

U.S.DepartmentofHousingandUrbanDevelopment
OfficeofPublicandIndianHousing

SmallPHAPlanUpdate
AnnualPlanforFiscalYear2004

HousingAuthorityoftheCityofQuitman

**NOTE:THISPHAPLANSTEMPLATE(HUD50075)I STOBECOMPLETEDIN
ACCORDANCEWITHINSTRUCTIONSLOCATEDINAPPLICABLEPIHNOTICES**

PHA Plan Agency Identification

PHAName: The Housing Authority of the City of Quitman

PHANumber: GA085

PHAFiscalYearBeginning:(07/2003)

PHA Plan Contact Information:

Name: Toney Shiver, Executive Director

Phone: 229.263.4631

TDD:

Email (if available): Qhat@surfsouth.com

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 2004
 [24CFR 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 filename in parentheses in the space to the right of the title.

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FY2002-2006 CFPP Five -Year Plan (ga085a01)	
FY2001 CFPP Performance and Evaluation Report (ga085b01)	
FY2002 CFT Performance and Evaluation Report (ga08cd01)	

ii. Executive Summary

[24CFR Part 903.79(r)]

The following Annual Plan update provides a summary of the Authority's current operating status. Attachments are provided as required by HUD including Capital Fund statements, PHDEP Plan, Resident Involvement, Progress Towards Meeting Mission and Goals, Resident Assessment and Satisfaction Survey Follow-Up Plan and a Statement Summarizing Changes to last year's Annual Statement.

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

Changes have been made to the ACOP and are summarized as follows:

Occupancy Standards Revised; Flat Rents Updated, Security Deposits revised; Unit Offer policy revised, Employment Preference Definition revised; Reexamination policy and failure to show policy revised; Pet Policy revised to deny aggressive pets as determined by the Executive Director, Rent Collection Policy as it pertains to collection of maintenance and other fees has been revised, transfer policy for re-occupying a modernized development has been expanded. All changes are posted.

2. Capital Improvement Needs

[24CFR Part 903.79(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? \$326,554

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 ga085a01.

(2) Capital Fund Program Annual Statement

The Capital Fund Program Annual Statement is provided as Attachment ga085a01.

3.D Demolition and Disposition

[24CFR Part 903.79(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.)

Although the Authority does not have any plans for this fiscal year, we reserve the right to investigate options for disposition as part of a home ownership program in the future. The HA may plan to sell scattered site units as part of a Section 5 home ownership program. A disposition plan may be filed this fiscal year.

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

[24CFRPart903.79(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 down payment requirement of at least 3 percent and requiring that at least 1 percent of the down payment 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

[24CFRPart903.7(m)]

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

The PHDEP has been eliminated by HUD, therefore the PHA will not receive funding from this program.

- 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:

6. Other Information

[24CFR Part 903.79(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 (Filename) Attachment F

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
 - 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 end of the RAB Comments in Attachment _ F ____.
- Other: (list below)

B. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: State of Georgia

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

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with specific initiatives contained in the Consolidated Plan. (list such initiatives below)
- Other: (list below)

3. PHA Requests for support from the Consolidated Plan Agency

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

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

The State of Georgia Consolidated Plans support the Housing Authority of the City of Quitman's Agency Plan with the following Strategic Plan Priority:

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

C. Criteria for Substantial Deviation and Significant Amendments

1. Amendment and Deviation Definitions

24CFR Part 903.7(r)

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

A. Substantial Deviation from the 5-year Plan:

A "Substantial Deviation" from the 5-Year Plan is an overall change in the direction of the Authority pertaining to the Authority's Goals and Objectives. This includes changing the Authority's Goals and Objectives.

B. Significant Amendment or Modification to the Annual Plan:

- A "Significant Amendment or Modification" to the Annual Plan is a change in a policy or policies pertaining to the operation of the Authority.

The Authority's Admissions and Continued Occupancy Policy and Lease are being revised. A summary of modifications is provided in Section 1. All changes to policy are posted at HA central office.

Additionally, a "Significant amendment or Modification" shall be any change in the scope of work as outlined with the CFP budget of more than 30% of yearly grant or \$50,000, whichever is less.

Attachment A

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	PHA Plan Certification of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update)	5 Year and Annual Plans
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 jurisdiction 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
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
	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	Any required policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD -approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for any active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
	Approved HOPEVI applications or, if more recent, approved or submitted HOPEVI Revitalization Plans, or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing § 504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 99 -52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing home ownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
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 PHA participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHA participating in a consortium as specified under 24 CFR 761.15); · Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities; · Coordination with other law enforcement efforts; · Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and · All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP plan. 	Annual Plan: Safety and Crime Prevention
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Pet Policy
X	The result 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 result of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

Required Attachment B: Resident Member on the PHA Governing Board

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

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

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

- Elected
- Appointed

C. The term of appointment is (include the date term expires): 02/02/2008

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

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

B. Date of next term expiration of a governing board member: 02/02/04

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

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

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

Ms. Catherine Bryant Ms. Willie Wilkerson

Mr. John Fulton Mr. John Scott

Mr. Dan Jones

Required Attachment D: Brief Statement of Progress in Meeting 5 -Year Plan and Mission

Goal 1: Expand the supply of assisted housing

The Authority was not able to develop ten additional rental units through its partnership with DCA and a non-profit organization that it had hoped to; however, the authority has 80 units currently under active modernization consisting of three sites. The authority is aggressively modernizing each development and site as funding is provided.

Goal 2: Improve the quality of assisted housing

The Authority, through its modernization program, continues to make improvements in the quality of assisted housing. This is also reflected in its continuing improvement in its PHAS scores.

Goal 3: Increase assisted housing choices

Quitman Housing Authority was unable to file its homeownership plan with HUD last year; however, the Authority has entered into a contract with a consulting firm that will begin a homeownership plan by the end of 2003. Once implemented there will be an increase in housing opportunities for residents and new applicants.

Goal 4: Improve community quality of life and economic vitality

The Authority is continuing its efforts in the installation of streetlights, security cameras and speed deterrents. With management of the Authority taking a lead role, a street improvement project was begun with funding provided by the State Department of Transportation, the County and in-kind services provided by the City. Youth programs were handled by Family Connection through a contractual agreement. As the PHDEP grants have been eliminated it is anticipated that the programs being provided through this funding will cease by 12/31/03.

Goal 5: Promote self-sufficiency and asset development of families and individuals

Through the PHDEP grants, the Authority funded classes held by Family Connection. Types of self-sufficiency classes held included parenting, budgeting your money, employment opportunities and how to get a job and various other personal issues of concern to the resident. These programs will likely cease as funding through the PHDEP grants have ended.

Goal 6: Ensure Equal Opportunity in Housing for all Americans

The Authority follows its Admissions and Tenant Selection Policy to the letter and does not discriminate against anyone.

Required Attachment E: Resident Assessment and Satisfaction Survey Follow-Up Plan

Communication:

The Authority has recently purchased a new multi-function color document reproduction system. Management will implement a quarterly newsletter as an additional product to improve its communication with the residents. Within the newsletter, there will be information that may be pertinent to the residents. Management will insist that staff receive training that will assist in its communications skills. Management believes that the operating budget can provide funding for the above solutions and will have all items in place by 9/01/03.

Safety:

Management has already begun installing new outdoor lighting and security cameras at each development as it is modernized. As this is an ongoing process by site, Management anticipates that GA085 -1 and GA085 -2 will be complete by 09/01/03 and GA085 -3 will be complete by 12/31/04 and GA085 -4 will be complete by 6/30/06. Additionally, a marketing plan is being developed to decrease vacancies; however, it should be noted that the majority of vacancies is due to the modernization of sites and units. Management will contact local law enforcement in an attempt to hold meetings with the residents of the Authority in order to establish a "Neighborhood Watch" program. This will be accomplished by 09/01/03. Management will instruct staff to become more aware of lease violation that create an unsafe living environment for the residents. Funding for all of the above will come from Operations, 2001 -2004, etc. and CFP grants.

Development Appearance:

Management will study the possibility of adding additional staff to address those issues that fall within the responsibility of the Authority. This solution will be completed by 09/03/03 with funding from the operating budget. Additionally, for those issues that fall outside the responsibility of the Authority, Management will discuss with local law enforcement methods by which the issues of concern can be abated. No significant funds are required for this part of the solution and this will be completed by 9/30/03. Finally, as modernization is performed, Management will install decorative fencing and recreational playground equipment for each site to assist in developing pride within each location. This will be accomplished using CFP grant funds beginning with funds of 6/30/01 and continuing in each subsequent grant year until all sites are completed. All sites are anticipated to be complete by 6/30/06.

Required Attachment F: Resident Advisory Board Comments

The Resident Advisory Board comments were all related to safety and crime prevention. They are in favor of issuing parking decals to all residents. No portion of the Agency Plan had to be changed to accommodate this request, procedures are already in place to implement program.

The Advisory Board requested that the Authority survey residents to ascertain interest in the following: Resident Identification Cards, Neighborhood Watch Program, Curfew, Issuing Names and Addresses of Residents to the Police Department. The Authority will develop and distribute a survey.

CAPITAL FUND PROGRAM TABLES

Original Annual Statement

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHAName: Housing Authority of the City of Quitman		Grant Type and Number Capital Fund Program Grant No: GA06P08550103 Replacement Housing Factor Grant No:		Federal FY of Grant: 2003	
<input checked="" type="checkbox"/> 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	\$1,000.00			
3	1408 Management Improvements	\$2,000.00			
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	\$120,000.00			
10	1460 Dwelling Structures	\$194,450.00			
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$9,104.00			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod used for Development				

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 Quitman		Grant Type and Number Capital Fund Program Grant No: GA06P08550103 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		
	OPERATIONS	1406		\$1,000.00				Original Annual Statement	
PHA-Wide	Funding of operating subsidy shortfalls	1406	Each	\$1,000.00					
	MANAGEMENT IMPROVEMENTS	1408		\$2,000.00					
PHA-Wide	Purchase upgrade to all accounting sys.	1408	Package	\$1,000.00					
PHA-Wide	Consulting services including Annual Plan and other administrative needs	1408	Each	\$1,000.00					
	SITE IMPROVEMENTS	1450		\$120,000.00					
GA085-1	Install new signage, decorative fencing, add landscaping, irrigation, stripe parking places and place identifying signs where appropriate. Purchase and install new recreational playground equipment for the sites.	1450	60 units/ 2 sites	\$80,000.00				20% of 85 - 1's total work	
GA085-2									
									95 - 97% of 85 - 2's work
GA085-1		Improve site including erosion control, new sod, traffic patterns, private drive, parking pads, installation of security lights, conduit for cameras, water meters, remove old gas lines & meters, sewer lines, etc.	1450	60 units/ 2 sites	\$40,000.00				
GA085-2									
GA085-3B									85-1 = final 20% 85-2 = 15% of work 85-3B is less than or = to 5%

CAPITAL FUND PROGRAM TABLES

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHAName: Housing Authority of the City of Quitman		Grant Type and Number Capital Fund Program Grant No: GA06P08550101 Replacement Housing Factor Grant No:		Federal FY of Grant: 2001	
Original Annual Statement		Reserve for Disasters/Emergencies		X Revised Annual Statement (Revision No: 2)	
XP erformance 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
1	Total non-CFP Funds				
2	1406 Operations	\$34,775.00	\$34,775.00	\$34,775.00	\$34,775.00
3	1408 Management Improvements Soft Costs	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
	Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$27,200.00	\$95,595.61	\$95,595.61	\$16,003.48
8	1440 Site Acquisition				
9	1450 Site Improvement	\$40,000.00	\$47,083.06	\$32,295.06	\$12,795.06
10	1460 Dwelling Structures	\$309,400.00	\$252,228.33	\$152,585.06	\$0.00
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 II: Supporting Pages

PHAName: Housing Authority of the City of Quitman		Grant Type and Number Capital Fund Program Grant No: GA06P08550101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001			
Dev. Number Name/HA- Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
	Dwelling Structures (con't.)	1460						100% complete. Awaiting monitoring results. Contract to be signed in 90 days.
GA085-3B	Abatement process	1460	20un. 1off.	\$0.00	\$59,327.00	\$59,327.00	\$0.00	
GA085-3B	(A) Modernization work due to abatement process. General carpentry – including caulking, sealants, finish carpentry, toilet accessories, VCT flooring, interior/ exterior painting, punch list items, concrete work on porches, other general carpentry. Attic accesses	1460	20un. 1off.	\$0.00	\$24,643.27	\$0.00	\$0.00	
GA085-3B	(B) Remove old roof & replace w/new	1460	5bldg	\$0.00	\$7,500.00		\$0.00	
GA085-3B	(C) Replace interior & exterior doors	1460	20un. 1off.	\$0.00	\$7,500.00		\$0.00	
GA085-3B	(D) Installation of new H/D steel screen doors & window screens	1460	20un. 1off.	\$0.00	\$7,500.00		\$0.00	
GA085-3B	(E) Install new sheetrock walls & ceiling and studs as needed	1460	20un. 1off.	\$0.00	\$7,500.00		\$0.00	
GA085-3B	(F) Install new vinyl soffitt & fascia	1460	20un. 1bldg	\$0.00	\$7,500.00		\$0.00	
GA085-3B	(G) Provide attic access & attic insulation	1460	20un. 1bldg	\$0.00	\$7,500.00		\$0.00	

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

PHA Name: Housing Authority of the City of Quitman		Grant Type and Number Capital Fund Program Grant No: GA06P08550101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Dev. Number Name/HA- Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
	Dwelling Structures(cont.)	1460						Contract to be signed in 90 days
GA085-3B	(H) Plumbing renovations such as new sinks, faucets, interiors supply water lines and all related plumbing items.	1460	20 un 1 bldg	\$0.00	\$7,500.00		\$0.00	
GA085-3B	(I) Upgrade of electrical wiring, breakers, panels, receptacles, plates, etc. and all related electrical work including disconnects, etc.	1460	20 un. 1 bldg	\$0.00	\$7,500.00		\$0.00	
GA085-3B	(J) HVAC installation w/pads & guards	1460	20 un 1 off.	\$0.00	\$7,500.00		\$0.00	
GA085-3B	(K) Install new kitchen cabinets	1460	20 un 1 off	\$0.00	\$7,500.00		\$0.00	
	CONTINGENCY	1502		\$18,307.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Contingency	1502	Ea	\$18,307.00	\$0.00	\$0.00	\$0.00	

CAPITAL FUND PROGRAM TABLES
Original Annual Statement

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of the City of Quitman		Grant Type and Number Capital Fund Program Grant No: GA06P08550102 Replacement Housing Factor Grant No:		Federal FY of Grant: 2002	
Original Annual Statement		Reserve for Disasters/Emergencies		Revised Annual Statement (Revision No :2)	
X 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
1	Total Non - CFP Funds				
2	1406 Operations	\$0.00	\$1,000.00	\$0.00	\$0.00
3	1408 Management Improvements	\$19,000.00	\$0.00	\$0.00	\$0.00
4	1410 Administration	\$0.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$1,500.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$116,872.00	\$11,788.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$15,000.00	\$60,000.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$129,682.00	\$240,401.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment - Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Non Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Non Dwelling Equipment	\$42,000.00	\$13,365.00	\$13,365.00	\$13,365.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495.1 Relocation Costs	\$2,500.00	\$0.00	\$0.00	\$0.00
18	1498 Mod used for Development	\$0.00	\$0.00	\$0.00	\$0.00

