

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

Small PHA Plan Update
Annual Plan for Fiscal Year: **2003**

Housing Authority of the City of Eastman

ga080v02

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

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

PHA Plan Agency Identification

PHA Name: Eastman Housing Authority

PHA Number: GA080

PHA Fiscal Year Beginning: (mm/yyyy) 07/2003

PHA Plan Contact Information:

Name: Calvin W. Yawn

Phone: 478 374-5414

TDD: 1-800-255-0056

Email (if available): cyawn@bellsouth.net

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting:
(select all that apply)

- Main administrative office of the PHA
- PHA development management offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- Main administrative office of the local, county or State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)

PHA Programs Administered:

- Public Housing and Section 8 Section 8 Only Public Housing Only

Annual PHA Plan
Fiscal Year 2003
 [24 CFR Part 903.7]

i. Table of Contents

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

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 Attachment D: Non-Capital Fund Program FY 2001 Budget/Progress Report
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ii. Executive Summary

[24 CFR Part 903.7 9 (r)]

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

This section intentionally left blank since it is optional

1. Summary of Policy or Program Changes for the Upcoming Year

In this section, briefly describe changes in policies or programs discussed in last year's PHA Plan that are not covered in other sections of this Update.

We have made the following changes to our policies and/or programs based on changes in statutes and/or HUD regulations that have occurred in the past year. HUD mandated all of these.

- Updated our Public Housing Admissions and Continued Occupancy Policy to include current welfare assistance language and definition.

- **Implementation of Community Service Requirements:**

The Housing Authority suspended enforcement of the 8-hour community service requirement for the Fiscal Year ended June 30, 2003. The Housing Authority will not enforce this provision of our Admissions and Continued Occupancy Policy until such time as formal instructions are received from HUD.

- Effective with this Annual Plan the Housing Authority intends to utilize capital funds that were assigned in previous fiscal years to Account 1490 Replacement Reserve. This includes funds from fiscal years 2001 and 2002. We have accumulated sufficient funds to enable us to begin the comprehensive modernization of a portion of our family developments. Utilizing the accumulation of two years funding and including funds we expect to receive for the ensuing fiscal year, we anticipate getting more competitive bids from contractors and will also save considerable Architectural and Engineering fees.

2. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. Yes No: Is the PHA eligible to participate in the CFP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? **\$ 401,801**

C. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete the rest of Component 7. If no, skip to next component.

D. Capital Fund Program Grant Submissions

(1) Capital Fund Program 5-Year Action Plan

The Capital Fund Program 5-Year Action Plan is provided as Attachment B

(2) Capital Fund Program Annual Statement

The Capital Fund Program Annual Statement is provided as Attachment A

3. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability: Section 8 only PHAs are not required to complete this section.

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to next component ; if “yes”, complete one activity description for each development.)

2. Activity Description

Demolition/Disposition Activity Description (Not including Activities Associated with HOPE VI or Conversion Activities)
1a. Development name: 1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>
5. Number of units affected:
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Relocation resources (select all that apply) <input type="checkbox"/> Section 8 for units <input type="checkbox"/> Public housing for units <input type="checkbox"/> Preference for admission to other public housing or section 8 <input type="checkbox"/> Other housing for units (describe below)
8. Timeline for activity: a. Actual or projected start date of activity: b. Actual or projected start date of relocation activities: c. Projected end date of activity:

4. Voucher Homeownership Program

[24 CFR Part 903.7 9 (k)]

- A. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to next component; if “yes”, describe each program using the table below (copy and complete questions for each program identified.)

B. Capacity of the PHA to Administer a Section 8 Homeownership Program

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- Establishing a minimum homeowner downpayment requirement of at least 3 percent and requiring that at least 1 percent of the downpayment comes from the family’s resources
- Requiring that financing for purchase of a home under its section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards
- Demonstrating that it has or will acquire other relevant experience (list PHA experience, or any other organization to be involved and its experience, below):

5. Safety and Crime Prevention: PHDEP Plan

[24 CFR Part 903.7 (m)]

Exemptions Section 8 Only PHAs may skip to the next component PHAs eligible for PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

Not Applicable. PHDEP Program eliminated by Congressional Action effective for FFY 2002.

- A. Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA’s estimated or actual (if known) PHDEP grant for the upcoming year?

- C. Yes No Does the PHA plan to participate in the PHDEP in the upcoming year? If yes, answer question D. If no, skip to next component.

D. Yes No: The PHDEP Plan is attached at Attachment

6. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board (RAB) Recommendations and PHA Response

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are Attached at Attachment (File name)
3. In what manner did the PHA address those comments? (select all that apply)
 - The PHA changed portions of the PHA Plan in response to comments
A list of these changes is included
 - Yes No: below or
 - Yes No: at the end of the RAB Comments in Attachment _____.
 - Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA's consideration is included at the at the end of the RAB Comments in Attachment _____.
 - Other: (list below)

B. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: **State of Georgia**
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
 - The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
 - The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
 - The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
 - Activities to be undertaken by the PHA in the coming year are consistent with specific initiatives contained in the Consolidated Plan. (list such initiatives below)
 - The Housing Authority of the City of Eastman will continue to maintain and renovate its public housing units.
 - The Housing Authority of the City of Eastman will continue to provide accessible housing in the public housing program to persons with disabilities.
 - The Housing Authority of the City of Eastman will continue to market its public housing program to make families and elderly persons aware of the availability of decent, safe, sanitary and affordable housing in the City of Eastman.

- The Housing Authority of the City of Eastman Admission and Continued Occupancy Policy (ACOP) requirements are established and designed to:
 - (1) Provide improved living conditions for very low and low-income families while maintaining their rent payments at an affordable level.
 - (2) To operate a socially and financially sound public housing agency that provides violence and drug-free, decent, safe and sanitary housing with a suitable living environment for residents and their families.
 - (3) To avoid concentrations of economically and socially deprived families in any of our public housing developments.
 - (4) To lawfully deny the admission of applicants, or the continued occupancy of residents, whose habits and practices reasonably may be expected to adversely affect the health, safety, comfort or welfare of other residents or the physical environment of the neighborhood, or create a danger to our employees.
 - (5) To attempt to house a tenant body in each development that is representative of the range of incomes of low income families in our jurisdiction.
 - (6) To facilitate the judicious management of our inventory and efficient management of our staff.
 - (7) To ensure compliance with Title VI of the Civil Rights Act of 1964 and all other applicable Federal fair housing laws and regulations so that the admissions and continued occupancy are conducted without regard to race, color, religion, creed, sex, national origin, handicap or familial status.

Other: (list below)

3. PHA Requests for support from the Consolidated Plan Agency

Yes No: Does the PHA request financial or other support from the State or local government agency in order to meet the needs of its public housing residents or inventory? If yes, please list the 5 most important requests below:

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

The following information is taken from the State of Georgia Consolidated Plan Executive Summary and Annual Action Plan.

Executive Summary

The Consolidated Plan Executive Summary reports that the housing and community development needs of Georgians are:

- ① Regardless of tenure, income or household size, the most common problem affecting all households is cost burden. One in every four households pay at least 30% of their income for housing. Approximately 39% of these cost burdened households and 10% of all households are severely cost burdened, devoting at least 50% of their income on housing costs.
- ① 41% of all renters, compared to 22% of all homeowners, have at least one housing problem.
- ① 40% of all Georgia households are of low or moderate income. Housing problems affect 75% of all extremely low-income households.
- ① 64% of all elderly households are of low or moderate income, with the largest concentration in the extremely low-income range. 30% of all small family households are of low or moderate income. Cost burden is the most significant problem affecting both elderly and small family households. 42% of all large family households are of low or moderate income. Overcrowding is the most significant concern of this household type.
- ① Insufficient income is the single largest barrier to affordable housing.
- ① Estimates based on the age of housing indicate that 1.1 million housing units in Georgia may contain lead-based paint. Some 127,000 low and moderate income households are at high-risk of exposure to lead-based paint hazards such as chipping or peeling paint and dust.

The Housing and Community Development Strategic Plan

Over five years the State anticipates providing assistance to put over 55,000 extremely low, low and moderate income households in affordable housing free of overcrowded, structurally substandard conditions, with supportive services where appropriate for populations with special need.

The Consolidated Plan divides the State's priorities into two categories based on function:

- (1) priorities to directly benefit low and moderate income households and
- (2) priorities to improve the production capacity of Georgia's affordable housing providers.

Direct Benefit Priorities:

- ① to increase the number of Georgia's low and moderate income households

who have obtained affordable, rental housing free of overcrowded and structurally substandard conditions.

- ⑨ To increase the number of Georgia's low and moderate income households who have achieved and are maintaining homeownership free of overcrowded and structurally substandard conditions.

Strategic Plan Five-Year Objectives

- ⑨ The Strategic Plan estimates, based on resources expected to be available over a five year period, that the State will provide the following benefits for low and moderate income Georgians:
 - ⑨ Rehabilitate or construct 5,505 affordable rental units
 - ⑨ Provide rental assistance for 44,700 households
 - ⑨ Assist 6,750 households to achieve or maintain homeownership in housing free of overcrowded and structurally substandard conditions.
 - ⑨ Assist an average of 190 organizations annually to provide housing and supportive services to the homeless.
 - ⑨ Assist an average of 39 organizations annually to provide housing and supportive services to Georgia's Special Need populations.

Public Housing Authorities

The Consolidated Plan Executive Summary provides the following comments relating to Public Housing Authorities in Georgia.

Public Housing Authorities implement a large portion of Georgia's housing assistance effort. Local governments have created 202 PHAs, providing public housing. Seventeen PHAs offer Section 8 rental subsidies. PHAs utilize funds from public housing rent receipts, federal subsidies from HUD, and proceeds from bond issues for some development costs.

Over 108,000 residents live in the 55,834 units of local public housing available across Georgia.

No public housing authorities are operated by the State. Therefore, the State has not developed a plan to encourage public housing residents to become more involved in the public housing management or to become owners of their units. However, the State encourages individual PHAs to develop such a plan with residents. The State also continues to encourage within its programs the transition of public housing residents into private housing living situations.

Action Plan

The following activities are extracted from the State of Georgia Annual Action Plan.

Part VI. Action Plan

Activities planned to meet the State's housing priorities and objectives include:

- ① Rehabilitate or construct affordable rental housing for 1,003 low or moderate income households.
- ① Assist 1,498 low or moderate income households achieve or maintain homeownership.
- ① Provide 1,000 low or moderate income households with rental assistance.
- ① Make 290 funding awards to organizations that provide housing and supportive services necessary for the homeless to break the cycle of homelessness.
- ① Make 357 funding awards to organizations that provide the housing and supportive services necessary for special need households to achieve decent, safe and sanitary living conditions.

Among the Federal resources available to Georgia (Part VI, Section C) include Section 8 Rental Certificates and Vouchers to address affordable housing needs; HOPE I (Public Housing Homeownership) to address homeownership needs; and for Public Housing, the Comprehensive Grant Program and Public Housing Development funds.

Part VI, Section I. Georgia's Activities to met the State's Housing Priorities and Objectives

This section outlines activities by priority and objective. While the activities, priorities and objectives do not directly relate to the public housing program, the activities do include the Section 8 program. Again while none of the activities tap public housing funds, the activities do parallel the goals and objectives of the Eastman Housing Authority. The Priorities and Objectives are listed as follows:

Priority: to increase the number of Georgia's low and moderate income households who have obtained affordable, rental housing which is free of overcrowded and structurally substandard conditions.

Objective #1: Rehabilitate or construct affordable, rental housing units for 280 extremely low, 431 low, and 290 moderate income households.

Objective #2: Provide 4,950 extremely low, and 1,100 low income households with rental assistance.

(This objective refers specifically to the Section 8 Rental Assistance Program which is administered by the Georgia Department of Community Affairs.)

Priority: To increase the number of Georgia’s low and moderate income households who have achieved and are maintaining homeownership in housing free of overcrowded and structurally substandard conditions.

Objective #3: Assist 30 extremely low, 345 low, and 1,124 moderate income households to achieve or maintain homeownership in housing free of overcrowded and structurally substandard conditions.

Priority: To increase the access of Georgia’s homeless to a continuum of housing and supportive services which address their housing, economic, health and social needs:

Objective #4: Make 290 funding awards to provide shelter/bed nights, transitional housing units, and supportive services necessary for the homeless to break the cycle of homelessness.

Priority: To increase the access of Georgia’s Special Need populations to a continuum of housing and supportive services which address their housing, economic health and social needs.

Objective #5: Make 358 funding awards to organizations or households that assist 1,000 Special Need households with the housing and supportive services necessary to achieve decent, safe and sanitary living conditions.

(This objective includes as an activity the implementation of Georgia’s Section 8 Rental Assistance Program and it refers specifically to the Georgia Department of Community Affairs continuing to administer the program in Georgia’s 149 counties.)

C. Criteria for Substantial Deviation and Significant Amendments

1. Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

A. Substantial Deviation from the 5-year Plan:

A substantial deviation from the 5-year Plan occurs when the Board of Commissioners decides that it wants to change the mission statement, goals or objectives of the 5-year plan.

B. Significant Amendment or Modification to the Annual Plan:

Significant amendments or modifications to the Annual Plan are defined as discretionary changes in the plans or policies of the housing authority that

fundamentally change the plans of the agency and which require formal approval of the Board of Commissioners.

Attachment E

Housing Authority of the City of Eastman

Annual Plan

Fiscal Year 07/2003 – 06/30/2004

Supporting Documents Available for Review

PHAs are to indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update)	5 Year and Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	Any policy governing occupancy of Police Officers in Public Housing <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
N/A	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
N/A	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
N/A	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
N/A	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
N/A	Any required policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
N/A	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for any active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
N/A	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
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 99-52 (HA).	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies	Annual Plan: Community Service & Self-Sufficiency
N/A	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	Section 3 documentation required by 24 CFR Part 135, Subpart E	Annual Plan: Community Service & Self-Sufficiency
N/A	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention
X	PHDEP-related documentation: <ul style="list-style-type: none"> · Baseline law enforcement services for public housing developments assisted under the PHDEP plan; · Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15); · Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities; · Coordination with other law enforcement efforts; · Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and · All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan. 	Annual Plan: Safety and Crime Prevention
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy (incorporated by reference)	Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A		Troubled PHAs

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	Other supporting documents (optional) (list individually; use as many lines as necessary) Definition of Substantial Deviation Deconcentration/Income Mixing Supporting Documentation Implementation of Community Service	(specify as needed) Annual Plan ACOP/Annual Plan ACOP/Annual Plan

Attachment F

Housing Authority of the City of Eastman

Annual Plan

Fiscal Year 07/2003 – 06/30/2004

Required Attachment: Resident Member on the PHA Governing Board

1. Yes No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board:

Ms. Carolyn Moore

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

- Elected
 Appointed

C. The term of appointment is (include the date term expires): One year expiring January 26, 2004

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

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

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

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

Mr. James Wright, City Manager and the City of Eastman City Council

Attachment G

Housing Authority of the City of Eastman

Annual Plan

Fiscal Year 07/2003 – 06/30/2004

Required Attachment: Membership of the Resident Advisory Board or Boards

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.)

Betty Smith (Eastside Apartments)

Louise Cannington (Reddock Apartments)

Elinda Dupree – President (Stuckey Apartments)

Minnie Golden (Reddock Apartments)

Lillie Pitts – Vice President (Herman Avenue Apartments)

Jamie Harvey (Stuckey Apartments)

Annelle Taylor (Reddock Apartments)

Attachment H

Housing Authority of the City of Eastman

Annual Plan

Fiscal Year 07/2003 – 06/30/2004

Component 3, (6) Deconcentration and Income Mixing

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

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name:	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]
GA080-1,3	41	See Below	See Below
GA080-2,4	28	See Below	See Below
GA080-7B	4	See Below	See Below

GA080-1,3 consists of 41 units designed for general occupancy. This development, utilizing the bedroom adjustment factors, is at 130% of the average incomes of all covered developments. However this development is at 28% of the area median income.

GA080-2,4, consists of 28 units designed for general occupancy. This development, utilizing the bedroom adjustment factors, is at 70% of the average incomes of all covered developments. However, this development is at 15% of the area median income.

GA080-7B is a 4-unit development designed for general occupancy. This development, utilizing the bedroom adjustment factors, is at 79% of the average incomes of all covered developments. However, this development is at 17% of the area median income.

HUD regulations provide that any development that has an average income of less than 30% of the Area Median Income is exempt from Deconcentration and Income mixing

requirements. All of our covered developments are currently exempt from the Deconcentration and Income Mixing requirements.

Attachment A

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the City of Eastman		Grant Type and Number Capital Fund Program Grant No: GA06P08050103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003
<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					
Lin e No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	401,801			
11	1465.1 Dwelling Equipment— Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				

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

PHA Name: Housing Authority of the City of Eastman	Grant Type and Number Capital Fund Program Grant No: GA06P08050103 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	401,801			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Housing Authority of the City of Eastman		Grant Type and Number Capital Fund Program Grant No: GA06P08050103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
GA080-2	<u>Dwelling Structures</u>	1460						Preparing
	Replace all light fixtures		16 units	17,600.00				Bid/
	Kitchen modernization		16 units	80,000.00				Advertising
	Reconfigure laundry closet		16 units	6,400.00				
	Replace interior doors, frames and hardware		16 units	14,400.00				
	Install exterior vinyl siding		16 units	9,600.00				
	Frame in closets; install new doors, frames and hardware		16 units	12,800.00				
	Install new water heaters, stacks & insulate piping		16 units	28,000.00				
	Provide termite treatment		16 units	5,600.00				
	Finish carpentry – shelves, sills, etc.		16 units	10,400.00				
	New prefinished soffits, fascia, and porch ceilings		16 units	14,400.00				
	Provide new attic access panel		16 units	4,800.00				

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

PHA Name: Housing Authority of the City of Eastman		Grant Type and Number Capital Fund Program Grant No: GA06P08050103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Interior and exterior painting		16 units	17,600.00				
	Provide new toilet accessories		16 units	5,600.00				
	Construct 1 hour fire separation wall in attic		16 units	6,400.00				
	Install new gypsum board finish on all walls and ceilings		16 units	19,200.00				
GA080-4	Provide 1 handicap accessible dwelling unit		12 units	30,000.00				
	Provide 2 kits to convert 2 dwelling units as a hearing & vision impaired dwelling unit		12 units	2,400.00				
	Replace ceramic tile wainscot, floor and base in bathrooms		12 units	5,400.00				
	Restore or replace existing tubs		12 units	3,000.00				
	Replace toilets, lavatories, & related fittings		12 units	16,800.00				
	Lead-based paint abatement		12 units	25,200.00				
	Asbestos abatement		12 units	25,200.00				

**Attachment B
Capital Fund Program Five-Year Action Plan
Part I: Summary**

PHA Name : Eastman Housing Authority					<input checked="" type="checkbox"/> Original 5-Year Plan
					<input type="checkbox"/> Revision No:
Development Number/Name/H A-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2004 PHA FY: 7/1/2004	Work Statement for Year 3 FFY Grant: 2005 PHA FY: 7/1/2005	Work Statement for Year 4 FFY Grant: 2006 PHA FY: 7/1/2006	Work Statement for Year 5 FFY Grant: 2007 PHA FY: 7/1/2007
	Annual Statement				
HA Wide		401,801			
GA080-1					
GA080-2					
GA080-3					
GA08--4					
GA080-7			411,801		
GA080-8			309,301		
GA080-9					
GA080-10			82,500	401,801	401,801
CFP Funds Listed for 5-year planning		401,801*	803,602*	401,801	401,801
Replacement Housing Factor Funds					

*Note: Replacement Reserve funds from Fiscal Year 7/2004 are combined with the Capital Funds projected for Fiscal Year 7/2005 which provides a total of \$803,602 to be utilized during Year 3 of the 5-Year Action Plan.

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

Activities for Year 1	Activities for Year : <u>2</u> FFY Grant: 2004 PHA FY: 7/1/2004			Activities for Year: <u>3</u> FFY Grant: 2005 PHA FY: 7/1/2005		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See						
Annual Statement	HA Wide	<u>Replacement Reserve(1490)</u>		GA080-7 (12 units)	<u>Fees and Costs (1430)</u>	
		Set aside of funds for comprehensive modernization of dwelling units.	401,801		A & E Fees: Reimbursable costs;	29,101
		Funds are set aside to ensure bidding and efficient use of A & E fees and costs. See year 3.			LBP/Asbestos Monitoring	10,000
					Clerk of the Works	12,000
					Subtotal Acct 1430	51,101
					<u>Site Improvements (1450)</u>	
					Paving	7,500
					Landscaping, fill & Seed	6,000
					Subtotal Acct 1450	13,500
					<u>Dwelling Structures (1460)</u>	
					Install metal exterior doors and frames	12,000
					Install security screen doors	9,600
					Install new insulated windows	30,000

				Install security window screens	18,000
				Install new mini-blinds	3,600
				Install additional wall insulation with drywall finish	48,000
				Replace floor tile and base cove	18,000
				Replace all light fixtures	4,200
				Kitchen modernization	48,000
				Reconfigure for a laundry closet	24,000
				Replace interior doors and frames	28,800
				Frame in closets and install new doors	18,000
				Install air conditioning	42,000
				Modernize bathrooms	42,000
				Enclose DHWH	1,000
				Subtotal Acct 1460	347,200
				Total GA080-7	411,801
				Subtotal Year 3	411,801
				Total CFP Estimated Cost	401,801

Note: Replacement Reserve funds from Fiscal Year 7/2004 are combined with the Capital Funds projected for Fiscal Year 7/2005 which provides a total of \$803,602 to be utilized during Year 3 of the 5-Year Action Plan.

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

Activities for Year : <u>3</u> FFY Grant: 2005 PHA FY: 7/1/2005			Activities for Year: <u>4</u> FFY Grant: 2006 PHA FY: 7/1/2006		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
GA080-8 (12 units)	<u>Fees and Costs</u> (1430)		GA080-10 (50 units)	<u>Fees and Costs</u> (1430)	
	A & E Fees: Reimbursable costs;	29,101		LBP/Asbestos Monitoring	14,801
	LBP/Asbestos Monitoring	10,000		Clerk of the Works	12,000
	Clerk of the Works	12,000		Subtotal Acct 1430	26,801
	Subtotal Acct 1430	51,101			
	<u>Site Improvements</u> (1450)				
	Landscaping, fill & Seed	5,000			
	Subtotal Acct 1450	5,000			
	<u>Dwelling Structures</u> (1460)			<u>Dwelling Structures</u> (1460)	
	Replace floor tile and base cove	18,000		Install central HVAC	325,000
	Install central HVAC	78,000		Install new metal exterior doors and frames	50,000
	Install new metal exterior doors and frames	12,000		Subtotal Acct 1460	375,000

	Install security screen doors	9,600			
	Install new insulated windows	30,000		Subtotal GA080-10	401,801
	Install security window screens	18,000			
	Install new mini-blinds	3,600			
	Kitchen modernization	48,000			
	Reconfigure for a laundry closet	24,000			
	Enclose gas piping	12,000			
	Subtotal Acct 1460	253,200			
	Subtotal GA080-8	309,301			
GA080-10 (50 units)	<u>Fees and Costs</u> (1430)				
	A & E Fees: Reimbursable costs; preparation of bid documents, plans & specs	82,500			
	Subtotal Acct 1430	82,500			
	Subtotal GA080-10	82,500			
	Total CFP Estimated Cost	803,602			401,801

Note: Replacement Reserve funds from Fiscal Year 7/2004 are combined with the Capital Funds projected for Fiscal Year 7/2005 which provides a total of \$803,602 to be utilized during Year 3 of the 5-Year Action Plan.

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

Activities for Year : <u>5</u> FFY Grant: 2007 PHA FY: 7/1/2007			Activities for Year: <u>6</u> FFY Grant: 2008 PHA FY: 7/1/2008		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
GA080-10 (50 units)	<u>Site Improvements (1450)</u>				
	Landscaping, fill & Seed	25,000			
	Subtotal Acct 1450	25,000			
	<u>Dwelling Structures (1460)</u>		GA080-10 (50 units)	<u>Dwelling Structures (1460)</u>	
	Replace floor tile and base cove	75,000		Enclose gas piping (portion of cost)	41,801
	Install security screen doors	40,000		Modernize kitchens	170,000
	Replace window sills	40,000		Reconfigure for laundry closet	80,000
	Install new insulated windows	125,000		Replace interior doors and frames	110,000
	Install security window screens	75,000		Modernize bathrooms (175,000 not funded)	
	Install new mini-blinds	15,000			
	Enclose gas piping (portion of cost)	6,801			

	Subtotal Acct 1460	376,801		
	Total CFP Estimated Cost	401,801		401,801

Attachment C: Non-CFP FY 2002 P & E Report (Replacement Reserve Budget)

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the City of Eastman		Grant Type and Number Capital Fund Program Grant No: GA06P08050102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/02 <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	Non CFP Funds	401,801.00			
	Interest Earned	2,191.00			
	Total non-CFP Funds	403,992.00			
2	1406 Operations	2,191.00		2,191.00	2,191.00
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration	500.00		0	0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	113,476.00		113,476.00	27,912.50
8	1440 Site Acquisition				
9	1450 Site Improvement	25,200.00		0	0
10	1460 Dwelling Structures	206,625.00		0	0
11	1465.1 Dwelling Equipment— Nonexpendable	44,800.00		0	0
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				

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

PHA Name: Housing Authority of the City of Eastman	Grant Type and Number Capital Fund Program Grant No: GA06P08050102 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: 12/31/02 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	11,200.00		0	0
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	403,992.00		115,667.00	30,103.50
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Housing Authority of the City of Eastman		Grant Type and Number Capital Fund Program Grant No: GA06P08050102 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
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide	<u>Operations</u>	1406	Lump Sum					
	Ordinary Maintenance & Operation			2,191.00		2,191.00	2,191.00	complete
	Subtotal Acct 1406			2,191.00		2,191.00	2,191.00	
HA Wide	<u>Administration</u>		Lump Sum					Planning
	Sundry advertising costs			500.00		0	0	
	Subtotal Acct 1410			500.00		0	0	
HA Wide	<u>Fees and Costs</u>		Lump Sum					
	A & E Fees; reimbursable costs; clerk-of-the-works; monitoring for LBP.			113,476.00		113,476.00	27,912.50	Under Contract
	Subtotal Acct 1430			113,476.00		113,476.00	27,912.50	

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

PHA Name: Housing Authority of the City of Eastman		Grant Type and Number Capital Fund Program Grant No: GA06P08050102 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
				Original	Revised	Funds Obligated	Funds Expended	
	Site Improvements	1450	Lump Sum					Planning
GA080-2	Repair sidewalks & install curb cuts			6,400.00		0	0	
	Landscaping: fill and seed			8,000.00		0	0	
GA080-4	Repair sidewalks & install curb cuts			4,800.00		0	0	
	Landscaping: fill and seed			6,000.00		0	0	
	Subtotal Acct 1450			25,200.00		0	0	
	Dwelling Structures	1460						Advertising
GA080-2	Provide 1 handicap accessible dwelling unit		1 unit	30,000.00		0	0	In February,03
	Provide 2 kits to convert 2 dwelling units as a hearing & vision impaired dwelling unit		2 units	2,400.00		0	0	
	Replace ceramic tile wainscot, floor and base in bathrooms		16 units	7,200.00		0	0	

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

PHA Name: Housing Authority of the City of Eastman		Grant Type and Number Capital Fund Program Grant No: GA06P08050102 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
				Original	Revised	Funds Obligated	Funds Expended	
	Restore or replace existing tubs		16 units	4,000.00		0	0	
	Replace toilets, lavatories, & related fittings		16 units	22,400.00		0	0	
	Lead-based paint abatement		16 units	33,600.00		0	0	
	Asbestos abatement		16 units	33,600.00		0	0	
	Install new exterior metal doors, frames and hardware		16 units	20,000.00		0	0	
	Install heavy duty screen doors		16 units	10,400.00		0	0	
	Install new insulated windows		16 units	22,400.00		0	0	
	Install security window screens		16 units	9,600.00		0	0	
	Install new mini blinds		16 units	3,200.00		0	0	
	Install additional wall insulation with gypsum board finish		16 units	8,000.00		0	0	
	Replace floor tile and cove base		16 units	19,825.00		0	0	
	Subtotal Acct 1460			206,625.00		0	0	

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

PHA Name: Housing Authority of the City of Eastman		Grant Type and Number Capital Fund Program Grant No: GA06P08050102 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
				Original	Revised	Funds Obligated	Funds Expended	
	<u>Dwelling Equipment</u>	1465.1	Lump Sum					Planning
GA080-2	Replace ranges			12,800.00		0	0	
	Replace refrigerators			12,800.00		0	0	
GA080-4	Replace ranges			9,600.00		0	0	
	Replace refrigerators			9,600.00		0	0	
	Subtotal Acct 1465.1			44,80.000		0	0	
	<u>Relocation Costs</u>	1495.1	Lump Sum					Planning
GA080-2	Temporary relocation of residents due to modernization			6,400.00		0	0	
GA080-4	Temporary relocation of residents due to modernization			4,800.00		0	0	
	Subtotal Acct 1495.1			11,200.00		0	0	
	Grand Total			403,992.00		115,667.00	30,103.50	

Attachment D – 2001 Non CFP P&E Report (Replacement Reserve Budget and Final Report)

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the City of Eastman, GA		Grant Type and Number Capital Fund Program Grant No: GA06P08050101 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: 12/31/02 <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Lin e No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Non-CFP Funds	422,882.00		422,882.00	422,882.00
	Interest earned	6,828.52		6,828.52	6,828.52
	Total Non-CFP Funds	428,710.52		428,710.52	428,710.52
2	1406 Operations	268,533.96		268,533.96	268,533.96
3	1408 Management Improvements				
4	1410 Administration	924.00		924.00	924.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	26,299.73		26,299.73	26,299.73
8	1440 Site Acquisition				
9	1450 Site Improvement	133,952.83		133,952.83	133,952.83
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment— Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				

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

PHA Name: Housing Authority of the City of Eastman, GA	Grant Type and Number Capital Fund Program Grant No: GA06P08050101 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: 12/31/02 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	428,710.52		428,710.52	428,710.52
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Housing Authority of the City of Eastman, GA		Grant Type and Number Capital Fund Program Grant No: GA06P08050101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide	<u>Operations</u>	1406	Lump Sum					
	Ordinary Maintenance & Operation			268,533.96		268,533.96	268,533.96	complete
	Subtotal Acct 1406			268,533.96		268,533.96	268,533.96	
HA Wide	<u>Administration</u>	1410						
	Sundry advertising costs		Lump Sum	924.00		924.00	924.00	complete
	Subtotal Acct 1410			924.00		924.00	924.00	
HA Wide	<u>Fees and Costs</u>	1430	Lump Sum					
	A & E Fees; reimbursable costs			26,299.73		26,299.73	26,299.73	complete
	Subtotal Acct 1430			26,299.73		26,299.73	26,299.73	
GA080-1,3	<u>Site Improvements</u>	1450						
	Close off end of Sappington Dr.		Lump Sum	6,100.00		6,100.00	6,100.00	complete

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

PHA Name: Housing Authority of the City of Eastman, GA		Grant Type and Number Capital Fund Program Grant No: GA06P08050101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Provide fence from Bldg 8, across end of Sappington Drive, behind Bldg. 7, along concrete alley drive property line behind Bldg. 14, and to corner property at Bldg.15 of Project 3. Provide access gates in fence for PHA access to property at rear. Design fence with decorative posts & pickets.			27,100.00		27,100.00	27,100.00	complete
	Add parking pad with 3 parking spaces near Bldg. 7.		Lump Sum	3,000.00		3,000.00	3,000.00	complete
	Add parking pad with 2 parking spaces near Bldg 15.		Lump Sum	2,100.00		2,100.00	2,100.00	complete
	Add parking pad with 2 parking spaces between Bldgs 15 and 16.		Lump Sum	2,300.00		9,200.00	2,300.00	complete
GA080-2, 4	Widen St. Elmo Circle to 2 Lanes		Lump Sum	9,200.00		9,200.00	9,200.00	complete

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

PHA Name: Housing Authority of the City of Eastman, GA		Grant Type and Number Capital Fund Program Grant No: GA06P08050101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Lower grade elevation behind Bldg. 6. Remove playground, paving and some trees		Lump Sum	7,600.00		7,600.00	7,600.00	complete
	Add parking pads (28) off of St. Elmo Circle & Herman Ave. to provide 1 space per unit. Provide curb & gutter as necessary		Lump Sum	31,700.00		31,700.00	31,700.00	complete
	Regrade property as necessary & sod disturbed areas. Provide trees and landscaping		Lump Sum	15,800.00		15,800.00	15,800.00	complete
	Replace wood retaining wall with masonry wall. Provide metal railing at wall. Replace existing steps & railings as necessary		Lump Sum	29,052.83		29,052.83	29,052.83	complete
	Subtotal Acct 1450			133,952.83		133,952.83	133,952.83	

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

PHA Name: Housing Authority of the City of Eastman, GA		Grant Type and Number Capital Fund Program Grant No: GA06P08050101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Grand Total			428,710.52		428,710.52	428,710.52	

