

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

Small PHA Plan Update
Annual Plan for Fiscal Year: 2003

Housing Authority of the City of Statesboro

**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 Statesboro

PHA Number: GA132

PHA Fiscal Year Beginning: (04/2003)

PHA Plan Contact Information:

Name: Robert Cason

Phone: (912)764-3512

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

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

The Authority has provided updated information on the progress toward achieving the Five Year Plan's Mission and Goals, planned Capital Fund Program expenditures for FFY2003-2007 and a performance report on the FFY2002 and FFY2001 Capital Fund Program expenditures. 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 is revising the FY2002 Capital Fund Program Annual Statement. The revision is included in Attachment ga132b01.

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? \$ 277,097

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 ga132a01.

(2) Capital Fund Program Annual Statement

The Capital Fund Program Annual Statement is provided as Attachment ga132a01.

3. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

4. Voucher Homeownership Program

[24 CFR Part 903.7 9 (k)]

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

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

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

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

5. Safety and Crime Prevention: PHDEP Plan

[24 CFR Part 903.7 (m)]

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

- 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)
 - 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 Plan supports the Statesboro Housing Authority'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

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 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:

- ⌚ Changes to rent or admissions policies or organization of the waiting list.
- ⌚ Additions of non-emergency work items over \$30,000 (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, homeownership 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.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update)	5 Year and Annual Plans
	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
	Any policy governing occupancy of Police Officers in Public Housing <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 <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	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
	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 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 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

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
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:

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

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.)

Juanita Allen

Betty Clark

Neva Akins

Gertrude Stowbridge

Attachment D

Statement of Progress Relating to the Five-Year Plan

Goal #1

The Executive Director continues to oversee the development of all Capital Fund contracts and monitors the ongoing work. This allows the money that would go to pay fees to be used for capital improvements.

Goal #2

The Executive Director continues to act as the Authority's Public Relations Officer by promoting the Authority at all community meetings.

Goal #3

Double insulated windows with security screens have been installed at each development.

Funds from the FY2003 Capital Fund Program have been allocated to landscaping at both Cone Homes and Butler Homes. This includes erosion control.

Goal #4

The Authority continues to assess alternatives to become less dependent on operating subsidies. These include revenue producing alternatives outside public housing.

Goal #5

The Executive Director continues to share all plans and budgets with the Board of Commissioners at the monthly meetings.

Attachment E

Deconcentration Analysis

The Statesboro Housing Authority performed a review of all covered developments to determine if there are any that would be covered by the Deconcentration Rule. The results are as follows:

Development	Average Income	Authority Average Income	Percentage
GA132-001	\$11,317	\$10,428	108.5%
GA132-002	\$10,820	\$10,428	103.8%
GA132-003G	\$10,088	\$10,428	96.7%
GA132-003B	\$8,673	\$10,428	83.2%

The Deconcentration Rule states that all covered developments average income should fall between 85% and 115% of the Authority-wide average income. The table above shows that the Housing Authority is compliant with the Deconcentration Rule in all developments

Component 3, (6) Deconcentration and Income Mixing

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

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name:	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]
GA132-003B	20	Smallest development	

Attachment F

Resident Assessment and Satisfaction Survey

Overview

The Statesboro Housing Authority received the following scores on the Resident Assessment Survey.

<u>Section:</u>	<u>Score</u>
Maintenance and Repair	91.4%
Communication	72.3%
Safety	74.8%
Services	95.3%
Neighborhood Appearance	70.0%

The Authority must address all Sections of the Survey that fell below 75% with a Follow-Up Plan. The Follow-Up Plan is stated below.

Communication

Authority management will strive to provide all residents with information about maintenance and repair.

Also, PHA management will strive to be responsive to resident's questions and concerns. This includes addressing them in a timely manner.

Safety

New security screens were installed on all doors and windows at all developments using Capital Funds.

New security fencing will be installed at each development within the next two years.

Also, PHA management will look into developing a crime prevention program which will be available to residents. The achievement of this will depend greatly on the residents becoming involved.

Neighborhood Appearance

The Authority will be spending over \$1,000,000 in the next four years to improve the appearance of each development. The work items to be completed are shown in the Capital Fund Plan Annual Statement and Five-Year Plan which is included with the Agency Plan as attachment ga132a01.

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

PHA Name: Statesboro Housing Authority	Grant Type and Number Capital Fund Program Grant No: GA06P13250103 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$19,472.00			
3	1408 Management Improvements	\$1,500.00			
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$3,500.00			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$226,225.00			
11	1465.1 Dwelling Equipment—Nonexpendable	\$26,400.00			
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)	\$277,097.00			
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: Statesboro Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P13250103 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	
	<u>Operations</u>							
PHA-Wide	Operating Fund	1406	12%	\$19,472.00				
	Subtotal 1406			\$19,472.00				
	<u>Management Improvements</u>							
PHA-Wide	Employee training and travel	1408	LS	\$1,500.00				
	Subtotal 1408			\$1,500.00				
	<u>Fees and Costs</u>							
PHA-Wide	Fees and Costs	1430	LS	\$3,500.00				
	Subtotal 1430			\$3,500.00				
	<u>Dwelling Structures</u>							
GA132-001 Cone Homes	Install new kitchen cabinets	1460	32	\$82,240.00				
GA132-002 Butler Homes	Install new kitchen cabinets	1460	56	\$143,985.00				
	Subtotal 1460			\$226,225.00				
	<u>Dwelling Equipment</u>							
GA132-001 Cone Homes	Replace ranges	1465.1	32	\$9,600.00				
GA132-002 Butler Homes	Replace ranges	1465.1	56	\$16,800.00				
	Subtotal 1465.1			\$26,400.00				
	Grant Total			\$277,097.00				

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

PHA Name: Statesboro Housing Authority		Grant Type and Number Capital Fund Program No: GA06P13250103 Replacement Housing Factor No:				Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA-Wide	12/31/04			6/30/06			
GA132-001	12/31/04			6/30/06			
GA132-002	12/31/04			6/30/06			

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name: Statesboro Housing Authority		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2004 PHA FY: 2005	Work Statement for Year 3 FFY Grant: 2005 PHA FY: 2006	Work Statement for Year 4 FFY Grant: 2006 PHA FY: 2007	Work Statement for Year 5 FFY Grant: 2007 PHA FY: 2008
PHA-Wide	Annual Statement	\$35,097.00	\$35,097.00	\$31,097.00	\$83,297.00
GA132-001 Cone Homes		\$116,000.00	\$54,000.00	\$54,000.00	\$27,200.00
GA132-002 Butler Homes		\$126,000.00	\$72,000.00	\$87,000.00	\$46,600.00
GA132-003G Groover Homes		\$0.00	\$27,000.00	\$45,000.00	\$49,000.00
GA132-003B Braswell Homes		\$0.00	\$89,000.00	\$60,000.00	\$71,000.00
CFP Funds Listed for 5-year planning		\$277,097.00	\$277,097.00	\$277,097.00	\$277,097.00
Replacement Housing Factor Funds					

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : 2 FFY Grant: 2004 PHA FY: 2005			Activities for Year: 3 FFY Grant: 2005 PHA FY: 2006		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See		<u>Operations - 1406</u>			<u>Operations - 1406</u>	
Annual	PHA-Wide	Operations	\$28,597.00	PHA-Wide	Operations	\$28,597.00
Statement		Subtotal 1406	\$28,597.00		Subtotal 1406	\$28,597.00
		<u>Management Improvements - 1408</u>			<u>Management Improvements - 1408</u>	
	PHA-Wide	Management Improvements	\$1,500.00	PHA-Wide	Management Improvements	\$1,500.00
		Subtotal 1408	\$1,500.00		Subtotal 1408	\$1,500.00
		<u>Fees and Costs - 1430</u>			<u>Fees and Costs - 1430</u>	
	PHA-Wide	Fees and Costs	\$5,000.00	PHA-Wide	Fees and Costs	\$5,000.00
		Subtotal 1430	\$5,000.00		Subtotal 1430	\$5,000.00
		<u>Site Improvements - 1450</u>			<u>Site Improvements - 1450</u>	
	GA132-001 Cone Homes	Landscaping including erosion control	\$25,000.00	GA132-001 Cone Homes	Sidewalk repair	\$30,000.00
	GA132-002 Butler Homes	Landscaping including erosion control	\$25,000.00	GA132-002 Butler Homes	Sidewalk repair	\$30,000.00
		Subtotal 1450	\$50,000.00	GA132-003G Groover Homes	Landscaping including erosion control	\$25,000.00
				GA132-003B Braswell Homes	Landscaping including erosion control	\$25,000.00
		<u>Dwelling Structures - 1460</u>			Subtotal 1450	\$110,000.00
	GA132-001 Cone Homes	Install wall lining in bathrooms to control mildew	\$16,000.00			
	GA132-002 Butler Homes	Install wall lining in bathrooms to control mildew	\$26,000.00			
		Subtotal 1460	\$42,000.00			
		Total CFP Estimated Cost	See next page			See next page

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

Activities for Year : 4 FFY Grant: 2006 PHA FY: 2007			Activities for Year: 5 FFY Grant: 2007 PHA FY: 2008		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	<u>Operations - 1406</u>			<u>Operations - 1406</u>	
PHA-Wide	Operations	\$24,597.00	PHA-Wide	Operations	\$28,597.00
	Subtotal 1406	\$24,597.00		Subtotal 1406	\$28,597.00
	<u>Management Improvements - 1408</u>			<u>Management Improvements - 1408</u>	
PHA-Wide	Management Improvements	\$1,500.00	PHA-Wide	Management Improvements	\$1,500.00
	Subtotal 1408	\$1,500.00		Subtotal 1408	\$1,500.00
	<u>Fees and Costs - 1430</u>			<u>Fees and Costs - 1430</u>	
PHA-Wide	Fees and Costs	\$5,000.00	PHA-Wide	Fees and Costs	\$5,000.00
	Subtotal 1430	\$5,000.00		Subtotal 1430	\$5,000.00
	<u>Site Improvements - 1450</u>			<u>Site Improvements</u>	
GA132-001 Cone Homes	Resurface thru street and parking area	\$30,000.00	GA132-003B Braswell Homes	Sidewalk repair	\$15,000.00
GA132-002 Butler Homes	Resurface thru street and parking area	\$45,000.00	GA132-003G Groover Homes	Sidewalk repair	\$15,000.00
GA132-003B Braswell Homes	Resurface thru street and parking area	\$30,000.00		Subtotal 1450	\$30,000.00
GA132-003G Groover Homes	Resurface thru street and parking area	\$30,000.00			
	Subtotal 1450	\$135,000.00			
	Total CFP Estimated Cost	See next page			See next page

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

Activities for Year : 4 FFY Grant: 2006 PHA FY: 2007			Activities for Year: 5 FFY Grant: 2007 PHA FY: 2008		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	<u>Dwelling Structures - 1460</u>			<u>Dwelling Structures - 1460</u>	
GA132-001 Cone Homes	Replace floor tile	\$24,000.00	GA132-001 Cone Homes	Replace exterior doors	\$19,200.00
GA132-002 Butler Homes	Replace floor tile	\$42,000.00	GA132-002 Butler Homes	Replace exterior doors	\$33,600.00
GA132-003B Braswell Homes	Replace floor tile	\$30,000.00	GA132-003B Braswell Homes	Replace exterior doors	\$24,000.00
GA132-003G Groover Homes	Replace floor tile	\$15,000.00	GA132-003G Groover Homes	Replace exterior doors	\$18,000.00
	Subtotal 1460	\$111,000.00	PHA-Wide	Interior painting	\$48,200.00
				Subtotal 1460	\$143,000.00
				<u>Dwelling Equipment – 1465.1</u>	
			GA132-001 Cone Homes	Replace refrigerators	\$8,000.00
			GA132-002 Butler Homes	Replace refrigerators	\$13,000.00
			GA132-003B Braswell Homes	Replace ranges	\$12,000.00
			GA132-003B Braswell Homes	Replace refrigerators	\$20,000.00
			GA132-003G Groover Homes	Replace ranges	\$6,000.00
			GA132-003G Groover Homes	Replace refrigerators	\$10,000.00
				Subtotal 1465.1	\$69,000.00
	Total CFP Estimated Cost	\$277,097.00			\$277,097.00

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

PHA Name: Statesboro Housing Authority	Grant Type and Number Capital Fund Program Grant No: GA06P13250102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 1)
 Performance and Evaluation Report for Period Ending: 9/30/02 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	\$23,597.00	\$23,597.00	\$23,597.00	\$0.00
3	1408 Management Improvements	\$1,500.00	\$0.00	\$0.00	\$0.00
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$7,000.00	\$3,000.00	\$3,000.00	\$0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$0.00	\$20,360.15	\$20,360.15	\$0.00
10	1460 Dwelling Structures	\$245,000.00	\$230,139.85	\$230,139.85	\$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				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$277,097.00	\$277,097.00	\$277,097.00	\$0.00
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: Statesboro Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P13250102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	<u>Operations</u>							
PHA-Wide	Operating Cost	1406	12%	\$23,597.00	\$23,597.00	\$23,597.00	\$0.00	
	Subtotal 1406			\$23,597.00	\$23,597.00	\$23,597.00	\$0.00	
	<u>Management Improvements</u>							
PHA-Wide	Employee training and travel	1408	LS	\$1,500.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1408			\$1,500.00	\$0.00	\$0.00	\$0.00	
	<u>Fees and Costs</u>							
PHA-Wide	Fees and Costs	1430	LS	\$7,000.00	\$3,000.00	\$3,000.00	\$0.00	
	Subtotal 1430			\$7,000.00	\$3,000.00	\$3,000.00	\$0.00	
	<u>Site Improvements</u>							
GA132-001 Cone Homes	Install fencing	1450	1,000 LF	\$0.00	\$7,135.00	\$7,135.00	\$0.00	
GA132-002 Butler Homes	Install fencing	1450	725 LF	\$0.00	\$5,075.00	\$5,075.00	\$0.00	
GA132-003B Braswell Homes	Install fencing	1450	1,150 LF	\$0.00	\$8,150.15	\$8,150.15	\$0.00	
	Subtotal 1450			\$0.00	\$20,360.15	\$20,360.15	\$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: Statesboro Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P13250102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	<u>Dwelling Structures</u>							
GA132-001 Cone Homes	Install new windows and security screens	1460	32 Units	\$62,000.00	\$61,551.73	\$61,551.73	\$0.00	
GA132-001 Cone Homes	Install exhaust fan and light in bathroom	1460	32 Units	\$0.00	\$10,750.00	\$10,750.00	\$0.00	
GA132-002 Butler Homes	Install new windows and security screens (Phase 2)	1460	22 Units	\$68,500.00	\$42,539.92	\$42,539.92	\$0.00	
GA132-002 Butler Homes	Install exhaust fan and light in bathroom	1460	55 Units	\$0.00	\$18,347.00	\$18,347.00	\$0.00	
GA132-003G Groover Homes	Install new windows and security screens	1460	40 Units	\$75,500.00	\$64,634.13	\$64,634.13	\$0.00	
GA132-003B Braswell Homes	Install new windows and security screens	1460	20 Units	\$39,000.00	\$32,317.07	\$32,317.07	\$0.00	
	Subtotal 1460			\$245,000.00	\$230,139.85	\$230,139.85	\$0.00	
	Grant Total			\$277,097.00	\$277,097.00	\$277,097.00	\$0.00	

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

PHA Name: Statesboro Housing Authority		Grant Type and Number Capital Fund Program No: GA06P13250102 Replacement Housing Factor No:				Federal FY of Grant: 2002	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA-Wide	12/31/03		12/31/02	6/30/05			
GA132-002	12/31/03		12/31/02	6/30/05			
GA132-001	12/31/03		12/31/02	6/30/05			
GA132-003G	12/31/03		12/31/02	6/30/05			
GA132-003B	12/31/03		12/31/02	6/30/05			

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

PHA Name: Statesboro Housing Authority	Grant Type and Number Capital Fund Program Grant No: GA06P13250101 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 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	\$34,917.00		\$34,917.00	\$34,917.00
3	1408 Management Improvements	\$783.48		\$783.48	\$783.48
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$4,580.00		\$4,580.00	\$4,580.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$2,500.00		\$2,500.00	\$2,500.00
10	1460 Dwelling Structures	\$254,909.52		\$254,909.52	\$189,733.91
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				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$297,690.00		\$297,690.00	\$232,514.39
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: Statesboro Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P13250101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Operations							
PHA-Wide	Operating Cost	1406	12%	\$34,917.00		\$34,917.00	\$34,917.00	Complete
	Subtotal 1406			\$34,917.00		\$34,917.00	\$34,917.00	
	Management Improvements							
PHA-Wide	Employee training and travel	1408		\$783.48		\$783.48	\$783.48	Complete
	Subtotal 1408			\$783.48		\$783.48	\$783.48	
	Fees and Costs							
PHA-Wide	Fees and Costs	1430		\$4,580.00		\$4,580.00	\$4,580.00	Complete
	Subtotal 1430			\$4,580.00		\$4,580.00	\$4,580.00	
	Site Improvements							
GA132-002	Install Fencing	1450	LS	\$2,500.00		\$2,500.00	\$2,500.00	Complete
	Subtotal 1450			\$2,500.00		\$2,500.00	\$2,500.00	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Statesboro Housing Authority			Grant Type and Number Capital Fund Program Grant No: GA06P13250101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Dwelling Structures							
GA132-002	Kitchen modernization (Phase 1)	1460	12 Units	\$0.00		\$0.00	\$0.00	Moved
GA132-002	Install new windows and security screens (Phase 1)	1460	34 Units	\$65,175.61		\$65,175.61	\$0.00	Contracted
GA132-003G	Install Heat Pump HVAC System	1460	20 Units	\$63,864.96		\$63,864.96	\$63,864.96	Complete
GA132-003B	Install Heat Pump HVAC System	1460	40 Units	\$125,868.95		\$125,868.95	\$125,868.95	Complete
	Subtotal 1460			\$254,909.52		\$254,909.52	\$189,733.91	
	Grant Total			\$297,690.00		\$297,690.00	\$232,514.39	

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

PHA Name: Statesboro Housing Authority		Grant Type and Number Capital Fund Program No: GA06P13250101 Replacement Housing Factor No:				Federal FY of Grant: 2001	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA-Wide	3/31/03		12/31/01	9/30/03		12/31/01	
GA132-002	3/31/03		9/30/02	9/30/03			
GA132-003G	3/31/03		3/31/02	9/30/03		6/30/02	
GA132-003B	3/31/03		3/31/02	9/30/03		6/30/02	