

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 COUNTY OF HARRIS

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

PHA Plan Agency Identification

PHAName: The Housing Authority of the County of Harris

PHANumber: GA161

PHAFiscal Year Beginning:(mm/yyyy) 07/2003

PHA Plan Contact Information:

Name: J.Len Williams

Phone: 706-571-2800

TDD: 706-571-2829

Email(if available): colgaha@mindspring.com

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

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

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)
County Commissioner's Office
Public Library
Main administrative office of the local and county government

PHA Programs Administered :

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

Annual PHA Plan
Fiscal Year 20 03
 [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.

Contents	<u>Page#</u>
Annual Plan	
i. Executive Summary (optional)	2
ii. Annual Plan Information	2
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	2
4. Homeownership: Voucher Homeownership Program	3
5. Crime and Safety: PHDEP Plan	4
6. Other Information:	
A. Resident Advisory Board Consultation Process	4
B. Statement of Consistency with Consolidated Plan	5
C. Criteria for Substantial Deviations and Significant Amendments	6
Attachments	
<input checked="" type="checkbox"/> Attachment A: Supporting Documents Available for Review	
<input checked="" type="checkbox"/> Attachment B: Capital Fund Program Annual Statement	
<input checked="" type="checkbox"/> Attachment C: Capital Fund Program 5 Year Action Plan	
<input checked="" type="checkbox"/> Attachment D: Capital Fund Program Replacement Housing Factor Annual Statement	
<input type="checkbox"/> Attachment __: Public Housing Drug Elimination Program (PHDEP) Plan	
<input checked="" type="checkbox"/> Attachment F: Resident Membership on PHA Board or Governing Body	
<input checked="" type="checkbox"/> Attachment G: Membership of Resident Advisory Board or Boards	
<input checked="" type="checkbox"/> Attachment H: Comments of Resident Advisory Board or Boards & Explanation of PHA Response (must be attached if not included in PHA Plan text)	
<input checked="" type="checkbox"/> Attachment I: Deconcentration and Income Mixing	
<input checked="" type="checkbox"/> Attachment J: Voluntary Conversion of Public Housing Assessment	
<input type="checkbox"/> Other (List below, providing each attachment name)	

ii. Executive Summary

[24CFR Part 903.79(r)]
At PHA option, provide a brief overview of the information in the Annual Plan

Our Annual Plan is based on the premise that if we accomplish our goals and objectives we will be working toward the achievement of our mission.

The plans, statements, budget summary, policies, etc. set forth in the Annual Plan all lead toward the accomplishment of our goals and objectives. Taken as a whole, they outline a comprehensive approach toward our goals and objectives and are consistent with the Consolidated Plan. Please refer to the table of contents for highlights of major initiatives in our Annual Plan.

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 Authority has adopted flat rent, that is listed in the Admissions and Continued Occupancy Policy.

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? \$76,710

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 C

(2) Capital Fund Program Annual Statement

The Capital Fund Program Annual Statement is provided as Attachment B

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

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

5. Safety and Crime Prevention: PHDEP Plan

[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? N/A
- B. What is the amount of the PHA's estimated or actual (if known) PHDEP grant for the upcoming year? \$N/A
- 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. N/A
- D. Yes No: The PHDEP Plan is attached at Attachment _____

6. Other Information

[24 CFR Part 903.79(r)]

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

- 1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
- 2. If yes, the comments are attached at Attachment: H
- 3. In what manner did the PHA address those comments? (select all that apply)
 - The PHA changed portions of the PHA Plan in response to comments. A list of these changes is included
 - Yes No: below

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

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:

The Joint Harris County Comprehensive Plan

The 1999 Georgia County Guide

The State of Georgia Annual Plan for FY 2001 Consolidated Funds

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:

No changes were made to the Consolidated Plan.

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:

The PHA defines substantial deviation from the 5 -Year Plan as the replacement or deletion of existing goals, or the creation of new goals.

B. Significant Amendment or Modification to the Annual Plan:

A. Significant Amendment or Modification to the Annual Plan: The PHA defines significant amendment or modification to the Annual Plan as the creation, replacement, or modification of the Annual Plan provisions that prevent accomplishment of 5 -Year Plan goals, or; the creation, replacement, or deletion of line items for the Capital Fund Program, or Operating Fund Program which either individually or collectively change planned expenditures by an amount equal to 30% or more of the total amount of each respective grant. When a significant amendment or modification to the Annual Plan has occurred as defined above, due to, or in response to changes mandated by HUD, or has occurred in response to changes that are otherwise beyond the control of the PHA, the PHA shall deem that no significant amendment or modification to the Annual Plan has occurred.

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 jurisdiction to implement any of the jurisdictions' initiative to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board -approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	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 checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
	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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	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 HOPEVI applications or, if more recent, approved or submitted HOPEVI revitalization plans, or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 99 -52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing

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 home ownership programs/plans	Annual Plan: Home ownership
	Policies governing any Section 8 Home ownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Home ownership
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
X	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	<p>PHDEP-related documentation:</p> <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	<p>Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G)</p> <p><input checked="" type="checkbox"/> check here if included in the public housing A&O Policy</p>	Pet Policy
X	<p>The result of the most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the result of that audit and the PHA's response to any findings</p>	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

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHAName: Housing Authority of the County of Harris		Grant Type and Number Capital Fund Program: GA06P16150103 Capital Fund Program Replacement Housing Factor Grant No:			Federal FY of Grant: 2003
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised(1)	Obligated	Expended
1	Total Non - CFP Funds				
2	1406 Operations	7,548			
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	9,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	5,162			
10	1460 Dwelling Structures	55,000			
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Non Dwelling Structures				
13	1475 Non Dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary				
PHA Name: Housing Authority of the County of Harris		Grant Type and Number Capital Fund Program: GA06P16150103 Capital Fund Program Replacement Housing Factor Grant No:		Federal FY of Grant: 2003
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report				
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost
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)	76,710		
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			

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 County of Harris			Grant Type and Number Capital Fund Program#: GA06P16150103 Capital Fund Program Replacement Housing Factor#:			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 Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
HCHA Wide	Operations	1406		7,548				
161-3A&3B Waverly Hall	A/E Fee and Cost	1430		9,000				
161-3A&3B Waverly Hall	Site Improvements	1450						
161-3A&3B Waverly Hall	Replace septic tank system							
	\$1,290.50 per unit		4 units	5,162				
	Dwelling Structures	1460						
161-3A&3B Waverly Hall	Replace all windows with energy efficiency double units and heavy duty Screens \$4,200/unit		10 units	42,000				
161-3A&3B Waverly Hall	Replace exterior doors, jams and hardware \$1,300/unit		10 units	13,000				
	Total 1460			55,000				
	Total			76,710				

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

PHAName: Housing Authority of Harris County Harris County, Ga.		<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 PHAFY: 2004	Work Statement for Year 3 FFY Grant: 2005 PHAFY: 2005	Work Statement for Year 4 FFY Grant: 2006 PHAFY: 2006	Work Statement for Year 5 FFY Grant: 2007 PHAFY: 2007
	Annual Statement	1406 Operations 7,548	1406 Operations 7,548	1406 Operations 7,548	1406 Operations 7,548
		1430A/EFee and Cost 9,000	1430A/EFee and Cost 9,000	1430A/EFee and Cost 9,000	1430A/EFee and Cost 9,000
		1450 Site Improvements 4,000	1450 Site Improvements \$0	1450 Site Improvements \$0	1450 Site Improvements \$0
		1460 Dwelling Structures 57,582	1460 Dwelling Structures 60,162	1460 Dwelling Structures 60,162	1460 Dwelling Structures 60,162
		Total 76,710	Total 76,710	Total 76,710	Total 76,710
CFP Funds Listed for 5-year planning					

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

Activities for Year 1	Activities for Year: <u>2</u> FFY Grant: 2004 PHAFY: 2004			Activities for Year: <u>3</u> FFY Grant: 2005 PHAFY: 2005		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See						
Annual Statement	CHA Wide	1406 Operations	7,548		1406 Operations	7,548
					1430A/E Fee & Cost	9,000
	161-3A&B	1430A/E Fee & Cost	9,000			
	161-3A&B					
	161-3A&3B Waverly Hall	1450 Site Improvements			1460 Dwelling Structures	
		Replace septic tank system \$1,500 per building	4,000	161-1B Hamilton (6 units) 161-1A Pine Mt. (4 units)	Replace all windows with energy efficiency double units and heavy duty screens \$4,200/unit	45,000
				161-1B Hamilton (6 units) 161-1A Pine Mt. (4 units)	Replace exterior doors, jams and hardware \$1,300/unit	15,162
	161-3B Waverly Hall (2 units) 161-1A Hamilton (8)	1460 Dwelling Structures			Total 1460	60,162
	161-3B Waverly Hall (2 units) 161-1A Hamilton (8 units)	Replace all windows with energy efficiency double units and heavy duty screens \$	43,162			

	161-3B Waverly Hall (2 units) 161 -1A Hamilton (8 units)	Replace exterior doors, jamb and hardware	13,000			
	Total 1460		59,162			
	Total CFPEstimated Cost		76,710			76,710

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

Activities for Year: 4 FFY Grant: 2006 PHAFY: 2006			Activities for Year: 5 FFY Grant: 2007 PHAFY: 2007		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	1406 Operations	7,548		1406 Operations	7,548
	1430A/EFee&Cost	9,000		1430A/EFee&Cost	9,000
Pine Mt. 161 -2A&2B (10 units)	1460 Dwelling Structures			1460 Dwelling Structures	
Pine Mt. 161 -2A&2B (10 units)	Replace all windows with energy efficiency double units and heavy duty screens \$4,200/unit	45,000	161-1B Pine Mt (3 units)	Replace all windows with energy efficiency double units and heavy duty screens \$4,200/unit	12,600
Pine Mt. 161 -2A&2B (10 units)	Replace exterior doors, jambs and hardware \$1,300/unit	15,162	161-1B Pine Mt (3 units)	Replace exterior doors, jambs and hardware \$1,300/unit	3,900
	Total 1460	60,162	161-1B Pine Mt. (3 units)	Upgrade Kitchens	10,000
				Upgrade bathrooms	7,162
				Replace water & sewer lines	7,500
				Replace floor tile & abate	10,000
				Paint interior & exterior	6,000
				Replace interior doors hardware	3,000

Total CFPEstimatedCost	76,710			76,710

Required Attachment F: 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: 10/31/04

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

Will Rodgers, Chairman
Joe Manning, Vice Chairman
Danny Bridges
Harry Lange
Charles Wyatt

Required Attachment G: 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.)

- Edna Pearson
- Betty Hixson
- Betty Johnson
- Sandra Holloway
- Tammie Hudson
- Marvia Scott

Required Attachment H: Comments made by the RAB

RAB Comments:

1. The residents would like to have more parking.
2. The residents in Waverly Hall would like to have lighting on Pine Street.
3. The residents asked for locks on the screens.
4. The residents asked for trash bins to keep the animals out.

PHA's Response to RAB Comments:

1. The PHA is looking into the parking situation, to see what needs to be done.
2. The PHA is looking into the lighting for Pine Street.
3. The PHA maintenance is going to put locks on screens as needed.
4. The PHA will check into putting bins out for the trash.

ATTACHMENT I: Deconcentration and Income Mixing

Deconcentration and Income Mixing (Not Applicable)

- 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)]

AttachmentD

AnnualStatement/PerformanceandEvaluationReport CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)Part1:Summary

PHAName:HousingAuthorityoftheCountyofHarris	GrantTypeandNumber CapitalFundProgram: GA06P16150102 CapitalFundProgram ReplacementHousingFactorGrantNo:	FederalFYofGrant: 2002
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OriginalAnnualStatement
 ReserveforDisasters/Emergencies
 RevisedAnnualStatement(revisionno: 2)
 PerformanceandEvaluationReportforPeriodEnding: 12/31/02
 FinalPerformanceandEvaluationReport

Line No.	SummarybyDevelopmentAccount	TotalEstimatedCost		TotalActualCost	
		Original	Revised(1)	Obligated	Expended
1	Totalnon -CFPFunds				
2	1406Operations	7,301	2,621	2,621	0
3	1408ManagementImprovements				
4	1410Administration				
5	1415LiquidatedDamages				
6	1430FeesandCosts	7,000	1,525	1,525	0
7	1440SiteAcquisition				
8	1450SiteImprovement				
9	1460DwellingStructures	58,715	68,870	68,870	0
10	1465.1DwellingEquipment -Nonexpendable				
11	1470NondwellingStructures				
12	1475NondwellingEquipment				
13	1485Demolition				
14	1495.1RelocationCosts				
15	1498Modusedfordevelopment				
16	AmountofAnnualCIAPGrant(Sumoflines2 -14)	73,016	73,016	73,016	0
17	Amountofline26RelatedtoLBPActivities				
18	Amountofline26RelatedtoSecurity				
19	Amountofline26RelatedtoSection504Compliance				
20	Amountofline26RelatedtoEnergyConservation Measures	55,162	55,162		

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 County of Harris		Grant Type and Number Capital Fund Program #: GA06P16150102 Capital Fund Program Replacement Housing Factor#:				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 Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
161-1A&B	A/E Fee and Cost	1430		7,000	1,525	1,525	0	moved to HVAC
Hamilton								
	A/E Fees			7,000	1,525	1,525	0	
	Dwelling Structures							
161-1	Install Tenant Separation Barrier in Attic	1460	14	3,553	0	0	0	moved to HVAC
Hamilton & Waverly Hall								HVAC Waverly Hall in approved 5 year
161-1B Partial 161-3a&3B all	Replace HVAC System	1460	17 units	55,162	68,870	68,870	0	Bids due 9/24/02
	Total 1460			58,715	68,870	68,870	0	
161-1A&B	Operations	1406		7,301	2,621	2,621	0	moved to HVAC

AttachmentE

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of the County of Harris		Grant Type and Number Capital Fund Program: GA06P16150101 Capital Fund Program Replacement Housing Factor Grant No:			Federal FY of Grant: 2001
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies	<input type="checkbox"/> Revised Annual Statement (revision no: 2)		
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/02		<input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised(1)	Obligated	Expended
1	Total Non -CFP Funds				
2	1406 Operations	7,548	7,548	7,548	7,548
3	1408 Management Improvements				
4	1410 Administration				
5	1415 Liquidated Damages				
6	1430 Fees and Costs	7,000	7,000	7,000	4,620
7	1440 Site Acquisition				
8	1450 Site Improvement				
9	1460 Dwelling Structures	62,162	62,162	62,162	20,406
10	1465.1 Dwelling Equipment - Nonexpendable				
11	1470 Non Dwelling Structures				
12	1475 Non Dwelling Equipment				
13	1485 Demolition				
14	1495.1 Relocation Costs				
15	1498 Mod used for development				
16	Amount of Annual CIAP Grant (Sum of lines 2 -14)	76,710	76,710	76,710	32,574
17	Amount of line 26 Related to LBP Activities				
18	Amount of line 26 Related to Security				
19	Amount of line 26 Related to Section 504 Compliance				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHAName: Housing Authority of the County of Harris	Grant Type and Number Capital Fund Program: GA06P16150101 Capital Fund Program 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: 2)
 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	
20	Amount of line 26 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 County of Harris	Grant Type and Number Capital Fund Program#: GA06P16150101 Capital Fund Program Replacement Housing Factor#:	Federal FY of Grant: 2001
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Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
161-1A&B Hamilton	A/EFeeandCost	1430		7,000	7,000	7,000	4,620	inprogress
	A/EFee s			7,000	7,000	7,000	4,620	
	DwellingStructures							
161-1 Hamilton 161-1A&1B Partial	InstallTenantSeparationBarrierinAttic	1460		7,000	0	0	0	Movedto HVAC
	ReplaceHVACSystem	1460	9units	55,162	41,756	41,756	0	Bidsdue 9/24/02
161-2 PineMtn.	ReplaceHVACSystem	1460	4units	0	20,406	20,406	20,406	complete
	Total1460			62,162	62,162	62,162	20,406	
161-1A&B Hamilton	Operations	1406		7,548	7,548	7,548	7,548	complete
	Total1406			7,548	7,548	7,548	7,548	

**AnnualStatement/PerformanceandEvaluationReport
CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)
PartIII:ImplementationSchedule**

**Housing Authority of the County of Harris
Voluntary Conversion of Public Housing Stock
Initial Assessment**

Line No.	Project	Test Criteria			Conversion Appropriate?
		1	2	3	
1.	161-1	FALSE	TRUE	FALSE	NO
2.	161-2	FALSE	TRUE	FALSE	NO
3.	161-3	FALSE	TRUE	FALSE	NO

Criteria: Each of the following three test criteria must be evaluated as 'TRUE' for each listed development to be appropriate for conversion to Section 8 tenant-based assistance or market-rate rents:

1. **To be evaluated as 'TRUE', operating costs would not be more expensive than continuing to operate the development as public housing.** Conversion costs would be necessary to upgrade the project, to attain current private-sector standards for condition and amenities for marketability purposes. These costs would not allow for voluntary conversion.
2. **Conversion would principally benefit residents of public housing to be converted and the community.** Given the need to deconcentrate low income residents at all developments, the default evaluation of this criteria is 'TRUE'.
3. **Conversion would not adversely affect the availability of affordable housing in the community.** Until HUD allows PHAs to rent to its own Section 8 Voucher clients, our converted public housing developments could only be rented at market rate (that is, "unaffordable") rents to meet expenses. Current market rents have been determined to be greatly inadequate. Thus, the default evaluation of this criteria is 'FALSE'.

I certify that the above Initial Assessments were based upon a review of each development's operation as public housing, and the implications for converting each development to tenant-based assistance was given full consideration. I further certify that, based on this review, the conversion of each development as shown above is likely to be inappropriate.

J. Len Williams, Executive Director

Date

