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants
- 26 - 50 participants
- 51 to 100 participants
- more than 100 participants

b. PHA established eligibility criteria

- Yes No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria? If yes, list criteria below:

12. PHA Community Service and Self -sufficiency Programs

[24CFR Part 903.79(1)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component.
Section 8 - Only PHAs are not required to complete sub -component C.

Note: Impact of Community Service can be found in Attachment C

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

Yes No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? DD/MM/YY

2. Other coordination efforts between the PHA and TANF Agency (select all that apply)

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self -sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare -to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self -Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self -sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non -housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing home ownership option participation
- Preference/eligibility for section 8 home ownership option participation
- Other policies (list below)

b. Economic and Social self -sufficiency programs

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and re-examination
- Actively notifying residents of new policy at times in addition to admission and re-examination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

13. PHA Safety and Crime Prevention Measures

[24CFR Part 903.79(m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the area surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual level of violent and/or drug-related crime
- Other (describe below)
People applying for housing are unwilling to move into one or more developments due to perceived and/or actual level of violent and/or drug-related crime (we don't have a waiting list);

2. What information or data did the PHA use to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti

- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anti-crime/anti-drug programs
- Other (describe below)

3. Which developments are most affected? (list below)

Hudson Dockett 100 -2&4

OraLee West 100 -3

B. Crime and Drug Prevention activities the PHA has undertaken or plan to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plan to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

2. Which developments are most affected? (list below)

Hudson Dockett 100 -2&4

OraLee West 100 -1&3

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above baseline law enforcement services
- Other activities (list below)

2. Which developments are most affected? (list below)

Hudson Dockett 100 -2&4

OraLee West 100 -1&3

D. Additional information as required by PHDEP/PHDEP Plan

PHAeligibleforFY2000PHDEPFundsmustprovideaPHDEPPlanmeetingspecifiedrequirementspriorto receiptofPHDEPFunds.

Yes No: IsthePHAeligibletoparticipateinthePHDEPinthefiscalyearcoveredby thisPHAPlan?

Yes No: HasthePHAincludedthePHDEPPlanforFY2002inthisPHAPlan?

Yes No: ThisPHDEPPlanisanAttachment.(AttachmentFilename:____)

14. RESERVED FOR PET POLICY

[24CFRPart903.79(n)]

EXCLUSIONS

This policy does not apply to animals that are used to assist persons with disabilities. Assistive animals are allowed in all public housing facilities with no restrictions other than those imposed on all tenants to maintain their units and associated facilities in a decent, safe, and sanitary manner and to refrain from disturbing their neighbors.

PETS owned by Elderly or Handicapped residents

Those residents who qualify under Section 227 of the Housing and Urban Renewal Recovery Act of 1983, specifically elderly and handicapped residents, may own and keep common household pets in Valdosta Housing Authority housing. Provided that the resident maintains the pet in accordance with this pet policy. Common household pet means a domesticated dog, cat or bird. The weight of the dog, cat or bird may not exceed twenty-five (25) pounds. Elderly or handicapped means an elderly or handicapped person or family as defined in 24 CFR 912.2. 24 CFR 912.2 defines Elderly Family as a family whose head or spouse or whose sole member is at least sixty-two years of age, or a Disabled Person as defined below or a Handicapped Person as defined below and may include two or more Elderly, Disabled or Handicapped Persons living together, or one or more such persons living with another person who is determined to be essential to his or her care and well being. 24 CFR 912.2 defines a Disabled Person as a person who is under a disability as defined in section 223 of the Social Security Act (42 U.S.C. 423) or in section 102 (b) (5) of the Developmental Disabilities Services and Facilities Construction Amendments of 1970 (42 U.S.C. 6001 (7)). 24 CFR 912.2 defines a Handicapped Person as a person having a physical or mental impairment which (1) is expected to be of long, continued and indefinite duration, and (2) is of such a nature that such ability could be improved by more suitable housing conditions.

Approval

Prior to bringing any pet onto the premises governed by Section 227 of the Housing and Urban Renewal Recovery Act of 1983, the resident must register the pet with the Valdosta Housing Authority and pay the applicable pet deposit. The resident must update the registration at least annually to coincide with the annual reexamination of the tenant income. The application for registration of the pet must include:

1. A certificate signed by a licensed veterinarian or a State or local authority empowered to inoculate animals (or a designated agent of such an authority) stating that the pet has received all inoculations required by applicable State and local law and that the pet has been spayed or neutered;
2. A completed pet information form that is sufficient to identify the pet and to demonstrate that it is a common household pet as defined in this policy;
3. The name, address, and phone number of two responsible parties who agree to care for the pet if the resident dies, is incapacitated, or is otherwise unable to care for the pet;
4. Payment of the applicable pet deposit as defined below; and
5. A signed statement indicating that the resident has read the pet rules and agrees to comply with them.

Types and Number of Pets

The Valdosta Housing Authority will allow only domesticated dogs, cats, birds in units. All dogs and cats must be neutered.

Only one (1) pet per unit allowed.

Any animal deemed to be potentially harmful to the health or safety of others, including attack or fight trained dogs, will not be allowed.

No animal may exceed twenty-five (25) pounds in weight.

Inoculations

In order to be registered, pets must be appropriately inoculated against rabies and other conditions prescribed by local ordinances.

Pet Deposit

A pet deposit of \$75 is required at the time of registering a pet. The deposit is refundable when the pet or the family vacates the unit, less any amounts owed due to damage beyond normal wear and tear.

Financial Obligation of Residents

Any resident who owns or keeps a pet in their dwelling unit will be required to pay for any damages caused by the pet. Also, any pet-related insect infestation in the pet owner's unit will be the financial responsibility of the pet owner and the Valdosta Housing Authority reserves the right to exterminate and charge the resident.

Nuisance or Threat to Health or Safety

The pet and its living quarters must be maintained in a manner to prevent odors and any other unsanitary conditions in the owner's unit and surrounding areas. The resident must provide a litter box for cat waste, which must be kept in the dwelling unit. Residents shall not permit refuse from litter boxes to accumulate nor to become unsightly or unsanitary. Litter boxes must be changed at least twice a week.

Repeated substantiated complaints by neighbors or Valdosta Housing Authority personnel regarding pets disturbing the peace of neighbors through noise, odor, animal waste, barking, howling, chirping, biting, scratching, or other nuisance will result in the owner having to remove the pet or move him/herself.

Designation of Pet Areas

Pets must be kept in the owner's apartment or on a leash at all times when outside (no outdoor cages may be constructed). Birds must be confined to a cage at all times. Pets will be allowed only in designated areas on the grounds of the projects. Pet owners must clean up after their pets and are responsible for disposing of pet waste.

Visiting Pets

Pets that meet the size and type criteria outlined above may visit the projects/buildings where pets are allowed for up to two weeks without Valdosta Housing Authority approval. Tenants who have visiting pets must abide by the conditions of this policy regarding health, sanitation, nuisances, and peaceful enjoyment of others. If visiting pets violate this policy or cause the tenant to violate the lease, the tenant will be required to remove the visiting pet.

REMOVAL OF PETS

The Valdosta Housing Authority, or an appropriate community authority, shall require the removal of any pet from a project if the pet's conduct or condition is determined to be a nuisance or threat to the health or safety of other occupants of the project or of other persons in the community where the project is located. If pets are left unattended for a period of twenty-four (24) hours or more, the Valdosta Housing Authority may enter the dwelling unit, remove the pet and transfer it to the proper authorities. The Valdosta Housing Authority accepts no responsibility for the animal under such circumstances.

15.C Civil Rights Certifications

[24CFR Part 903.79(o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24CFR Part 903.79(p)]

1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))? (If no, skip to component 17.)
2. Yes No: Was the most recent fiscal audit submitted to HUD?
3. Yes No: Were there any findings as the result of that audit?
4. Yes No: If there were any findings, do any remain unresolved?

5. Yes No: If yes, how many unresolved findings remain? _____
 If not, when are they due (state below)?

17. PHA Asset Management

[24CFR Part 903.79(q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
- Not applicable
- Private management
- Development-based accounting
- Comprehensive stock assessment
- Other: (list below)
 Checking into Bond Financing and Hope VI Grants
3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24CFR Part 903.79(r)]

A. Resident Advisory Board Recommendations

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: (if comments were received, the PHA **MUST** select one)
- Attached as Attachment (Filename)
- Provided below:
3. In what manner did the PHA address those comments? (select all that apply)
- Considered comments, but determined that no changes to the PHA Plan were necessary.
- The PHA changed portions of the PHA Plan in response to comments
 List changes below:
- Other: (list below)

B. Description of Election process for Residents on the PHA Board

- 1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub -component C.)
- 2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub -component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)

b. Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant -based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

C. 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: 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 the initiatives contained in the Consolidated Plan. (list below)

Other: (list below)

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

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

Attachment B

VALDOSTA HOUSING AUTHORITY

Resident Advisory Board Meeting Minutes for April 11, 2002:

The Resident Advisory Board of the Valdosta Housing Authority held a regular meeting on April 11, 2002 at 5:30 in the Office of the Housing Authority, 610 E. Ann Street, Valdosta, Georgia.

In attendance were, Mark Stalvey, Executive Director of the Housing Authority, JoAnn Johann – Chairperson, Evelyn Jackson – Vice Chairperson, Alneda Alderman – Secretary. Also in attendance were members Earnestine Stokes, and new member Linda Cox, who was appointed to fill the term of Pansy Blair from Hudson Dockett. Absent were Mary Gibbons and Carolyn Dill.

The first order of business was to introduce Ms. Cox as the newest member of the advisory board, and ever one had the opportunity to introduce themselves to her, and state where they lived.

The second order of business was the presentation of the PHA Annual Plan to the Advisory Board. The plan was presented in detail, as well as was the Capital Fund Plan. Several questions were passed concerning work items and time frames for modernization, and were addressed by Mr. Stalvey. After discussion and review of the PHA Plan, the members approved the plan.

The third order of business was the discussion of the HUD Super NOF A. Items were given an dtaken about possibilities for a Resident Opportunities Grant for Job Training Centers within the Community Centers, and Mark Stalvey agreed to research these, and call another meeting as plans were more formalized.

After no further questions or comments, the meeting was adjourned at 6:45.

Resident Advisory Board Members:

Ora Lee West Homes – JoAnn Johann, Carolyn Dill
Hudson Dockett Homes – Earnestine Stokes, Linda Cox
Lloyd Greet Homes – Alneda Alderman
Cranford Homes – Maty Gibbons
Dowling Mederer Homes – Evelyn Jackson

AttachmentD

ImpactofCommunityServiceProgram

The Valdosta Housing Authority will identify all residents who qualify under the Community Service Program requirements. These individuals will be required to complete eight hours of community service requirements as set forth in the requirements of the Community Service program adopted by the Valdosta Housing Authority. Residents will be required to report to the Housing Authority that they have completed their eight monthly hours, as noted in the Community Service Program.

ATTACHMENT E

ADMISSIONS POLICY FOR DECONCENTRATION

10.4 DECONCENTRATION POLICY

It is Valdosta Housing Authority's policy to provide for deconcentration of poverty and encourage income mixing by bringing higher income families into lower income developments and lower income families into higher income developments. Toward this end, we will skip families on the waiting list to reach other families with a lower or higher income. We will accomplish this in a uniform and non-discriminating manner.

The Valdosta Housing Authority will affirmatively market our housing to all eligible income groups. Lower income residents will not be steered toward lower income developments and higher income people will not be steered toward higher income developments.

Prior to the beginning of each fiscal year, we will analyze the income levels of families residing in each of our developments, the income levels of census tracts in which our developments are located, and the income levels of the families on the waiting list. Based on this analysis, we will determine the level of marketing strategies and deconcentration incentives to implement. The worksheet for the analysis can be found in **Appendix 1**.

10.5 Deconcentration Incentives

The Valdosta Housing Authority may offer one or more incentives to encourage applicant families whose income classification would help to meet the deconcentration goals of a particular development.

Various incentives may be used at different times, or under different conditions, but will always be provided in a consistent and non-discriminatory manner.

ATTACHMENT F

Statement of Progress of 5 -Year Plan

The management and staff of the Valdosta Housing Authority are continuing to attempt to improve its service to the residents of the Housing Authority and the community.

Our PHAS score has continued to improve over the previous year's score.

The Housing Authority is continuing its modernization program of scattered site units, as well as adding air conditioning to those units.

Customer service training as well as maintenance skill training is continuing annually for all VHA employees, in that way we may better serve our residents.

Efforts

ATTACHMENT G

PUBLIC HOUSING GRIEVANCE PROCEDURE

1.0 RIGHT TO A HEARING

Upon the filing of a written request as provided in these procedures, a resident shall be entitled to a hearing before a Hearing Officer.

2.0 DEFINITIONS

For the purpose of this Grievance Procedure, the following definitions are applicable:

- A. **"Grievance"** shall mean any dispute which a resident may have with respect to the Valdosta Housing Authority's action or failure to act in accordance with the individual resident's lease or Authority regulations which adversely affect the individual resident's rights, duties, welfare or status. Grievance does not include any dispute a resident may have with the Authority concerning a termination of tenancy or eviction that involves any activity that threatens the health, safety, or right to peaceful enjoyment of the Authority's public housing premises by other residents or employees of the Authority; or any violent or drug-related criminal activity on or off such premises; or any activity resulting in a felony conviction. Nor shall this process apply to disputes between residents not involving the Valdosta Housing Authority or to class grievances.
- B. **"Complainant"** shall mean any resident whose grievance is presented to the Valdosta Housing Authority or at the development management office in accordance with sections 3.0 and 4.0 of this procedure.
- C. **"Elements of Due Process"** shall mean an eviction action or a termination of tenancy in a State or local court in which the following procedural safeguards are required:
 - 1. Adequate notice to the resident of the grounds for terminating the tenancy and for eviction;
 - 2. Right of the resident to be represented by counsel;
 - 3. Opportunity for the resident to refute the evidence presented by the Authority including the right to confront and cross-examine witnesses and to present any affirmative legal or equitable defense which the resident may have; and
 - 4. A decision on the merits.

- D. **"Hearing Officer"** shall mean a person selected in accordance with section 4.0 of these procedures to hear grievances and render a decision with respect thereto.
- E. **"Resident"** shall mean the adult person (or persons) other than a live-in aide:
 1. Who resides in the unit and who executed the lease with the Valdosta Housing Authority as lessee of the premises, or, if no such person now resides in the premises,
 2. Who resides in the unit and who is the remaining head of household of the resident family residing in the unit.
- F. **"Resident Organization"** includes a resident management corporation.
- G. **"Promptly"** (as used in section 3.0, and 4.0 (D)), shall mean within the time period indicated in a notice from Valdosta Housing Authority of a proposed action which would provide the basis for a grievance if the resident has received a notice of a proposed action from the agency.

3.0 PROCEDURES PRIOR TO A HEARING

Any grievance shall be promptly and personally presented, either orally or in writing, to the Valdosta Housing Authority office or to the office of the development in which the resident resides so that the grievance may be discussed informally and settled without a hearing. A summary of such discussion shall be prepared within fourteen (14) calendar days and one copy shall be given to the resident and one retained in the Authority's resident file. The summary shall specify the names of the participants, dates of the meeting, the nature of the proposed disposition of the complaint and the specific reasons therefor, and shall specify the procedures by which a hearing under these procedures may be obtained if the resident is not satisfied.

4.0 PROCEDURES TO OBTAIN A HEARING

4.1 Request for hearing

The resident shall submit a written request for a hearing to the Authority or the development office within fourteen (14) calendar days from the date of the mailing of the summary of the discussion pursuant to section 3.0. The written request shall specify:

- A. The reasons for the grievance; and
- B. The action or reliefs sought.

4.2 Selection of a Hearing Officer

A grievance hearing shall be conducted by an impartial person appointed by the Valdosta Housing Authority other than a person who made or approved the action under review or a subordinate of such person.

The Valdosta Housing Authority shall annually submit a list of prospective hearing officers. This list shall be provided to any existing resident organization(s) for such organization's comments or recommendations. The Valdosta Housing Authority shall consider any comments or recommendations by a resident or organization.

From this list, a hearing officer shall be selected.

4.3 Failure to request a hearing

If the resident does not request a hearing in accordance with this section, then the Valdosta Housing Authority's disposition of the grievance under section 3.0 shall become final. However, failure to request a hearing does not constitute a waiver by the resident of the right thereafter to contest the Valdosta Housing Authority's action in disposing of the complaint in an appropriate judicial proceeding.

4.4 Hearing prerequisite

All grievances shall be promptly presented in person, either orally or in writing, pursuant to the informal procedure prescribed in section 3.0 as a condition precedent to a hearing under this Section. However, if the resident can show good cause why there was failure to proceed in accordance with section 3.0 to the Hearing Officer, the provisions of this subsection may be waived by the Hearing Officer.

4.5 Escrow deposit

Before a hearing is scheduled in any grievance involving the amount of rent as defined in the lease which the Valdosta Housing Authority claims is due, the resident shall pay to the Valdosta Housing Authority an amount equal to the amount of the rent due and payable as of the first of the month preceding the month in which the act or failure to act took place. The resident shall thereafter deposit monthly the same amount of the monthly rent in an escrow account held by the Valdosta Housing Authority until the complaint is resolved by decision of the Hearing Officer. Amounts deposited into the escrow account shall not be considered as acceptance of money for rent during the period in which the grievance is pending. In extenuating circumstances, the Valdosta Housing Authority may waive these requirements. Unless so waived, the failure to make such payments shall result in a termination of the grievance procedure. However, failure to make payment shall not constitute a waiver of any right the resident may have to contest the Valdosta Housing Authority's disposition of his grievance in any appropriate judicial proceeding.

4.6 Scheduling of hearings

Upon the resident's compliance with this section the Hearing Officer shall promptly schedule a hearing for a time and place reasonably convenient to both the resident and the Valdosta Housing Authority. A written notification specifying the time, place and the procedures governing the hearing shall be delivered to the resident and the appropriate agency official.

5.0 PROCEDURES GOVERNING THE HEARING

The residents shall be afforded a fair hearing, which shall include:

- A. The opportunity to examine before the grievance hearing any Authority documents, including records and regulations that are directly relevant to the hearing. The resident shall be provided a copy of any such document at the resident's expense. If the Valdosta Housing Authority does not make the document available for examination upon request by the resident, the Valdosta Housing Authority may not rely on such document at the grievance hearing.
- B. The right to be represented by counsel or other person chosen as the resident's representative and to have such person make statements on the resident's behalf;
- C. The right to a private hearing unless the resident requests a public hearing;
- D. The right to present evidence and arguments in support of the resident's complaint, to controvert evidence relied on by the Authority or development management, and to confront and cross examine all witnesses upon whose testimony or information the Valdosta Housing Authority or development management relies; and
- E. A decision based solely and exclusively upon the facts presented at the hearing.

The Hearing Officer may render a decision without holding a hearing if the Hearing Officer determines that the issue has been previously decided at another hearing.

If either the resident or Authority fails to appear at a scheduled hearing, the Hearing Officer may postpone the hearing for up to five business days or determine that the missing party has waived their right to a hearing. Both the Valdosta Housing Authority and the resident shall be notified of the Hearing Officer's decision. This decision shall not waive a resident's right to contest the disposition of the grievance in an appropriate judicial proceeding.

The following accommodation will be made for persons with disabilities:

- A. The Valdosta Housing Authority shall provide reasonable accommodations for persons with disabilities to participate in the hearing. Reasonable accommodations may include qualified sign language interpreters, readers, accessible locations, or attendants.
- B. If the resident is visually impaired, any notice to the resident that is required by these procedures must be in an accessible format.

6.0 Informal Hearing Procedures for Denial of Assistance on the Basis of Ineligible Immigration Status

The participant family may request that the Valdosta Housing Authority provide for an informal hearing after the family has notification of the INS decision on appeal, or in lieu of request of appeal to the INS. The participant family must make this request within 30

days of receipt of the *Notice of Denial or Termination of Assistance*, or within 30 days of receipt of the INS appeal decision.

7.0 DECISION OF THE HEARING OFFICER

The Hearing Officer shall prepare a written decision, together with the reasons therefor, within fourteen (14) calendar days after the hearing. A copy of the decision shall be sent to the resident and the Valdosta Housing Authority. The Authority shall retain a copy of the decision in the resident's folder. A copy of such decision with all names and identifying references deleted shall also be maintained on file by the Valdosta Housing Authority and made available for inspection by a prospective complainant, his or her representative, or the Hearing Officer.

The decision of the Hearing Officer shall be binding on the Valdosta Housing Authority who shall take all actions, or refrain from any actions, necessary to carry out the decision unless the Valdosta Housing Authority's Board of Commissioners determines within reasonable time, and promptly notifies the complainant of its determination, that:

- A. The grievance does not concern Valdosta Housing Authority action or failure to act in accordance with or involving the resident's lease or Authority regulations, which adversely affect the resident's rights, duties, welfare or status;
- B. The decision of the Hearing Officer is contrary to applicable Federal, State, or local law, Authority regulations, or requirements of the Annual Contributions Contract between the Authority and the U.S. Department of Housing and Urban Development.

A decision by the Hearing Officer or Board of Commissioners in favor of the Valdosta Housing Authority or which denies the relief requested by the resident in whole or in part shall not constitute a waiver of, nor affect in any manner whatsoever, any rights the resident may have to a trial de novo or judicial review in any judicial proceedings, which may thereafter be brought in the matter.

AttachmentH

ResidentMembershipofthePHAGoverningBoard

Noresidenthasbeenappointedtothe Board.Boardmembersdonotservefor specifiedterms,butarereplacedwhenmembersresign.TheMayoroftheCityof Valdostamustappointboardmembers.AnewmemberistobeappointedinthemonthofApril2002.

AttachmentI

VOLUNTARYCONVERSIONASSESSMENT

FORTHE

VALDOSTAHOUSINGAUTHORITY

November2001

Submittedby:

YeagerandBoyd,LLC

5501Highway280

Birmingham,AL35242

Phone205 -991-5506Fax205 -991-5450TollFree800 -284-1338

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4. Total Monthly Unit Cost Per Development
5. Conversion Analysis
6. Certification

SUMMARY

The conversion assessment for the Valdosta Housing Authority contains the supporting documentation of our initial assessment. These requirements are based on regulations found in 24 CFR, Part 972 of the Federal Register Rules and Regulations. The assessments are a direct reflection of the cost to maintain and operate each development of the Authority compared to the cost to provide tenant based assistance. In the event our financial assessment determines a particular development or developments to be appropriate for conversion financially we will take other factors into consideration before certifying our position on the voluntary conversion. These factors are as follows:

- 1 Would conversion benefit residents of the development?
- 2 Would conversion adversely affect the availability of affordable housing in the area?
- 3 Would the conversion of the development in question provide better housing choices?
- 4 Would the conversion of the development or developments affect the availability of affordable housing in the area?

If the answer to any of the above questions is no for the developments that are cost effective for conversion, the development will be designated inappropriate for conversion.

This assessment is a combination of two interconnected phases, which are data collection and analysis. The data collection involves a combination of management interviews, and collection of the Authority's financial data schedule and all other documents necessary for the assessment. The data collected from this process is in turn analyzed and combined with essential formulas in order to determine the position of conversion for each development. Note that some developments may be excluded from this assessment if they fall under one of the four exemptions. These exemptions are: 1) subject required conversion 2) subject to demolition 3) awarded a Hope VI grantor, 4) designated elderly or for persons with disabilities.

This conversion assessment is divided into the following sections:

- **Overhead Analysis** - Table incorporating expenses and cost of the Authority to calculate the overhead per unit.
- **Section 8 Analysis** – The Valdosta Housing Authority does not administer any Section 8 programs, nor do any surrounding Authorities administer any Section 8 programs. Therefore, a figure to operate a tenant based assistance program for the South Georgia region was obtained from Georgia's HUD Public Housing Specialist for our comparison.
- **Total Monthly Unit Cost Per Development** – Table that illustrates the cost of future renovations added to the overhead per unit.

- **Conversion Analysis** – Table that compares and demonstrates the cost differences between conventional housing per development and tenant based assistance.
- **Certification** – Document that certifies the position on the conversion per development.

The results of this report can be used to declare and certify the Authority’s position on voluntary conversion. This report is an overall initial assessment and is non-binding. The calculations and formulas used in this assessment were derived by our interpretation of the final rule and published Federal Register on voluntary conversion as of August 22, 2001.

Certification of Voluntary Conversion

Yeager and Boyd, LLC certifies that we have performed the initial required assessment for the Valdosta Housing Authority. The assessment was performed by using information provided to our firm by the Valdosta Housing Authority. We certify that the results of our assessment are as follows:

Development GA100 -1 is inappropriate for voluntary conversion. Our cost analysis demonstrates the cost of operations of the development are more cost efficient than tenant based assistance.

Development GA100 -2 is inappropriate for voluntary conversion. Our cost analysis demonstrates the cost of operations of the development are more cost efficient than tenant based assistance.

Development GA100 -3 is inappropriate for voluntary conversion. Our cost analysis demonstrates the cost of operations of the development are more cost efficient than tenant based assistance.

Development GA100 -4 is inappropriate for voluntary conversion. Our cost analysis demonstrates the cost of operations of the development are more cost efficient than tenant based assistance.

Development GA100 -5 is inappropriate for voluntary conversion. Our cost analysis demonstrates the cost of operations of the development are more cost efficient than tenant based assistance.

Development GA 100 -6 is inappropriate for voluntary conversion. Our cost analysis demonstrates the cost of operations of the development are more cost efficient than tenant based assistance.

Development GA100 -7 is inappropriate for voluntary conversion because voluntary conversion would not principally benefit the residents of this development and the conversion would not provide residents with better housing choices due to the limited housing market.

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 1: Summary					
PHA Name: Valdosta Housing Authority, Valdosta, GA		Grant Type and Number Capital Fund Program Grant No: GA06P100501-02 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <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		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	195836.00	0.00	0.00	0.00
3	1408 Management Improvements Soft Costs	5000.00	0.00	0.00	0.00
	Management Improvements Hard Costs	4000.00	0.00	0.00	0.00
4	1410 Administration	30000.00	0.00	0.00	0.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	59200.00	0.00	0.00	0.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	94164.00	0.00	0.00	0.00
10	1460 Dwelling Structures	521112.00	0.00	0.00	0.00
11	1465.1 Dwelling Equipment — Nonexpendable	16500.00	0.00	0.00	0.00
12	1470 Non-dwelling Structures	0.00	0.00	0.00	0.00
13	1475 Non-dwelling Equipment	5000.00	0.00	0.00	0.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	4000.00	0.00	0.00	0.00
18	1499 Development Activities	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 1: Summary

PHAName: Valdosta Housing Authority, Valdosta, GA	Grant Type and Number Capital Fund Program Grant No: GA06P100501-02 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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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	
19	1502 Contingency	44368.00	0.00	0.00	0.00
	Amount of Annual Grant: (sum of lines.....)	979180.00	0.00	0.00	0.00
	Amount of line XX Related to LBP Activities	61345.00	0.00	0.00	0.00
	Amount of line XX Related to Section 504 compliance	0.00	0.00	0.00	0.00
	Amount of line XX Related to Security --Soft Costs	0.00	0.00	0.00	0.00
	Amount of Line XX related to Security --Hard Costs	0.00	0.00	0.00	0.00
	Amount of line XX Related to Energy Conservation Measures	0.00	0.00	0.00	0.00
	Collateralization Expenses or Debt Service	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: Valdosta Housing Authority, Valdosta, GA		Grant Type and Number Capital Fund Program Grant No: GA06P100501-02 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
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
PHA Wide	Operations		1406	<u>20%</u>				
	Operating Subsidy				<u>195836.00</u>			
	Total for Account 1406				195836.00			
PHA Wide	Management Improvements		1408	L/S				
	Administrative and Management Staff Training				5000.00			
	Maintenance Staff Skills Training				<u>4000.00</u>			
	Total for Account 1408				9000.00			
PHA Wide	Administration		1410	L/S				
	Modernization Coordinator Salary Including Fringe				<u>30000.00</u>			
	Total for Account 1410				30000.00			
PHA Wide	Fees and Costs		1430	L/S				
	A&E Fees				49200.00			
	LBP/Abatement Testing				<u>10000.00</u>			
	Total for Account 1430				59200.00			

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

PHAName: Valdosta Housing Authority, Valdosta, GA		Grant Type and Number Capital Fund Program Grant No: GA06P100501-02 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
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
PHAWide	Non-Dwelling Equipment		1475	L/S				
	Upgrade Computer Hardware				<u>5000.00</u>			
	Total for Account 1475				5000.00			
PHAWide	Relocation Costs		1495	L/S				
	Relocation Cost				<u>4000.00</u>			
	Total for Account 1495				4000.00			
PHAWide	Contingency		1502	L/S				
	Contingency for Construction				<u>44368.00</u>			
	Total for Account 1502				44368.00			
GA100 -01	Site Improvements		1450	L/S				
OraLee West	Trim trees that overhang roofs				<u>1000.00</u>			
	Subtotal 1450				1000.00			
	Total: GA100 -01, OraLee West				1000.00			

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CF P/CFPRHF)

Part II: Supporting Pages

PHAName: Valdosta Housing Authority, Valdosta, GA		Grant Type and Number Capital Fund Program Grant No: GA06P100501-02 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
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
GA100 -02	Site Improvements		1450	L/S				
Hudson Dockett	Trim trees that overhang roofs (phase 1)				<u>1000.00</u>			
	Subtotal 1450				1000.00			
	Total: GA100 -02, Hudson Dockett				1000.00			
GA100 -03	Site Improvements		1450	L/S				
Ora Lee West	Trim trees that overhang roofs (phase 1)				<u>1000.00</u>			
	Subtotal 1450				1000.00			
	Total: GA100 -03, Ora Lee West				1000.00			
GA100 -04	Site Improvements		1450	L/S				
Hudson Dockett	Trim trees that overhang roofs (phase 1)				1000.00			
	Overlay alleys and parking areas/new parking				<u>10164.00</u>			
	Subtotal 1450							
	Total: GA100 -04, Hudson Dockett				11164.00			

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

PHAName: Valdosta Housing Authority, Valdosta, GA		Grant Type and Number Capital Fund Program Grant No: GA06P100501-02 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
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
GA100 -05	Site Improvements		1450	L/S				
Lloyd Greer	Trim trees that overhang roofs				<u>1000.00</u>			
	Subtotal 1450				1000.00			
	Total: GA100 -05, Lloyd Greer				1000.00			
GA100 -06	Site Improvements		1450	L/S				
Cranford Homes	Install new clothesline and landscaping, repair/replaced driveways				57000.00			
	Trim trees that overhang roofs				1000.00			
	Install fencing				<u>20000.00</u>			
	Subtotal 1450				78000.00			
	Dwelling Structure		1460					
	Abate/Encapsulate LBP (includes enclosing porches with new posts, replace exterior doors and door frames, and install new screen doors) Phase 5				51345.00			
	Comprehensive Modernization as follows: Phase 5				469767.00			
	New roofs, gutters, soffits and fascias							

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

PHAName: Valdosta Housing Authority, Valdosta, GA		Grant Type and Number Capital Fund Program Grant No: GA06P100501-02 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002			
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
	New windows and security screens								
	Insulation R -30								

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

PHAName: Valdosta Housing Authority, Valdosta, GA		Grant Type and Number Capital Fund Program Grant No: GA06P100501-02 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
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
	Install 150 AMP service							
	Replumb units							
	Modernize kitchens							
	Retile floors							
	Paint ceilings and walls							
	Enclose closets and install doors							
	Washer and dryer hookups							
	Install central heating and air							
	Install new hot water heaters							
	Install railings at exit stairs							
	Subtotal 1460				521112.00			
	Dwelling Equipment		1465	L/S				
	Replace Ranges (Phase 4)				7700.00			
	Replace Refrigerators (Phase 4)				8800.00			
	Subtotal 1465				16500.00			
	Total: GA100 -06, Cranford Homes				615612.00			

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

PHAName: Valdosta Housing Authority, Valdosta, GA	Grant Type and Number Capital Fund Program No: GA06P100501-02 Replacement Housing Factor No:	Federal FY of Grant: 2002
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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	
1460	12.31.2003			06.30.2005			
1408	12.31.2003			06.30.2005			
1410	12.31.2003			06.30.2005			
1430	12.31.2003			06.30.2005			
1475	12.31.2003			06.30.2005			
1495	12.31.2003			06.30.2005			
1502	12.31.2003			06.30.2005			
GA100 -01, OraLee West	12.31.2003			06.30.2005			
GA100 -02, Hudson Dockett	12.31.2003			06.30.2005			
GA100 -03, OraLee West	12.31.2003			06.30.2005			
GA100 -04, Hudson Dockett	12.31.2003			06.30.2005			
GA100 -05, Lloyd Greer	12.31.2003			06.30.2005			
GA100 -06, Cranford Homes	12.31.2003			06.30.2005			
GA100 -07, Dowling Mederer	12.31.2003			06.30.2005			

CapitalFundProgramFive -YearActionPlan
PartI:Summary

PHAN ameValdostaHousing Authority, Valdosta,GA		<input checked="" type="checkbox"/> Original5 -YearPlan <input type="checkbox"/> RevisionNo:			
Development Number/Name/HA-Wide	Year1	WorkStatementforYear2 FFYGrant:GA06P100501 -03 PHAFY:2003	WorkStatement forYear3 FFYGrant:GA06P100501 -04 PHAFY:2004	WorkStatementforYear4 FFYGrant:GA06P100501 -05 PHAFY:2005	WorkStatementforYear5 FFYGrant:GA06P100501 -06 PHAFY:2006
GA100 -01,OraLee West	Annual Statement	7000.00	9204.00	1000.00	50008.00
GA100 -02,Hudson Dockett		7000.00	2000.00	26000.00	76000.00
GA100 -03,OraLee West		8500.00	2000.00	1000.00	63500.00
GA100 -04,Hudson Dockett		8500.00	144300.00	49727.00	75494.00
GA100 -05,Lloyd Greer		1000.00	2000.00	1000.00	1000.00
GA100 -06,Cranford Homes		1000.00	2000.00	1000.00	1000.00
GA100 -07,Dowling - Mederer		551668.00	545666.00	523699.00	431099.00
HAWide		394512.00	272010.00	375754.00	281079.00
TotalCFPFunds (Est.)		979180.00	979180.00	979180.00	979180.00
TotalReplacement HousingFactorFunds		0.00	0.00	0.00	0.00

CapitalFundProgramFive -YearActionPlan
PartII:SupportingPages —WorkActivities

Activitiesfor Year1	ActivitiesforYear2 FFYGrant:GA06P100501 -03 PHAFY:2003		ActivitiesforYear3 FFYGrant:GA06P100501 -04 PHAFY:2004	
GA100 -01,OraLeeWest			GA100 -01,OraLeeWest	
SiteImprovements			SiteImprovements	
Trimtreesthatoverhangroofs		2000.00	Trimtreesthatoverhangroofs	2000.00
Overlayalleysandparkingareas/newparkin g		2500.00	Overlayalleysandparkingareas/newparking	7204.00
GeneralLandscaping		2500.00	Subtotal1450	9204.00
	Subtotal1450	7000.00		
			TotalGA100 -1,OraLeeWest	9204.00
TotalGA100 -1,OraLeeWest		7000.00		
			GA100 -02,HudsonDockett	
SiteImprovements			SiteImprovements	
Trimtreesthatoverhangroofs		2000.00	Trimtreesthatoverhangroofs	2000.00
Alleyoverlayandparking		2500.00	Subtotal1450	2000.00
GeneralLandscaping		2500.00	TotalGA100 -02,HudsonDockett	2000.00
	Subtotal1450	7000.00		
			GA100 -03,OraLeeWest	
TotalGA100 -02,HudsonDockett		7000.00	SiteImprovements	
			Trimtreesthatoverhangroofs	2000.00
GA100 -03,OraLeeWest			Subtotal1450	2000.00
SiteImprovements			TotalGA100 -3,OraLeeWest	2000.00
Trimtreesthatoverhangroofs		1000.00		
Installfencing		2500.00		
Alleyoverlayandparkingareas/newparking		2500.00		
GeneralLandscaping		2500.00		
	Subtotal1450	8500.00		
TotalGA100 -3,OraLeeWest		8500.00		

CapitalFundProgramFive -YearActionPlan
PartII:SupportingPages —WorkActivities

Activitiesfor Year1	ActivitiesforYear:Year2 FFYGrant:GA06P100501 -03 PHAFY:2003			ActivitiesforYear:Year 3 FFYGrant:GA06P100501 -04 PHAFY:2004		
	GA100 -04,HudsonDockett			GA100 -04,HudsonDockett		
	SiteImprovements			SiteImprovements		
	Trimtreesthatoverhangroofs		1000.00	Trimtreesthatoverhangroofs		2000.00
	Installfencing		2500.00	Alleyoverlayandparkingareas/newparking		63351.00
	Alleyoverlayandparkingareas/newparking		2500.00	Subtotal1450		65351.00
	Installplaygroundequipment		2500.00			
	Subtotal1450		8500.00	DwellingStructure		
				Installvinylsidingonunits(PhaseI)		78949.00
	DwellingStructure			Subtotal1460		78949.00
	Installvinylsidingonunits(PhaseI)	30 units	0.00	Total:GA100 -04,HudsonDockett		144300.00
	Subtotal1460		0.00			
	Total:GA100 -04,HudsonDockett		8500.00	GA100 -05,LloydGreer		
				SiteImprovements		
	GA100 -05,LloydGreer			Trimtreesthatoverhangroofs		2000.00
	SiteImprovements			Subtotal1450		2000.00
	Trimtreesthatoverhangroofs		1000.00	Total:GA100 -05,LloydGreer		2000.00
	Subtotal1450		1000.00			
	Total:GA100 -05,LloydGreer		1000.00	GA100 -06,CranfordHomes		
				SiteImprovements		
	GA100 -06,CranfordHomes			Trimtreesthatoverhangroofs		2000.00
	SiteImprovements			Subtotal1450		2000.00
	Trimtreesthatoverhangroofs		1000.00	Total:GA1 00-06,CranfordHomes		2000.00
	Subtotal1450		1000.00			
	Total:GA100 -06,CranfordHomes		1000.00			

CapitalFundProgramFive -YearActionPlan
PartII:SupportingPages —WorkActivities

Activitiesfor Year1	ActivitiesforYear: Year2 FFYGrant:GA06P100501 -03 PHAFY:2003			ActivitiesforYear:Year3 FFYGrant:GA06P100501 -04 PHAFY:2004		
	GA100 -07,DowlingMederer			GA100 -07,DowlingMederer		
	SiteImprovements(PhaseI)			SiteImprovements(PhaseI)		
	Replacesewerlines	13DU	11457.00	Replacesewerlines	14DU	12546.00
	Repair/ReplaceDriveways	13DU	22278.00	Repair/ReplaceDriveways	14DU	24395.00
	Installfencing	13DU	25460.00	Installfencing	14DU	27880.00
	Trimtreesthatoverhangroofs		1000.00	Trimtreesthat overhangroofs		2000.00
	GeneralLandscaping	13DU	12730.00	GeneralLandscaping	14DU	13940.00
	Subtotal1450		72925.00	Subtotal1450		80761.00
	DwellingStructure			DwellingStructure		
	<i>ComprehensiveModernizationasFollows:(PhaseI)</i>	13DU	469195.00	<i>ComprehensiveModernizationasFollows:(PhaseI)</i>	14DU	454450.00
	Newroofs/gutters/soffit/fascia			Newroofs/gutters/soffit/fascia		
	Newwindows/securityscreens			Newwindows/securityscreens		
	InsulatetoR -30			InsulatetoR -30		
	Install150ampservice			Install150ampservice		
	Replumbunits			Replumbunits		
	Modernizekitchens			Modernizekitchens		
	Modernizebathrooms			Modernizebathrooms		
	Retilefloors			Retilefloors		
	Paintceilingsandwalls			Paintceilingsandw alls		
	Encloseclosetsandinstalldoors			Encloseclosetsandinstalldoors		
	Washeranddryerhookups			Washeranddryerhookups		
	Installcentralheatingandair			Installcentralheatingandair		
	Installnewhotwaterheaters			Installnewhot waterheaters		
	Installrailingsatexteriorentrancestairs			Installrailingsatexteriorentrancestairs		
	Subtotal1460		464990.00	Subtotal1460		454450.00

**CapitalFundProgramFive -YearActionPlan
PartII:SupportingPages —WorkActivities**

Activitiesfor Year1	ActivitiesforYear:Year2 FFYGrant:GA06P100501 -03 PHAFY:2003			ActivitiesforYear:Year3 FFYGrant:GA06P100501 -04 PHAFY:2004		
	GA100 -07,DowlingMederer			GA100 -07,DowlingMederer		
	DwellingEquipment			DwellingEquipmen t		
	Replacerranges	13DU	4456.00	Replacerranges	14DU	4879.00
	Replacerefridgerators	13DU	5092.00	Replacerefridgerators	14DU	5576.00
		Subtotal1465	9548.00		Subtotal1465	10455.00
	Total:GA100 -07,DowlingMederer		551668.00	Total:GA100 -07,Do wlingMederer		545666.00
	Operations	20%		Operations		
	Operatingsubsity		195836.00	Operatingsubsity	10%	97918.00
	TotalforAccount1406		195836.00	TotalforAccount1406		97918.00
	ManagementImprovements			ManagementImprovements		
	Administrativeandmanagementstafftraining		4300.00	Administrativeandmanagementstafftraining		4300.00
	Maintenancestaffskillstraining		3000.00	Maintenancestaffskillstraining		3000.00
	Updateutilityallowances		3500.00	TotalforAccount 1408		7300.00
	Updateenergyaudit		2500.00			
	TotalforAccount1408		13300.00	Administration		
				Modernizationcoordinatorsalaryincludingfringe		35812.00
	Administration			TotalforAccount1410		35812.00
	Modernizationcoordinatorsalaryincl udingfringe		32556.00			
	TotalforAccount1410		32556.00	FeesandCosts		
				A&Efees		49200.00
	FeesandCosts			Capitalupdatefee		5000.00
	A&Efees		49200.00	TotalforAccount1430		54200.00
	Capitalupdatefee		0.00			
	TotalforAccount143 0		49200.00			

CapitalFundProgramFive -YearActionPlan
PartII:SupportingPages —WorkActivities

Activitiesfor Year1	ActivitiesforYear:4 FFYGrant:GA06P100501 -05 PHAFY:2005			ActivitiesforYear:5 FFYGrant:GA06P100501 -06 PHAFY:20 06		
	GA100 -01,OraLeeWest			GA100 -01,OraLeeWest		
	SiteImprovements			SiteImprovements		
	Trimtreesthatoverhangroofs		1000.00	Trimtreesthatoverhangroofs		1000.00
			Subtotal1450			Subtotal1450
	Total:GA100 -01,OraLee West		1000.00			1000.00
				DwellingStructure		
	GA100 -02,HudsonDockett			Installvinylsidingonunits(phaseI)	80units	49008.00
	SiteImprovements					Subtotal1460
	Trimtreesthatoverhangroofs		1000.00	Total:GA100 -01,OraLeeWest		50008.00
			Subtotal1450			
			1000.00			
	DwellingStructures			GA100 -02,HudsonDockett		
	Installvinylsidingonunits(PhaseI)	30 units	0.00	SiteImprovements		
	Installnewroofs		25000.00	Trimtreesthatoverhangroofs		1000.00
			Subtotal1460			Subtotal1450
	Total:GA100 -02,HudsonDockett		25000.00			1000.00
			26000.00	DwellingStructures		
				Installvinylsidingonunits(PhaseI)	40units	50000.00
	GA100 -03,OraLeeWest			Installnewroofs	20units	25000.00
	SiteImprovements					Subtotal1460
	Trimtreesthatoverhangroofs		1000.00	Total:GA100 -02,HudsonDockett		75000.00
			Subtotal1450			
	Total:GA100 -03,OraLeeWest		1000.00	GA100 -03,OraLeeWest		
				SiteImprovements		
				Trimtreesthatoverhangroofs		1000.00
						Subtotal1450
						1000.00

CapitalFundProgramFive -YearActionPlan
PartII:SupportingPages —WorkActivities

Activitiesfor Year1	ActivitiesforYear:4 FFYGrant:GA06P100501 -05 PHAFY:2005			ActivitiesforYear:5 FFYGrant: GA06P100501-06 PHAFY:2006		
	GA100 -04,HudsonDockett			DwellingStructures		
	SiteImprovement			Installvinylsidingonunits(PhaseI)	50units	62500.00
	Trimtreesthatoverhangroofs		1000.00	Subtotal1460		62500.00
	Subtotal1450		1000.00	Total:GA100 -03,OraLeeWest		63500.00
	DwellingStructures			GA100 -04,HudsonDockett		
	Installvinylsidingonunits(PhaseI)	30 units	23727.00	SiteImprovement		
	Installnewroofs		25000.00	Trimtreesthatoverhangroofs		1000.00
	Subtotal1460		48727.00	Subtotal1450		1000.00
	Total:GA100 -04,HudsonDockett		49727.00			
				DwellingStructures		
	GA100 -05,LloydGreer			Installnewroofs		25000.00
	SiteImprovements			Subtotal1460		25000.00
	Trimtreesthatoverhangroofs		1000.00			
	Subtotal100 -05		1000.00	Demolition		
	Total:100 -05,LloydGreer		1000.00	Demolishbuildings		49494.00
				Subtotal1485		49494.00
	GA100 -06,CranfordHomes			Total:100 -04,HudsonDockett		75494.00
	SiteImprovements					
	Trimtreesthatoverhangroofs		1000.00	GA100 -05,LloydGreer		
	Subtotal1450		1000.00	SiteImprovements		
	Total:100 -06,CranfordHomes		1000.00	Trimtreesthatoverhangroofs		1000.00
				Subtotal1450		1000.00
				Total:GA100 -05,LloydGreer		1000.00

CapitalFundProgramFive -YearActionPlan
PartII:SupportingPages —WorkActivities

Activitiesfor Year1	ActivitiesforYear:4 FFYGrant:GA06P100501 -05 PHAFY:2005			ActivitiesforYear:5 FFYGrant:GA06P100501 -06 PHAFY:2006		
	GA100 -07,DowlingMederer			GA100 -06,CranfordHomes		
	SiteImprovements			SiteImprovements		
	Trimtreesthatoverhangroofs		1000.00	Trimtreesthatoverhangroofs		1000.00
	Replacedriveways	3units	4000.00	Subtotal1450		1000.00
	Replacesewerlines	13 units	12000.00	Total:100 -06,CranfordHomes		1000.00
	Replacefencing	13 units	26000.00			
	Generallandscaping	13 units	13000.00	GA100 -07,DowlingMederer		
	Subtotal1450		56000.00	SiteImprovements		
				Trimtreesthatoverhangroofs		1000.00
	DwellingStructure			Replacedriveways	3units	4000.00
	<i>ComprehensiveModernizationasfollows:</i>	13 units	467699.00	Replacesewerlines	10units	1000.00
	Newroofs/gutters/soffits/fascias			Replacefencing	10units	20000.00
	Newwindowsandsecurityscreens			Generallandscaping	10units	10000.00
	InsulatetoR -30			Subtotal1450		45000.00
	Install150ampservice			DwellingStructure		
	Replumbunits			<i>ComprehensiveModernizationasfollows:</i>		
	Modernizekitchens			Newroofs/gutters/soffits/fascias	10units	386099.00
	Modernizebathrooms			Newwindowsandsecurityscreens		
	Retilefloors			InsulatetoR -30		
	PaintCeilingsandwalls			Install150ampservice		
	Encloseclosetsandinstalldoors			Replumbunits		
	Washeranddryerhookups			Modernizekitchens		
	Installcentralheatingandair			Modernizebathrooms		
	Installnewhotwaterheaters			Retilefloors		
	Installrailingsatexteriorentrancestairs					

	Subtotal1460		467699.00		PaintCeilingsandwalls		
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Capital Fund Program Five - Year Action Plan
Part II: Supporting Pages — Work Activities

Activities for Year 1	Activities for Year: 4 FFY Grant: GA06P100501 -05 PHAFY: 2005			Activities for Year: 5 FFY Grant: GA06P100501 -06 PHAFY: 2006		
	Total: 100 -07, Dowling Mederer		523699.00	Enclose closets and install doors		
				Washer and dryer hookups		
	Operations			Install central heating and air		
Operating subsidy		20%	195836.00	Install new hot water heaters		
	Total for account 1406		195836.00	Install railings at exterior entrance stairs		
				Subtotal 1460		381000.00
	Management Improvements			Total: 100 -07, Dowling Mederer		431099.00
Administrative and management staff training			4000.00			
Maintenance staff skill training			3000.00	Operations		
	Total for account 1408		7000.00	Operating subsidy		97918.00
				Total for account 1406		97918.00
	Administration					
Modernization coordinator salary including fringe			39393.00	Management Improvements		
	Total for account 1410		39393.00	Administrative and management staff training		4000.00
				Maintenance staff skill training		3000.00
	Fees and costs			Total for account 1408		7000.00
A&E fees			54200.00			
	Total for account 1430		54200.00	Administration		
				Modernization coordinator salary including fringe		41000.00
	Non-dwelling equipment			Total for account 1410		41000.00
Upgrade computer hardware			5000.00			
	Total for account 1475		5000.00	Fees and Costs		
				A&E fees		56200.00
	Relocation costs			Total for account 1430		56200.00
Relocation costs			2500.00			
	Total for account 1495		2500.00			

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 1: Summary					
PHAName: The Housing Authority of the City of Valdosta, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P100501-00 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000
<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: 12.30.01 <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	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations	\$201,881.00	\$201,881.00	\$201,881.00	\$201,881.00
3	1408 Management Improvements Soft Costs	\$7,300.00	\$1,827.51	\$1,827.51	\$1,827.51
	Management Improvements Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration	\$24,460.00	\$16,397.00	\$16,397.00	\$16,397.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$54,200.00	\$56,364.00	\$49,164.00	\$3,500.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$71,106.00	\$48,868.34	\$40,553.24	\$33,972.74

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

PHAName: The Housing Authority of the City of Valdosta, Georgia	Grant Type and Number Capital Fund Program Grant No: GA06P100501-00 Replacement Housing Factor Grant No:	Federal FY of Grant: 2000
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12.30.01
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
10	1460 Dwelling Structures	\$555,180.00	\$613,177.20	0.00	0.00
11	1465.1 Dwelling Equipment — Nonexpendable	\$13,500.00	\$13,500.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$10,000.00	\$6,391.95	\$6,391.95	\$6,391.95
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495.1 Relocation Costs	\$5,000.00	\$1,000.00	\$0.00	\$0.00
18	1499 Development Activities	\$0.00	\$0.00	\$0.00	\$0.00
19	1502 Contingency	\$66,780.00	\$50,000.00	\$0.00	\$0.00
	Amount of Annual Grant: (sum of lines.....)	\$1,009,407.00	\$1,009,407.00	\$316,547.46	\$264,302.96
	Amount of line XX Related to LBP Activities	\$25,000	\$25,000	\$0.00	\$0.00
	Amount of line XX Related to Section 504 compliance	\$0.00	\$0.00	\$0.00	\$0.00
	Amount of line XX Related to Security -- Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
	Amount of Line XX related to Security -- Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
	Amount of line XX Related to Energy Conservation Measures	\$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 1: Summary

PHAName: The Housing Authority of the City of Valdosta, Georgia	Grant Type and Number Capital Fund Program Grant No: GA06P100501-00 Replacement Housing Factor Grant No:	Federal FY of Grant: 2000
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12.30.01
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Collateralization Expenses or Debt Service	\$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									
PHAName: The Housing Authority of the City of Valdosta, Georgia			Grant Type and Number Capital Fund Program Grant No: GA06P100-501-00 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
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
	<u>Operations</u>								
PHA Wide	-Operating Subsidy		1406	L/S	\$201,881	\$201,881	\$201,881	\$201,881	Complete
	Subtotal 1406				\$201,881	\$201,881	\$201,881	\$201,881	
	<u>Management Improvements</u>								
PHA Wide	-Administrative and management staff training		1408	1	\$4,300	\$1,688	\$1,688	\$1,688	In process
	-Maintenance staff skill training				\$3,000.00	\$139	\$139	\$139	In process
	Subtotal 1408				\$7,300.00	\$1,828	\$1,828	\$1,828	
	<u>Administration</u>								
PHA Wide	-Mod. Coordinators salary including fringe		1410	50%	\$24,460.00	\$16,397	\$16,397	\$16,397	Complete
	Subtotal 1410				\$24,460.00	\$16,397	\$16,397	\$16,397	
	<u>Fees & Costs</u>								
PHA Wide	-PHA Wide A&E Fees		1430	L/S	\$39,200.00	\$39,200	\$42,000	\$0	In process
	-Holley Consultants			L/S	\$10,000.00	\$10,000.00	\$0.00	\$0	In process
	-Update 1999 Comp Grant				\$5,000.00	\$3,500	\$3,500	\$3,500	Complete
	-Update Utility Allowances				\$0.00	\$3,664.00	\$3,664.00	\$0.00	In process
	Subtotal 1430				\$54,200.00	\$56,364	\$49,164	\$3,500	

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHAName: The Housing Authority of the City of Valdosta, Georgia			Grant Type and Number Capital Fund Program Grant No: GA06P100-501-00 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
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
PHAWide	<u>Non-Dwelling Equipment</u>								
	-Upgrade computer hardware		1475	L/S	\$10,000.00	\$6,392	\$6,392	\$6,392	In process
	Subtotal 1475				\$10,000.00	\$6,392	\$6,392	\$6,392	
PHAWide	<u>Relocation Costs</u>								
	-Relocation Cost		1495	L/S	\$5,000.00	\$1,000	\$0	\$0	In process
	Subtotal 1495				\$5,000.00	\$1,000	\$0	\$0	
PHAWide	<u>Contingency</u>								
	-Contingency for construction		1502	L/S	\$66,780.00	\$50,000.00	\$0	\$0	
	Subtotal 1502				\$66,780.00	\$50,000	\$0	\$0	
GA100 -01	<u>Site Improvement</u>								
OraLee	-General Landscaping		1450		\$0.00	\$945.00	\$945.00	\$0.00	Complete
West	Subtotal 1450				\$0.00	\$945.00	\$945.00	\$0.00	
GA100 -02	<u>Site Improvement</u>		1450						
Hudson	-Alley overlay and parking				\$10,000.00	\$0	\$0	\$0	
Dockett	-Enclose four (4) dumpsters				\$9,800.00	\$0	\$0	\$0	
	-Install playground equipment				\$15,000.00	\$15,000	\$8,485	\$8,485	Complete
	Subtotal 1450				\$34,800.00	\$15,000	\$8,485	\$8,485	

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHAName: The Housing Authority of the City of Valdosta, Georgia			Grant Type and Number Capital Fund Program Grant No: GA06P100-501-00 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
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
	Dwelling Structure								
	-Install security screens at all windows				\$83,600.00	\$0.00	\$0.00	\$0.00	
	-HVAC Screen for 171 HD				\$0.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1460				\$83,600.00	\$0.00	\$0.00	\$0.00	
	Total: GA100 -02, Hudson Dockett								
GA100 -03	Site Improvement								
OraLee	-General Landscaping		1450		\$0.00	\$945.00	\$945.00	\$0.00	Complete
West	Subtotal 1450				\$0.00	\$945.00	\$945.00	\$0.00	
	Dwelling Structure								
	-Install central heat and air conditioning (phase 2)		1460	24 units	\$254,080	\$128,438	\$0	\$0	To be bid
	Install security screens at all windows			L/S	\$74,500.00	\$0	\$0	\$0	
	Subtotal 1460				\$328,580.00	\$128,438	\$0	\$0	

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

PHAName: The Housing Authority of the City of Valdosta, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P100501-00 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000			
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
GA100 -04	<u>Site Improvement</u>								
Hudson	-Alley overlay and parking		1450		\$31,306.00	\$0.00	\$0	\$0	
Dockett	-Install playground equipment				\$5,000.00	\$7,094	\$7,094	\$7,094	Complete
	-General Landscaping				\$0.00	\$18,394	\$18,394	\$18,394	Complete
	Subtotal 1450				\$36,306.00	\$25,488	\$25,488	\$25,488	
	<u>Dwelling Structure</u>								
	-Install central heat and air conditioning (phase 2)		1460		\$0.00	\$22,000.00	\$0.00	\$0.00	To be bid
	-Install security screens at all windows				\$143,000.00	\$0	\$0	\$0	
	Subtotal 1460				\$143,000.00	\$22,000	\$0	\$0	
	Total: GA100 -04, Hudson Dockett				\$179,306.00	\$47,488.00	\$25,488.00	\$25,488.00	
GA100 -06	<u>Dwelling Structure</u>								
Cranford Homes	Comprehensive Modernization		1460						
	-Abate LBP on porches								
	-Install new entrance doors								
	-New windows/security screens								
	-Insulate to R -30								
	-Install 150 amp service								

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

PHAName: Valdosta Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P100501-00 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000			
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
GA100 -06	-Replumb units								
Cranford	-Install smoke detectors								
Homes	-Modernize kitchens								
	-Modernize baths								
	-Retile floors								
	-Paint ceilings and walls								
	-Enclose closets/install doors								
	-Dryer hookups								
	-Install central heat and air								
	-Install new hot water heaters								
	Subtotal 100 -6		1460		0.00	\$435,016.10	0.00	0.00	Tobebid
	<u>Dwelling Equipment</u>								
	-Replace ranges				\$6,300.00	\$6,300.00	0.00	0.00	Tobebid
	-Replace refrigerators				<u>7200.00</u>	<u>7200.00</u>	<u>0.00</u>	<u>0.00</u>	Tobebid
	Subtotal 1465				13500.00	13500.00	0.00	0.00	
	Total: GA100 -06, Cranford Homes				13500.00	448516.10	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									
PHAName: Valdosta Housing Authority			Grant Type and Number Capital Fund Program Grant No: GA06P100501-00 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
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
GA100 -07	Site Improvement		1450	6 units	0.00	6,491	4,691	0.00	Complete
Dowling-Mederer Homes	Dwelling Structures		1460	1 unit					
	-Install new entrance doors								
	-New windows/security screens								
	-Insulate to R -30								
	-Install 150 amp service								
	-Replumb units								
	-Install smoke detectors								
	-Modernize kitchens								
	-Modernize baths								
	-Retile floors								
	-Paint ceilings and walls								
	-Enclose closets/install doors								
	-Dryer hookups								
	-Install central heat and air								
	-Install new hot water heaters								
	Subtotal 100 -7				\$0.00	\$27,390.04	\$0.00	\$0.00	bidding

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

PHAName: Valdosta Housing Authority		Grant Type and Number Capital Fund Program No: GA06P100501-00 Replacement Housing Factor No:				Federal FY of Grant: 2000	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
1406	3.30.02	9.30.02		9.30.03			Typing error in original submission
1408	3.30.02	9.30.02		9.30.03			Typing error in original submission
1410	3.30.02	9.30.02		9.30.03			Typing error in original submission
1430	3.30.02	9.30.02		9.30.03			Typing error in original submission
1475	3.30.02	9.30.02		9.30.03			Typing error in original submission
1495	3.30.02	9.30.02		9.30.03			Typing error in original submission
1502	3.30.02	9.30.02		9.30.03			Typing error in original submission
GA100 -2, Hudson Docket	3.30.02	9.30.02		9.30.03			Typing error in original submission
GA100 -3, Ora Lee West	3.30.02	9.30.02		9.30.03			Typing error in original submission
GA100 -4, Hudson Docket	3.30.02	9.30.02		9.30.03			Typing error in original submission
GA100 -6, Cranford Homes	3.30.02	9.30.02		9.30.03			Typing error in original submission

CapitalFundProgramFive -YearActionPlan
PartI:Summary

PHAName		<input type="checkbox"/> Original5 -YearPlan <input type="checkbox"/> RevisionNo:			
Development Number/Name/HA-Wide	Year1	WorkStatementforYear2 FFYGrant: PHAFY:	WorkStatementforYear3 FFYGrant: PHAFY:	WorkStatementforYear4 FFYGrant: PHAFY:	WorkStatementforYear5 FFYGrant: PHAFY:
	Annual Statement				
TotalCFPFunds (Est.)					
TotalReplacement HousingFactorFunds					

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 1: Summary					
PHA Name: Valdosta Housing Authority, Valdosta, GA		Grant Type and Number Capital Fund Program Grant No: GA06P100501-01 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001
<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: 12.30.01 <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	201881.00	201881.00	201881.00	0.00
3	1408 Management Improvements Soft Costs	5000.00	5000.00	0.00	0.00
	Management Improvements Hard Costs	4000.00	4000.00	0.00	0.00
4	1410 Administration	26906.00	26906.00	26906.00	0.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	54000.00	54000.00	0.00	0.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	48829.00	48829.00	0.00	0.00
10	1460 Dwelling Structures	586944.00	586944.00	0.00	0.00
11	1465.1 Dwelling Equipment — Nonexpendable	16500.00	16500.00	0.00	0.00
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	12000.00	12000.00	0.00	0.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	2000.00	2000.00	0.00	0.00
18	1499 Development Activities	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 1: Summary

PHAName: Valdosta Housing Authority, Valdosta, GA	Grant Type and Number Capital Fund Program Grant No: GA06P100501-01 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: 12.30.01
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
19	1502 Contingency	72112.00	72112.00	0.00	0.00
	Amount of Annual Grant: (sum of lines.....)	1030172.00	1030172.00	0.00	0.00
	Amount of line XX Related to LBP Activities	40000.00	40000.00	0.00	0.00
	Amount of line XX Related to Section 504 compliance	0.00	0.00	0.00	0.00
	Amount of line XX Related to Security --Soft Costs	0.00	0.00	0.00	0.00
	Amount of Line XX related to Security --Hard Costs	0.00	0.00	0.00	0.00
	Amount of line XX Related to Energy Conservation Measures	0.00	0.00	0.00	0.00
	Collateralization Expenses or Debt Service	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

PHAName: Valdosta Housing Authority, Valdosta, GA		Grant Type and Number Capital Fund Program Grant No: GA06P100501-01 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
PHA Wide	Operations		1406	20%					
	Operating Subsidy				<u>201881.00</u>	<u>201881.00</u>	<u>201881.00</u>	<u>0.00</u>	Working progress
	Total for Account 1406				201881.00	201881.00	201881.00	0.00	
PHA Wide	Management Improvements		1408	L/S					
	Administrative and Management Staff Training				5000.00	5000.00	0.00	0.00	Working progress
	Maintenance Staff Skills Training				<u>4000.00</u>	<u>4000.00</u>	<u>0.00</u>	<u>0.00</u>	Working progress
	Total for Account 1408				9000.00	9000.00	0.00	0.00	
PHA Wide	Administration		1410	L/S					
	Modernization Coordinator Salary Including Fringe				<u>26906.00</u>	<u>26906.00</u>	<u>26906.00</u>	<u>0.00</u>	Working progress
	Total for Account 1410				26906.00	26906.00	26906.00	0.00	
PHA Wide	Fees and Costs		1430	L/S					
	A&E Fees				50000.00	50000.00	0.00	0.00	In bidding phase
	Capitol Fund Update Fee				<u>4000.00</u>	<u>4000.00</u>	<u>0.00</u>	<u>0.00</u>	In bidding phase
	Total for Account 1430				54000.00	54000.00	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

PHAName: Valdosta Housing Authority, Valdosta, GA		Grant Type and Number Capital Fund Program Grant No: GA06P100501-01 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
PHAWide	Non-Dwelling Equipment		1475	L/S					
	Upgrade Computer Hardware				<u>12000.00</u>	<u>12000.00</u>	<u>0.00</u>	<u>0.00</u>	Work in progress
	Total for Account 1475				12000.00	12000.00	0.00	0.00	
PHAWide	Relocation Costs		1495	L/S					
	Relocation Cost				<u>2000.00</u>	<u>2000.00</u>	<u>0.00</u>	<u>0.00</u>	Work in progress
	Total for Account 1495				2000.00	2000.00	0.00	0.00	
PHAWide	Contingency		1502	L/S					
	Contingency for Construction				<u>72112.00</u>	<u>72112.00</u>	<u>0.00</u>	<u>0.00</u>	To be bid soon
	Total for Account 1502				72112.00	72112.00	0.00	0.00	
GA100 -01	Site Improvements		1450	L/S					
OraLee West	Trim trees that overhang roofs (phase 1)				<u>2000.00</u>	<u>2000.00</u>	<u>0.00</u>	<u>0.00</u>	Work not complete
	Subtotal 1450				2000.00	2000.00	0.00	0.00	
	Total: GA100 -01, OraLee West				2000.00	2000.00	0.00	0.00	

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

PHAName: Valdosta Housing Authority, Valdosta, GA		Grant Type and Number Capital Fund Program Grant No: GA06P100501-01 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
GA100 -02	Site Improvements		1450	L/S					
Hudson Dockett	Trim trees that overhang roofs (phase 1)				<u>2000.00</u>	<u>2000.00</u>	<u>0.00</u>	<u>0.00</u>	Work not complete
	Subtotal 1450				2000.00	2000.00	0.00	0.00	
	Total: GA100 -02, Hudson Dockett				2000.00	2000.00	0.00	0.00	
GA100 -03	Site Improvements		1450	L/S					
Ora Lee West	Trim trees that overhang roofs (phase 1)				<u>2000.00</u>	<u>2000.00</u>	<u>0.00</u>	<u>0.00</u>	Work not complete
	Subtotal 1450				2000.00	2000.00	0.00	0.00	
	Total: GA100 -03, Ora Lee West				2000.00	2000.00	0.00	0.00	
GA100 -04	Site Improvements		1450	L/S					
Hudson Dockett	Trim trees that overhang roofs (phase 1)				<u>2000.00</u>	<u>2000.00</u>	<u>0.00</u>	<u>0.00</u>	Work not complete
	Subtotal 1450				2000.00	2000.00	0.00	0.00	
	Total: GA100 -04, Hudson Dockett				2000.00	2000.00	0.00	0.00	

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

PHAName: Valdosta Housing Authority, Valdosta, GA		Grant Type and Number Capital Fund Program Grant No: GA06P100501-01 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
GA100 -05	Site Improvements		1450	L/S					
Lloyd Greer	Trim trees that overhang roofs (phase 1)				<u>2000.00</u>	<u>2000.00</u>	<u>0.00</u>	<u>0.00</u>	Work not complete
	Subtotal 1450				2000.00	2000.00	0.00	0.00	
	Total: GA100 -05, Lloyd Greer				2000.00	2000.00	0.00	0.00	
GA100 -06	Site Improvements		1450	L/S					
Cranford Homes	Install new clothesline and landscaping, repair/replaced driveways				34829.00	34829.00	0.00	0.00	To be bid out soon
	Trim trees that overhang roofs (phase 1)				<u>2000.00</u>	<u>2000.00</u>	<u>0.00</u>	<u>0.00</u>	Work not complete
	Subtotal 1450				36829.00	36829.00	0.00	0.00	
	Dwelling Structure		1460						
	Abate/Encapsulate LBP (includes enclosing porches with new posts, replace exterior doors and door frames, and install new screen doors) Phase 4				40000.00	40000.00	0.00	0.00	In bidding phase
	Comprehensive Modernization as follows: Phase 4				546944.00	546944.00	0.00	0.00	To be bid out soon
	New roofs, gutters, soffits and fascias								
	New windows and security screens								

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

PHAName: Valdosta Housing Authority, Valdosta, GA		Grant Type and Number Capital Fund Program Grant No: GA06P100501-01 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
	Insulate to R -30								
	Install 150 AMP service								

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

PHAName: Valdosta Housing Authority, Valdosta, GA		Grant Type and Number Capital Fund Program Grant No: GA06P100501-01 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
	Replumb units		1460						
	Modernize kitchens								
	Retile floors								
	Paint ceilings and walls								
	Enclose closets and install doors								
	Washer and dryer hookups								
	Install central heating and air								
	Install new hot water heaters								
	Install railings at exit stairs								
	Subtotal 1460				586944.00	586944.00	0.00	0.00	
	Dwelling Equipment		1465	L/S					
	Replace Ranges (Phase 4)				7700.00	7700.00	0.00	0.00	Work to be completed
	Replace Refrigerators (Phase 4)				<u>8800.00</u>	<u>8800.00</u>	<u>0.00</u>	<u>0.00</u>	Work to be completed
	Subtotal 1465				16500.00	16500.00	0.00	0.00	
	Total: GA100 -06, Cranford Homes				640273.00	640273.00	0.00	0.00	

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

PHAName: Valdosta Housing Authority, Valdosta, GA	Grant Type and Number Capital Fund Program No: GA06P100501-01 Replacement Housing Factor No:	Federal FY of Grant: 2001
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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	
1460	06.30.2003			06.30.2004			
1408	06.30.2003			06.30.2004			
1410	06.30.2003			06.30.2004			
1430	06.30.2003			06.30.2004			
1475	06.30.2003			06.30.2004			
1495	06.30.2003			06.30.2004			
1502	06.30.2003			06.30.2004			
GA100 -01, OraLee West	06.30.2003			06.30.2004			
GA100 -02, Hudson Dockett	06.30.2003			06.30.2004			
GA100 -03, OraLee West	06.30.2003			06.30.2004			
GA100 -04, Hudson Dockett	06.30.2003			06.30.2004			
GA100 -05, Lloyd Greer	06.30.2003			06.30.2004			
GA100 -06, Cranford Homes	06.30.2003			06.30.2004			
GA100 -07, Dowling Mederer	06.30.2003			06.30.2004			

CapitalFundProgramFive -YearActionPlan
PartI:Summary

PHAName		<input type="checkbox"/> Original5 -YearPlan <input type="checkbox"/> RevisionNo:			
Development Number/Name/HA-Wide	Year1	WorkStatementforYear2 FFYGrant: PHAFY:	WorkStatementforYear3 FFYGrant: PHAFY:	WorkStatementforYear4 FFYGrant: PHAFY:	WorkStatementforYear5 FFYGrant: PHAFY:
	Annual Statement				
TotalCFPFunds (Est.)					
TotalReplacement HousingF actorFunds					

