

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

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

Housing Authority  
of the  
City of Hartwell

(ga081v01)

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

## PHA Plan Agency Identification

**PHA Name:** Housing Authority of the City of Hartwell

**PHA Number:** GA081

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

### **PHA Plan Contact Information:**

Name: William C. Spears, Executive Director

Phone: 706 376-3153

TDD: 706 376-3153

Email (if available): hha@hartcom.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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## **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 is 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 the current mandatory to include the current required welfare assistance language and definition.
- Updated our public housing Admissions and Continued Occupancy Policy to include the current mandatory eligibility language as published in the Final Rule on November 22, 2002.
- The Department of Veteran Affairs and Housing and Urban Development, and Independent Agencies Appropriations Act, 2002, at Section 432, provides that: "None of the funds made available by this Act may be used to implement or enforce the requirement relating to community service, except with respect to any resident of a public housing project funded with any amount provided under section 24 of the United States Housing Act of 1937, as amended, or any predecessor program for the revitalization of severely distressed public housing (HOPEVI).

Under this provision, Housing Authorities were precluded from implementing or enforcing community service requirements using FY 2002 funds. HUD further permitted Housing Authorities to immediately suspend enforcement of the requirements.

The Housing Authority of the City of Hartwell 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 formal guidance is issued by HUD.

## **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? **\$310,972**

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

<b>Demolition/Disposition Activity Description (Not including Activities Associated with HOPE VI or Conversion Activities)</b>
1a. Development name:
1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>

4. Date application approved, submitted, or planned for submission: <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 -NA**

[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 - NA**

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

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

**5. Safety and Crime Prevention: PHDEP Plan**

[24 CFR Part 903.7 (m)]

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

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

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

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

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

## **6. Other Information**

[24 CFR Part 903.7 9 (r)]

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

1.  Yes  No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are Attached at Attachment (File name)

3. In what manner did the PHA address those comments? (select all that apply)

The PHA changed portions of the PHA Plan in response to comments  
A list of these changes is included

Yes  No: below or

Yes  No: at the end of the RAB Comments in Attachment \_\_\_\_.

Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA's consideration is included at the at the end of the RAB Comments in Attachment \_\_\_\_.

Other: (list below)

### **B. Statement of Consistency with the Consolidated Plan**

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

1. Consolidated Plan jurisdiction: (State of Georgia)

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.

The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.

- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with specific initiatives contained in the Consolidated Plan. (list such initiatives below)
- The Housing Authority will continue to maintain and renovate its public housing units.
  - The Housing Authority will continue to provide accessible housing in the public housing program to persons with disabilities.
  - The Housing Authority 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 Hartwell.
- Other: (list below)
- The Housing Authority 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 composed of families with a broad range of incomes and rent-paying abilities that is representative of the current requirement of the QHWRA.
    - (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.

### 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:

- 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.
- 41% of all renters, compared to 22% of all homeowners, have at least one housing problem.
- 40% of all Georgia households are of low or moderate income. Housing problems affect 75% of all extremely low-income households.
- 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.
- Insufficient income is the single largest barrier to affordable housing.
- 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:

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

Strategic Plan Five-Year Objectives

- 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:
- Rehabilitate or construct 5,505 affordable rental units
- Provide rental assistance for 44,700 households
- Assist 6,750 households to achieve or maintain home-ownership in housing free of overcrowded and structurally substandard conditions.
- Assist an average of 190 organizations annually to provide housing and supportive services to the homeless.
- 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:

- ④ Rehabilitate or construct affordable rental housing for 1,003 low or moderate-income households.
- ④ Assist 1,498 low or moderate-income households achieve or maintain homeownership.
- ④ Provide 1,000 low or moderate-income households with rental assistance.
- ④ Make 290 funding awards to organizations that provide housing and supportive services necessary for the homeless to break the cycle of homelessness.
- ④ 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 home-ownership 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 Hartwell 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 home-ownership 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.)

In summary, the Georgia State Consolidated Plan strategies are consistent with and support the goals and objectives of the Housing Authority of the City of Hartwell.

## **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 Hartwell**

**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.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
NA	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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
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
NA	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
NA	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
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
NA	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
NA	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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
X	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
NA	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
NA	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
NA	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
NA	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
NA	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
NA	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
X	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
NA	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
NA	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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
NA	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E	Annual Plan: Community Service & Self-Sufficiency
NA	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"> <li>· Baseline law enforcement services for public housing developments assisted under the PHDEP plan;</li> <li>· Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15);</li> <li>· Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities;</li> <li>· Coordination with other law enforcement efforts;</li> <li>· Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and</li> <li>· All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan.</li> </ul>	Annual Plan: Safety and Crime Prevention
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Pet Policy

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
X	The results of the most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
X	Other supporting documents (optional) (list individually; use as many lines as necessary) Substantial Deviation Definition Implementation of Community Service Requirements Deconcentration/Income Mixing Documentation	(specify as needed)  Annual Plan ACOP/Annual Plan ACOP/Annual Plan

**Attachment F**

**Housing Authority of the City of Hartwell**

**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:

Linda Holland

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 appointment expiring 01/06/2004

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: 01/2004

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

Mayor Matt Beasley

**Attachment G**

**Housing Authority of the City of Hartwell**

**Annual Plan**

**Fiscal Year 07/2003 – 06/30/2004**

**Required Attachment: Membership of the Resident Advisory Board or Boards**

- i. 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.)

Myrlee Hunt

Jessiema Martin

Bobby Smith

Sharon Blassingame

Idella McCann

Harold Wilson

Shantel Cade

Azzie Mae Montgomery

Annie Wilkins

**Attachment H**

**Housing Authority of the City of Hartwell**

**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:

<b>Deconcentration Policy for Covered Developments</b>			
<b>Development Name:</b>	<b>Number of Units</b>	<b>Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]</b>	<b>Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]</b>
GA081-3	20 units	See Below	See Below

**Explanation:**

**GA081-3** consists of 20 units designed for general occupancy. The average income for this development is at 135 % of the average income of all such developments. Utilizing the bedroom adjustment factors, the average income is at 130%. At the time of this assessment on January 17, 2003 there were two vacancies. This development has recently been completely modernized. This development is considered one of the most desirable sites and experiences little or no turnover. Most of the families in this development are working families and are paying the flat rent.

The Housing Authority does not have an extensive waiting list and currently has vacancies at all developments that remain unfilled due to the lack of eligible applicants.

It should be noted that the Median Family Income for the jurisdiction of the Housing Authority is 42,400. According to current HUD requirements, public housing developments that have an average income of less than 30% of the Median Family Income for the area are exempt from the Deconcentration and income mixing requirements. All of the public housing developments currently have average incomes less than 30% of the Median Family Income and are currently exempt from the Deconcentration and income mixing requirements.

### **Deconcentration Policy:**

The following is an extract from our Adopted Admissions and Continued Occupancy Policy

#### 10.4 DECONCENTRATION POLICY

It is Hartwell 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 Hartwell 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 (at mid-year) we will analyze the income levels of families residing in each of our developments, 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.

#### 10.5 Deconcentration Incentives

The Hartwell 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 nondiscriminatory manner.

#### 10.6 Offer of a Unit

When the Hartwell Housing Authority discovers that a unit will become available, we

will contact the first family on the waiting list who has the highest priority for this type of unit or development and whose income category would help to meet the deconcentration goal and/or the income targeting goal.

The Hartwell Housing Authority will contact the family first by telephone to make the unit offer. If the family cannot be reached by telephone, the family will be notified of a unit offer via first class mail. The family will be given three (3) business days from the date the letter was mailed to contact the Hartwell Housing Authority regarding the offer.

The family will be offered the opportunity to view the unit. After the opportunity to view the unit, the family will have one (1) business days to accept or reject the unit. This verbal offer and the family's decision must be documented in the tenant file. If the family rejects the offer of the unit, the Hartwell Housing Authority will send the family a letter documenting the offer and the rejection.

#### 10.7 Rejection of Unit

If in making the offer to the family the Hartwell Housing Authority skipped over other families on the waiting list in order to meet their deconcentration goal or offered the family any other deconcentration incentive and the family rejects the unit, the family will not lose their place on the waiting list and will not be otherwise penalized.

If the Hartwell Housing Authority did not skip over other families on the waiting list to reach this family, did not offer any other deconcentration incentive, and the family rejects the unit without good cause, the family will forfeit their application's date and time. The family will keep their preferences, but the date and time of application will be changed to the date and time the unit was rejected.

If the family rejects with good cause any unit offered, they will not lose their place on the waiting list. Good cause includes reasons related to health, proximity to work, school, and childcare (for those working or going to school). The family will be offered the right to an informal review of the decision to alter their application status.

**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: <b>Housing Authority of the City of Hartwell</b>	Grant Type and Number Capital Fund Program Grant No: GA06P08150103 Replacement Housing Factor Grant No:	Federal FY of Grant: <b>2003</b>
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**Original Annual Statement**  **Reserve for Disasters/ Emergencies**  **Revised Annual Statement (revision no: )**  
 **Performance and Evaluation Report for Period Ending:**  **Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	24,880			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	286,092			
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: <b>Housing Authority of the City of Hartwell</b>	Grant Type and Number Capital Fund Program Grant No: GA06P08150103 Replacement Housing Factor Grant No:	Federal FY of Grant: <b>2003</b>
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Original Annual Statement     Reserve for Disasters/ Emergencies     Revised Annual Statement (revision no:    )  
 Performance and Evaluation Report for Period Ending:     Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	310,972			
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 Hartwell		Grant Type and Number Capital Fund Program Grant No: GA06P08150103 Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2003</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
<b>HA Wide</b>	<b><u>Fees and Costs</u></b>	1430	Lump Sum					
	a. Architects fee to prepare bid and contract documents, drawings, specifications & assist at bid opening, contract award, supervise construction work; reimbursable costs	1430.1		23,680				
	b. Consulting fees for Agency Plan preparation	1430.2	Lump Sum	1,200				
	<b>Subtotal Acct 1430</b>			<b>24,880</b>				
<b>GA081-5</b>	<b><u>Dwelling Structures</u></b>	1460						
	Replace Cabinets, Floor Tile, Closets, Doors & Renovate Bathrooms		46 units	270,599				

**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 Hartwell		Grant Type and Number Capital Fund Program Grant No: GA06P08150103 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	
<b>GA081-4</b>	Dwelling Unit Renovations: abate lead, asbestos; kitchen cabinets, floor tile, enclose closets, replace entry doors, renovate bathrooms		2 units	15,493				
	<b>Subtotal Acct 1460</b>			<b>286,092</b>				
	<b>Grand Total</b>			<b>310,972</b>				



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

PHA Name : Housing Authority of the City of Hartwell		<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2003 PHA FY: 07/01/03	Work Statement for Year 3 FFY Grant: 2004 PHA FY: 07/01/04	Work Statement for Year 4 FFY Grant: 2005 PHA FY: 07/01/05	Work Statement for Year 5 FFY Grant: 2006 PHA FY: 07/01/06
	Annual Statement				
HA Wide		22,800	22,848	65,200	54,972
GA081-1		20,000	51,000	0	60,000
GA081-2		0	34,000	0	40,000
GA081-3		0	34,000	0	36,000
GA081-4		16,000	6,800	0	8,000
GA081-5		0	78,200	0	92,000
GA081-6		0	17,000	0	20,000
GA081-7		252,172	67,124	247,772	0
CFP Funds Listed for 5-year planning		310,972	310,972	310,972	310,972
Replacement Housing Factor Funds					

**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: 07/01/04			Activities for Year: <u>3</u> FFY Grant: 2005 PHA FY: 07/01/05		
	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>
See Annual Statement	<b>HA Wide</b>	<b><u>Fees and Costs</u></b>		<b>HA Wide</b>	<b><u>Fees and Costs</u></b>	
		A&E Fees; reimbursable costs	21,600		A&E Fees; reimbursable costs	21,648
		Consulting Fees	1,200		Consulting Fees	1,200
		<b>Subtotal HA Wide</b>	<b>22,800</b>		<b>Subtotal HA Wide</b>	<b>22,848</b>
	<b>GA081-4</b>	<b><u>Dwelling Structures</u></b>		<b>GA081-1</b>	Add Closet Doors, Convert Gas Systems, Sitework & Rails	51,000
		Dwelling Unit Renovation (2 units)	16,000		<b>Subtotal GA081-1</b>	<b>51,000</b>
		<b>Subtotal GA081-4</b>	<b>16,000</b>			
				<b>GA081-2</b>	Convert Gas Systems, Sitework & Rails	34,000
	<b>GA081-1</b>	<b><u>Non Dwelling Structures</u></b>			<b>Subtotal GA081-2</b>	<b>34,000</b>
		Community, Maintenance, Office Renovation	20,000			
		<b>Subtotal GA081-1</b>	<b>20,000</b>	<b>GA081-3</b>	Closets, Gas Systems, Sitework & Rails	34,000
					<b>Subtotal GA081-3</b>	<b>34,000</b>
	<b>GA081-7</b>	<b><u>Dwelling Structures</u></b>				

	Vandal Resistant Screens & Doors (50 units)	223,972	<b>GA081-4</b>	Closets, Gas Systems, Sitework & Rails	6,800
	Upgrade HVAC Systems (19 units)	28,200		<b>Subtotal GA081-4</b>	<b>6,800</b>
	<b>Subtotal GA081-7</b>	<b>252,172</b>	<b>GA081-5</b>	Closets, Gas Systems, Sitework & Rails	78,200
				<b>Subtotal GA081-5</b>	<b>78,200</b>
			<b>GA081-6</b>	Closets, Gas Systems, Sitework & Rails	17,000
				<b>Subtotal GA081-6</b>	<b>17,000</b>
			<b>GA081-7</b>	Gas Systems, Sitework, Rails & HVAC upgrade (19 units)	67,124
				<b>Subtotal GA081-7</b>	<b>67,124</b>
	<b>Total CFP Estimated Cost</b>	<b>310,972</b>			<b>310,972</b>

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

Activities for Year : <u>4</u> FFY Grant: 2006 PHA FY: 07/01/06			Activities for Year: <u>5</u> FFY Grant: 2007 PHA FY: 0701/07		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<b>HA Wide</b>	<b><u>ND Equipment</u></b>				
	Computer hardware/software	10,000			
<b>HA Wide</b>	<b><u>Fees and Costs</u></b>				
	A&E Fees; reimbursable costs	24,000			
	Consulting Fees	1,200	<b>GA081-1</b>	HVAC upgrades (30 units)	60,000
<b>HA Wide</b>	<b><u>Site Improvements</u></b>			<b>Subtotal GA081-1</b>	<b>60,000</b>
	Landscaping, grading, sidewalk repairs	28,000	<b>GA081-2</b>	HVAC upgrades (20 units)	40,000
	<b>Subtotal HA Wide</b>	<b>65,200</b>		<b>Subtotal GA081-2</b>	<b>40,000</b>
<b>GA081-7</b>	Upgrade HVAC Systems (12 units)	24,000	<b>GA081-3</b>	HVAC upgrades (18 units)	36,000
	Upgrade Kitchens	187,373		<b>Subtotal GA081-3</b>	<b>36,000</b>
	Replace Water Lines	36,399	<b>GA081-4</b>	HVAC upgrades (4 units)	8,000
	<b>Subtotal GA081-7</b>	<b>247,772</b>		<b>Subtotal GA081-4</b>	<b>8,000</b>
			<b>GA081-5</b>	HVAC upgrades (46 units)	92,000
				<b>Subtotal GA081-5</b>	<b>92,000</b>
			<b>GA081-6</b>	HVAC upgrades (10 units)	20,000
				<b>Subtotal GA081-6</b>	<b>20,000</b>
			<b>HA Wide</b>	<b><u>Operations</u></b>	
				P H Operations	29,772



**Attachment C**

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

PHA Name: <b>Housing Authority of the City of Hartwell</b>	Grant Type and Number Capital Fund Program Grant No: GA06P08150102 Replacement Housing Factor Grant No:	Federal FY of Grant: <b>2002</b>
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 12/31/2002  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	\$26,152		\$26,152	0
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$22,848		\$22,848	0
8	1440 Site Acquisition				
9	1450 Site Improvement	\$2,000		0	0
10	1460 Dwelling Structures	\$259,972		0	0
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: <b>Housing Authority of the City of Hartwell</b>	Grant Type and Number Capital Fund Program Grant No: GA06P08150102 Replacement Housing Factor Grant No:	Federal FY of Grant: <b>2002</b>
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 12/31/2002  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 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$310,972		\$49,000	0
22	Amount of line 21 Related to LBP Activities	\$259,972		0	0
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 Hartwell		Grant Type and Number Capital Fund Program Grant No: GA06P08150102 Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2002</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
<b>H. A. Wide</b>	<b><u>Operations</u></b>	1406	Lump Sum					
	Public Housing Operations			\$26,152		\$26,152	0	In Progress
	<b><u>Subtotal Acct 1406</u></b>			<b>\$26,152</b>		<b>\$26,152</b>	<b>0</b>	
<b>GA081-5</b>	<b><u>Fees and Costs</u></b>	1430	Lump Sum					
	a. Architects fee to prepare bid and contract documents, drawings, specifications & assist at bid opening, contract award, supervise construction work; reimbursable costs	1430.1		\$21,648		\$21,648	0	Under Contract
	b. Consulting fees for Agency Plan preparation	1430.2	Lump Sum	\$1,200		\$1,200	0	Under Contract
	<b><u>Subtotal Acct 1430</u></b>			<b>\$22,848</b>		<b>\$22,848</b>	<b>0</b>	

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

PHA Name: Housing Authority of the City of Hartwell		Grant Type and Number Capital Fund Program Grant No: GA06P08150102 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	
<b>GA081-5</b>	<b>Site Improvements</b>	1450						
	Install free standing handrails at sidewalks		Lump Sum	\$2,000		0	0	
	<b>Subtotal Acct 1450</b>			<b>\$2,000</b>		<b>0</b>	<b>0</b>	
<b>GA081-5</b>	<b>Dwelling Structures</b>	1460						
	LBP Abatement, Windows & Doors		46 units	\$259,972		0	0	Preparing Bid Docs.
	<b>Subtotal Acct 1460</b>			<b>\$259,972</b>		<b>0</b>	<b>0</b>	
	<b>Grand Total</b>			<b>\$310,972</b>		<b>\$49,000</b>	<b>0</b>	



## Attachment D

Annual Statement/Performance and Evaluation Report						
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary						
PHA Name: The Housing Authority of the City of Hartwell, GA		Grant Type and Number Capital Fund Program Grant No: <b>GA06P08150101</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2001</b>	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2) <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	Total non-CFP Funds					
2	1406 Operations	32,000.00	32,000.00	32,000.00	32,000.00	
3	1408 Management Improvements					
4	1410 Administration					
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	19,000.00	18,786.00	18,786.00	8,749.98	
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures	266,599.00	266,599.00	266,599.00	266,599.00	
11	1465.1 Dwelling Equipment—Nonexpendable	4,000.00	4,214.00	4,214.00	4,214.00	
12	1470 Nondwelling Structures					
13	1475 Nondwelling Equipment					
14	1485 Demolition					
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs					
18	1499 Development Activities					
19	1501 Collateralization or Debt Service					
20	1502 Contingency					
21	Amount of Annual Grant: (sum of lines 2 – 20)	321,599.00	321,599.00	321,599.00	311,562.98	
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: The Housing Authority of the City of Hartwell, GA		Grant Type and Number Capital Fund Program Grant No: <b>GA06P08150101</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2001</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	<b><u>OPERATIONS</u></b>							
PHA Wide	Operations	1406	180	32,000.00	32,000.00	\$32,000.00	32,000.00	Complete
	<b>SUBTOTAL</b>			<b>32,000.00</b>	<b>32,000.00</b>	<b>32,000.00</b>	<b>32,000.00</b>	Complete
	<b><u>FEES &amp; COSTS</u></b>							48.6%
GA081-1	a. Architects fee to prepare bid and	1430.1	30 Units	3000.00	3000.00	3000.00	1,500.00	
GA081-2	contract documents, drawings,	1430.1	20 Units	2000.00	2000.00	2000.00	1,000.00	
GA081-3	specifications and assist the PHA at	1430.1	20 Units	2000.00	2000.00	2000.00	1,000.00	
GA081-4	bid opening, awarding the contract, and	1430.1	4 Units	400.00	400.00	400.00	200.00	
GA081-5	to supervise the construction work	1430.1	46 Units	4,600.00	4,600.00	4,600.00	2,300.00	
GA081-6	on a periodic basis. Fee to be negotiated	1430.1	10 Units	1,000.00	1,000.00	1,000.00	500.00	
GA081-7	Contract Labor	1430.1	50 Units	5,000.00	5,000.00	5,000.00	2,249.98	
	<b>Subtotal</b>			<b>18,000.00</b>	<b>18,000.00</b>	<b>18,000.00</b>	<b>8,749.98</b>	
GA081-1	b. Consulting fees for Agency Plan	1430.2	30 Units	200.00	200.00	-0-	-0-	Contracted
GA081-2	preparation.	1430.2	20 Units	200.00	200.00	-0-	-0-	
GA081-3		1430.2	20 Units	200.00	200.00	-0-	-0-	
GA081-4		1430.2	4 Units	100.00	100.00	-0-	-0-	
GA081-5		1430.2	40 Units	100.00	86.00	-0-	-0-	
GA081-6		1430.2	10 Units	100.00	0	-0-	-0-	
GA081-7		1430.2	50 Units	100.00	0	-0-	-0-	
	<b>Subtotal</b>			<b>1,000.00</b>	<b>786.00</b>	<b>-0-</b>	<b>8,749.98</b>	Planning
	<b>SUBTOTAL</b>			<b>19,000.00</b>	<b>18,786.00</b>	<b>18,786.00</b>	<b>8,749.98</b>	Planning
	<b><u>DWELLING STRUCTURES</u></b>							
GA081-1	a. Full Modernization & LBP Abatement	1460						
GA081-2		1460						
GA081-3		1460						

# Annual Statement/Performance and Evaluation Report

## Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

### Part II: Supporting Pages

PHA Name: The Housing Authority of the City of Hartwell, GA		Grant Type and Number Capital Fund Program Grant No: <b>GA06P08150101</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2001</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
GA081-4		1460	4 Units	120,000.00	0			Deferred
GA081-5		1460						
GA081-6		1460						
GA081-7		1460						
	<b>Subtotal</b>			<b>120,000.00</b>	<b>0</b>			
GA081-1	b. Conversion of a Bedroom Apts & LBP	1460						
GA081-2		1460						
GA081-3		1460						
GA081-4		1460						
GA081-5		1460	10 Units	146,599.00	266,599.00	266,599.00	266,599.00	complete
GA081-6		1460						
Ga081-7		1460						
	<b>Subtotal</b>			<b>146,599.00</b>	<b>266,599.00</b>	<b>266,599.00</b>	<b>266,599.00</b>	complete
	<b>SUBTOTAL</b>			<b>266,599.00</b>	<b>266,599.00</b>	<b>266,599.00</b>	<b>266,599.00</b>	complete
	<b><u>DWELLING EQUIPMENT- NONEXPENDABLE</u></b>							
GA081-1	a. Replace ranges & refrigerators	1465	1	1,000.00	1,000.00	1,000.00	1,000.00	
GA081-2		1465	1	500.00	500.00	500.00	500.00	
GA081-3		1465	1	500.00	500.00	500.00	500.00	
GA081-4		1465	1	500.00	500.00	500.00	500.00	
GA081-5		1465	1	500.00	500.00	500.00	500.00	
GA081-6		1465	1	500.00	500.00	500.00	500.00	
GA081-7		1465	1	500.00	500.00	714.00	714.00	
	<b>Subtotal</b>			<b>4,000.00</b>	<b>4,000.00</b>	<b>4,214.00</b>	<b>4,214.00</b>	complete
	<b>GRAND TOTAL</b>			<b>321,599.00</b>	<b>321,599.00</b>	<b>321,599.00</b>	<b>311,562.98</b>	

