

U.S.DepartmentofHousingandUrbanDevelopment  
OfficeofPublicandIndianHousing

---

SmallPHAPlanUpdate  
AnnualPlanforFiscalYear:200 3  
FiveYearPlan:200 3-2007

HousingAuthorityoftheCityofBuchanan

**NOTE:THISPHA PLANSTEMPLATE(HUD50075)ISTOBECOMPLETEDIN  
ACCORDANCEWITHINSTRUCTIONSLOCATEDINAPPLICABLEPIHNOTICES**

**PHA Plan  
Agency Identification**

**PHAName:** BuchananHousingAuthority

**PHANumber:** GA124

**PHAFiscalYearBeginning:** 07/2003

**PHA Plan Contact Information:**

Name: Mr. Harold Philpot

Phone: (770) 646 -3775

TDD:

Email (if available):

**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**  
 [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.

| <b>Contents</b>   | <b><u>Page#</u></b> |
|---|---------------------|
| <b>Annual Plan</b>  |                     |
| i. Executive Summary (optional)   | 2                   |
| ii. Annual Plan Information   | 1                   |
| iii. Table of Contents  | 1                   |
| 1. Description of Policy and Program Changes for the Upcoming Fiscal Year   | 2                   |
| 2. Capital Improvement Needs  | 2                   |
| 3. Demolition and Disposition   | 3                   |
| 4. Homeownership: Voucher Homeownership Program   | 4                   |
| 5. Crime and Safety: PHDEP Plan   | 4                   |
| 6. Other Information:   | 5                   |
| A. Resident Advisory Board Consultation Process   | 5                   |
| B. Statement of Consistency with Consolidated Plan  | 5                   |
| C. Criteria for Substantial Deviations and Significant Amendments   | 6                   |
| <b>Attachments</b>  |                     |
| <input checked="" type="checkbox"/> <b>Attachment A</b> : Supporting Documents Available for Review                             | 7                   |
| <input checked="" type="checkbox"/> FY2003 Capital Fund Program Annual Statement ( <b>ga124a01</b> )                            |                     |
| <input checked="" type="checkbox"/> FY2003-2007 Capital Fund Program 5 Year Action Plan ( <b>ga124a01</b> )                     |                     |
| <input type="checkbox"/> Attachment__: Capital Fund Program Replacement Housing Factor Annual Statement                         |                     |
| <input type="checkbox"/> Attachment__: Public Housing Drug Elimination Program (PHDEP) Plan                                     |                     |
| <input checked="" type="checkbox"/> <b>Attachment B</b> : Resident Membership on PHA Board or Governing Body                    | 1 1                 |
| <input checked="" type="checkbox"/> <b>Attachment C</b> : Membership of Resident Advisory Board or Boards                       | 1 2                 |
| <input checked="" type="checkbox"/> <b>Attachment D</b> : Brief Statement of Progress in Meeting 5 -Year Plan Mission and Goals | 13                  |
| <input checked="" type="checkbox"/> <b>Attachment E</b> : Resident Assessment and Satisfaction Survey Follow-Up Plan            | 14                  |
| <input checked="" type="checkbox"/> <b>Attachment F</b> : Deconcentration Attachment  | 15                  |
| <input checked="" type="checkbox"/> FY2002 Capital Fund Program Performance and Evaluation Report ( <b>ga124b01</b> )           |                     |

## ii. Executive Summary

[24CFR Part 903.79(r)]

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

This document represents the Housing Authority of the City of Buchanan's FY2003 Agency Plan Annual Update. The Annual Update includes an overview of all the Authority's current operations.

As in last year's Plan, the Authority has provided updated information on the progress toward achieving the Five Year Plan's Mission and Goals and planned Capital Fund Program expenditures. In addition to the above, the Authority has also completed a conversion to tenant based assistance analysis as required by HUD. A complete listing of the information provided in the Agency Plan Annual Update is provided on the previous page in the Table of Contents.

### 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.

The Housing Authority of the City of Buchanan is revising the FY2002 Capital Fund Program Budget. The revision is included in the Attachment ga124b01.

The Authority is also revising the Admissions and Continued Occupancy Policy. The ACOP changes will be on file with the Agency Plan during the 45 day notice period.

### 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? \$81,281

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 ga124a01.

#### (2) Capital Fund Program Annual Statement

The Capital Fund Program Annual Statement is provided as Attachment ga124a01.

### **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.)

#### 2. Activity Description

| <b>Demolition/Disposition Activity Description<br/>(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**

[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 estate 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.

- 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**

[24CFRPart903.79(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 as attachment (filename)

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

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

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

1. Consolidated Plan jurisdiction: (State of Georgia)

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

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

3. PHA Requests for support from the Consolidated Plan Agency

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

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

The State of Georgia Consolidated Plans support the Housing Authority of the City of Buchanan'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. This includes the following:

- Change to rent or admissions policies or organization of the waiting list.
- Additions of non-emergency work items over \$15,000 (items not included in the current Annual Statement or 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund.
- Any change with regard to demolition or disposition, designation, home ownership programs or conversion activities.

## 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.

| <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 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 |
|  | Any policy governing occupancy of Police Officers in Public Housing<br><input 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<br><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<br><input checked="" type="checkbox"/> check here if included in the public housing A&O Policy   | Annual Plan: Rent Determination                              |

| List of Supporting Documents Available for Review |   |  |
|---|---|--|
| Applicable & On Display                           | Supporting Document   | Related Plan Component   |
|   | Section 8 rent determination (payment standard) policies<br><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 |
|   | Results of latest Section 8 Management Assessment System (SEMAP)  | Annual Plan: Management and Operations   |
|   | Any required policies governing any Section 8 special housing types<br><input type="checkbox"/> check here if included in Section 8 Administrative Plan                                   | Annual Plan: Operations and Maintenance  |
| X   | Public housing grievance procedures<br><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<br><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 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   |
|   | 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                                       |

| <b>List of Supporting Documents Available for Review</b> |  |  |
|--|--|--|
| <b>Applicable &amp; On Display</b>                       | <b>Supporting Document</b>   | <b>Related Plan Component</b>                        |
|  | 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:<br>Conversion of Public Housing         |
|  | Approved or submitted public housing homeownership programs/plans  | Annual Plan:<br>Homeownership                        |
|  | Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)  | Annual Plan:<br>Homeownership                        |
|  | Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies   | Annual Plan:<br>Community Service & Self-Sufficiency |
|  | FSS Action Plan/s for public housing and/or Section 8  | Annual Plan:<br>Community Service & Self-Sufficiency |
|  | Section 3 documentation required by 24 CFR Part 135, Subpart E   | Annual Plan:<br>Community Service & Self-Sufficiency |
|  | Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) program reports   | Annual Plan:<br>Community Service & Self-Sufficiency |
|  | The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report   | Annual Plan: Safety and Crime Prevention             |
|  | 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 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);</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)<br><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                 |
|  | Other supporting documents (optional) (list individually; use as many lines as necessary)  | (specify as needed)           |
|  |  |                               |

## 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:

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

- Elected  
 Appointed

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

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: June 30, 2003

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

## 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.)

At this time the Housing Authority of the City of Buchanan does not have a Resident Advisory Board. The Authority notified all residents of the intention to create a Resident Advisory Board, but no residents responded. All of the information concerning this process is kept on file at the Housing Authority's main office.

## Attachment D

### **Brief Statement of Progress in Meeting 5 -Year Plan Mission and Goals**

**Goal#1** Keep the occupancy rate above 95%.

**Progress:** Currently, the Housing Authority's occupancy rate is at 100%.

**Goal#2** Improve the physical appearance and livability of the public housing developments through the use of the Capital Fund Program.

**Progress:** The Authority has installed new furnaces in all units during the past year. Also, the Authority is planning some major renovations in the upcoming years. These items are shown in the Capital Fund Program Annual Statement and Five -Year Plan.

**Goal#3** Keep resident satisfaction at a high level.

**Progress:** The Authority did not have to complete a Follow -Up Plan to the Resident Survey this year because all scores were over 75%.

## Attachment E

### **Resident Assessment and Satisfaction Survey Follow -Up Plan**

#### Overview

The Housing Authority of the City of Buchanan received the following scores on the Resident Assessment Survey.

| <u>Section:</u>         | <u>Score</u> |
|-------------------------|--------------|
| Maintenance and Repair  | 93.4%        |
| Communication           | 75.7%        |
| Safety                  | 89.5%        |
| Services                | 93.1%        |
| Neighborhood Appearance | 87.0%        |

Because the Housing Authority scored above 75% in all areas of the Resident Survey, a follow up plan is not required. -

## Attachment F

### Deconcentration Analysis

**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> |
|  |                        |  |   |
|  |                        |  |   |
|  |                        |  |   |
|  |                        |  |   |

# Annual Statement/Performance and Evaluation Report

## Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

|   |  |                                  |
|---|--|----------------------------------|
| <b>PHAName:</b> Housing Authority of the City of Buchanan | <b>Grant Type and Number</b><br>Capital Fund Program Grant No: GA06P12450103<br>Replacement Housing Factor Grant No: | <b>Federal FY of Grant:</b> 2003 |
|---|--|----------------------------------|

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   | \$16,256.00          |         |                   |          |
| 3        | 1408 Management Improvements                              |                      |         |                   |          |
| 4        | 1410 Administration                                       |                      |         |                   |          |
| 5        | 1411 Audit  |                      |         |                   |          |
| 6        | 1415 Liquidated Damages                                   |                      |         |                   |          |
| 7        | 1430 Fees and Costs                                       |                      |         |                   |          |
| 8        | 1440 Site Acquisition                                     |                      |         |                   |          |
| 9        | 1450 Site Improvement                                     | \$6,025.00           |         |                   |          |
| 10       | 1460 Dwelling Structures                                  | \$44,000.00          |         |                   |          |
| 11       | 1465.1 Dwelling Equipment — Nonexpendable                 | \$15,000.00          |         |                   |          |
| 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)             | \$81,281.00          |         |                   |          |
| 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**

| PHAName: Housing Authority of the City of Buchanan |   | Grant Type and Number<br>Capital Fund Program Grant No: GA06P12450103<br>Replacement Housing Factor Grant No: |          |                      | Federal FY of Grant: 2003 |                   |                |                |
|--|---|---|----------|----------------------|---------------------------|-------------------|----------------|----------------|
| Development Number<br>Name/HA-Wide<br>Activities   | General Description of Major Work<br>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   | Operating Fund                                  | 1406  | 20%      | \$16,256.00          |                           |                   |                |                |
|  | <b>Subtotal 1406</b>                            |   |          | <b>\$16,256.00</b>   |                           |                   |                |                |
|  | <b><u>Site Improvements</u></b>                 |   |          |                      |                           |                   |                |                |
| PHA-Wide   | Repair sewer lines                              | 1450  | LS       | \$3,025.00           |                           |                   |                |                |
|  | Landscaping                                     | 1450  | LS       | \$3,000.00           |                           |                   |                |                |
|  | <b>Subtotal 1450</b>                            |   |          | <b>\$6,025.00</b>    |                           |                   |                |                |
|  | <b><u>Dwelling Structures</u></b>               |   |          |                      |                           |                   |                |                |
| GA124-01   | Interior Painting                               | 1460  | 10 units | \$5,000.00           |                           |                   |                |                |
| GA124-02   | Interior Painting                               | 1460  | 30 units | \$15,000.00          |                           |                   |                |                |
| GA124-02   | Repair and replace flooring                     | 1460  | 9 units  | \$13,500.00          |                           |                   |                |                |
| GA124-02   | Replace handrails and repair stairs             | 1460  | 10 units | \$5,000.00           |                           |                   |                |                |
| GA124-02   | Replace interior doors                          | 1460  | 11 units | \$5,500.00           |                           |                   |                |                |
|  | <b>Subtotal 1460</b>                            |   |          | <b>\$44,000.00</b>   |                           |                   |                |                |
|  | <b><u>Dwelling Equipment</u></b>                |   |          |                      |                           |                   |                |                |
| PHA-Wide   | Install new digital gas meters                  | 1465.1  | 1 bldg.  | \$300.00             |                           |                   |                |                |
| GA124-01   | Install new digital gas meters                  | 1465.1  | 10 units | \$3,200.00           |                           |                   |                |                |
| GA124-01   | Install new digital gas meters                  | 1465.1  | 36 units | \$11,500.00          |                           |                   |                |                |
|  | <b>Subtotal 1470</b>                            |   |          | <b>\$15,000.00</b>   |                           |                   |                |                |
|  | <b>Grant Total</b>                              |   |          | <b>\$81,281.00</b>   |                           |                   |                |                |

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

| <b>PHAName:</b> Housing Authority of the City of Buchanan |   | <b>Grant Type and Number</b><br>Capital Fund Program No: GA06P12450103<br>Replacement Housing Factor No: |        |   |         | <b>Federal FY of Grant:</b> 2003 |                                  |
|---|---|--|--------|---|---------|----------------------------------|----------------------------------|
| Development Number<br>Name/HA-Wide<br>Activities          | All Fund Obligated<br>(Quarter Ending Date) |  |        | All Funds Expended<br>(Quarter Ending Date) |         |                                  | Reasons for Revised Target Dates |
|   | Original                                    | Revised  | Actual | Original                                    | Revised | Actual                           |                                  |
| PHA-Wide  | 12/31/04                                    |  |        | 6/30/06                                     |         |                                  |                                  |
| GA124-01  | 12/31/04                                    |  |        | 6/30/06                                     |         |                                  |                                  |
| GA124-01  | 12/31/04                                    |  |        | 6/30/06                                     |         |                                  |                                  |
|   |   |  |        |   |         |                                  |                                  |
|   |   |  |        |   |         |                                  |                                  |
|   |   |  |        |   |         |                                  |                                  |
|   |   |  |        |   |         |                                  |                                  |
|   |   |  |        |   |         |                                  |                                  |
|   |   |  |        |   |         |                                  |                                  |
|   |   |  |        |   |         |                                  |                                  |

# CapitalFundProgramFive -YearActionPlan

## PartI:Summary

| PHAName :Hou singAuthorityof<br>theCityofBuchanan |                     | <input checked="" type="checkbox"/> Original5 -YearPlan<br><input type="checkbox"/> RevisionNo: |  |   |   |
|---|---------------------|---|--|---|---|
| Development<br>Number/Name/HA-<br>Wide            | Year1               | WorkStatementforYear2<br>FFYGrant: 2004<br>PHAFY: 200 5   | WorkStatementforYear3<br>FFYGrant: 2005<br>PHAFY: 2006 | WorkStatementforYear4<br>FFYGrant: 2006<br>PHAFY: 200 7 | WorkStatementforYear5<br>FFYGrant: 200 7<br>PHAFY: 2008 |
| PHA-Wide  | Annual<br>Statement | \$66,281.00   | \$81,281.00  | \$81,281.00   | \$81,281.00   |
| GA124-01  |                     | \$15,000.00   | \$0.00   | \$0.00  | \$0.00  |
| GA124-02  |                     | \$0.00  | \$0.00   | \$0.00  | \$0.00  |
|   |                     |   |  |   |   |
|   |                     |   |  |   |   |
|   |                     |   |  |   |   |
|   |                     |   |  |   |   |
|   |                     |   |  |   |   |
|   |                     |   |  |   |   |
|   |                     |   |  |   |   |
| CFPFundsListedfor<br>5-yearplanning               |                     | \$81,281.00   | \$81,281.00  | \$81,281.00   | \$81,281.00   |
| ReplacementHousing<br>FactorFunds                 |                     |   |  |   |   |





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

|   |  |                                  |
|---|--|----------------------------------|
| <b>PHAName:</b> Housing Authority of the City of Buchanan | <b>Grant Type and Number</b><br>Capital Fund Program Grant No: GA06P12450102<br>Replacement Housing Factor Grant No: | <b>Federal FY of Grant:</b> 2002 |
|---|--|----------------------------------|

Original Annual Statement  
  Reserve for Disasters/Emergencies  
  Revised Annual Statement (revision no: 1)  
 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   | \$12,743.00          | \$15,940.68 | \$15,940.68       | \$12,743.00 |
| 3        | 1408 Management Improvements                              |                      |             |                   |             |
| 4        | 1410 Administration                                       |                      |             |                   |             |
| 5        | 1411 Audit  |                      |             |                   |             |
| 6        | 1415 Liquidated Damages                                   |                      |             |                   |             |
| 7        | 1430 Fees and Costs                                       |                      |             |                   |             |
| 8        | 1440 Site Acquisition                                     |                      |             |                   |             |
| 9        | 1450 Site Improvement                                     |                      |             |                   |             |
| 10       | 1460 Dwelling Structures                                  | \$58,538.00          | \$43,236.32 | \$43,236.32       | \$0.00      |
| 11       | 1465.1 Dwelling Equipment — Nonexpendable                 |                      |             |                   |             |
| 12       | 1470 Nondwelling Structures                               | \$7,000.00           | \$22,104.00 | \$22,104.00       | \$0.00      |
| 13       | 1475 Nondwelling Equipment                                | \$3,000.00           | \$0.00      | \$0.00            | \$0.00      |
| 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)              | \$81,281.00          | \$81,281.00 | \$81,281.00       | \$12,743.00 |
| 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 Buchanan                                   |  |               | Grant Type and Number<br>Capital Fund Program Grant No: GA06P12450102<br>Replacement Housing Factor Grant No: |                      |                    | Federal FY of Grant: 2002 |                    |                |
| Development Number<br>Name/HA-Wide<br>Activities                                      | General Description of Major Work<br>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  | Operating Fund   | 1406          | 20%   | \$12,743.00          | \$15,940.68        | \$15,940.68               | \$12,743.00        | 90% Complete   |
|   | <b>Subtotal 1406</b>                                       |               |   | <b>\$12,743.00</b>   | <b>\$15,940.68</b> | <b>\$15,940.68</b>        | <b>\$12,743.00</b> |                |
|   | <b><u>Dwelling Structures</u></b>                          |               |   |                      |                    |                           |                    |                |
| GA124-02  | Replace furnaces   | 1460          | 10 units  | \$0.00               | \$9,486.10         | \$9,486.10                | \$0.00             | Contracted     |
| GA124-02  | Replace furnaces   | 1460          | 36 Units  | \$54,000.00          | \$31,950.22        | \$31,950.22               | \$0.00             | Contracted     |
| GA124-02  | Replace ceilings in townhouse                              | 1460          | 1 Unit  | \$4,538.00           | \$1,800.00         | \$1,800.00                | \$0.00             | Contracted     |
|   | <b>Subtotal 1460</b>                                       |               |   | <b>\$58,538.00</b>   | <b>\$43,236.32</b> | <b>\$43,236.32</b>        | <b>\$0.00</b>      |                |
|   | <b><u>Non-Dwelling Structures</u></b>                      |               |   |                      |                    |                           |                    |                |
| PHA-Wide  | Renovate office and community room                         | 1470          | 1 Building  | \$7,000.00           | \$22,104.00        | \$22,104.00               | \$0.00             | Contracted     |
|   | <b>Subtotal 1470</b>                                       |               |   | <b>\$7,000.00</b>    | <b>\$22,104.00</b> | <b>\$22,104.00</b>        | <b>\$0.00</b>      |                |
|   | <b><u>Non-Dwelling Equipment</u></b>                       |               |   |                      |                    |                           |                    |                |
| PHA-Wide  | Install central heat and air in office and community room. | 1475          | 1   | \$3,000.00           | \$0.00             | \$0.00                    | \$0.00             | Deleted        |
|   | <b>Subtotal 1475</b>                                       |               |   | <b>\$3,000.00</b>    | <b>\$0.00</b>      | <b>\$0.00</b>             | <b>\$0.00</b>      |                |
|   | <b>Grant Total</b>   |               |   | <b>\$81,281.00</b>   | <b>\$81,281.00</b> | <b>\$81,281.00</b>        | <b>\$12,743.00</b> |                |

