

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

Small PHA Plan Update
Annual Plan for Fiscal Year: 2003
Five-Year Plan: 2003-2007

Housing Authority of the City of Lithonia

**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 Lithonia

PHA Number: GA188

PHA Fiscal Year Beginning: (10/2003)

PHA Plan Contact Information:

Name: Martha Calloway

Phone: (770)482-6563

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 Housing Authority of the City of Lithonia'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. The Authority has also included a Performance and Evaluation Report for the FY2002 Capital Fund Program Grant. 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 Authority is revising the FY2002 Capital Fund Plan to include the installation of air conditioning at the remaining units and roofing replacement. The Authority feels that these two items need to be completed as soon as possible. The complete FY2002 CFP revision is located at Attachment ga188b01.

The Authority is also revising the Procurement Policy. A copy of the revised policy is on file with the Agency Plan.

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? \$145,390

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 ga188a01.

(2) Capital Fund Program Annual Statement

The Capital Fund Program Annual Statement is provided as Attachment ga188a01.

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 Housing Authority of the City of Lithonia'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 \$25,000 (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
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination

List of Supporting Documents Available for Review

Applicable & On Display	Supporting Document	Related Plan Component
X	Section 8 rent determination (payment standard) policies <input checked="" 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
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	Any required policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" 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 checked="" 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: Lenora Fields

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

- Elected
 Appointed

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

Remainder of term for vacated position expiring 10/15/03.

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.)

Alisa Butler – President

Kendra Cannon – Vice President

Jewel Brewster – Secretary/Treasurer

Lenora Fields – Parliamentarian

Tina Newsom – Member

Brenita Norman - Member

Attachment D

Resident Assessment and Satisfaction Survey Follow-Up Plan

Overview

The Housing Authority of the City of Lithonia received the following scores on the FY2002 Resident Assessment Survey.

<u>Section:</u>	<u>Score</u>
Maintenance and Repair	94.4%
Communication	74.0%
Safety	73.4%
Services	94.9%
Neighborhood Appearance	78.2%

As a result of this survey, the Housing Authority is required to develop a Follow-Up Plan to address each section score that fell below 75%.

Communication

The Authority will strive to keep residents informed about maintenance and repair issues such as modernization activities.

The Authority is striving to get the Resident Advisory Board (RAB) to become a voice for the residents. The Authority is in the process of setting up meetings and will share the Agency Plan and other important documents with the RAB.

Safety

The Authority will address the addition of a Neighborhood Watch Program with the Lithonia Police Department. The success of the Program is contingent upon resident willingness to get involved.

Attachment E

Progress in Meeting Five-Year Plan Mission and Goals

As the Lithonia Housing Authority is under management of a new Executive Director, the Authority has decided to review the Goals and Objectives established in the Five-Year Plan. At this time, the Goals and Objectives have been revised to the following:

Goal #1

Use the Capital Fund Program to enhance the attractiveness of the current public housing communities in order to compete with market rent properties in the area.

Objectives

- (a) Establish a Five-Year Plan for the use of Capital Funds. Follow the plan as closely as possible with the understanding that emergencies may arise.
- (b) Obligate and expend Capital Funds in accordance with the time limits established by HUD.

Goal #2

Operate the Public Housing Program in an efficient and economical manner.

Objectives

- (a) Maintain a monthly unit occupancy rate of 97% or above.
- (b) Maintain an up-to-date waiting list of sufficient size in order to decrease unit turnaround time.
- (c) Collect rents, late fees and other rental charges in accordance with established policies.

Goal #3

Increase the effectiveness of the Public Housing Program Maintenance Department.

Objectives

- (a) Establish tracking system to monitor work orders on a monthly basis. Share results with department at the end of month.
- (b) Initiate follow-up inspections on completed work orders to ensure work is completed properly.
- (c) Implement Preventative Maintenance Program and train staff on Preventative Maintenance by June, 2004.
- (d) Conduct quarterly physical inspection (random sample) of Public Housing units to determine/assess condition of units.

Goal #4

Increase staff capabilities through the use of outside training.

Objectives

- (a) Establish training schedule for all staff members on customer service delivery.
- (b) Establish training schedule for all maintenance employees based on individual needs.
- (c) Establish training schedule for all administrative employees based on individual needs.
- (d) Review effectiveness of Personnel Systems and establish performance goals/standards for each employee.

Goal #5

Improve resident services and resident involvement in the communities.

Objectives

- (a) Seek additional services for residents via formulation of partnerships with social and civic organizations and in-kind services.
- (b) Establish working partnership with the DeKalb County Government and the City of Lithonia to increase services to residents.
- (c) Develop a Neighborhood Watch Program.
- (d) Seek input, provide ongoing training (quarterly), and ongoing communications with Resident Advisory Board to increase resident involvement in their communities.
- (e) Establish resident newsletter to increase communication with residents.

Attachment F

Deconcentration of Poverty and Income Mixing

The Lithonia Housing Authority operates 75 public housing units and therefore, is exempt from this requirement.

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)]

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

PHA Name: Housing Authority of the City of Lithonia	Grant Type and Number Capital Fund Program Grant No: GA06P18850103 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	\$20,940.00			
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	\$28,600.00			
10	1460 Dwelling Structures	\$95,850.00			
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)	\$145,390.00			
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 Lithonia		Grant Type and Number Capital Fund Program Grant No: GA06P18850103 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	LS	\$20,940.00				
	Subtotal 1406			\$20,940.00				
	<u>Site Improvements</u>							
GA188-1	Uniform landscaping	1450	44 units	\$13,200.00				
GA188-2	Tree removal and trimming	1450	31 units	\$3,000.00				
GA188-2	Uniform landscaping	1450	31 units	\$9,300.00				
GA188-2	Apply grass seed and back fill low spots	1450	31 units	\$3,100.00				
	Subtotal 1460			\$28,600.00				
	<u>Dwelling Structures</u>							
GA188-1 (Phase 1)	Modernize kitchens to include: <i>Replace upper and lower cabinets</i> <i>Replace countertops</i> <i>Replace sink and faucet</i> <i>Replace range hood and vent thru roof</i> <i>Install stainless steel backsplash behind range</i> <i>Replace lighting</i> <i>Install GFI outlets</i> <i>Replace floor tile</i> (Continued on next page)	1460	8 units	\$41,600.00				

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

PHA Name: Housing Authority of the City of Lithonia		Grant Type and Number Capital Fund Program Grant No: GA06P18850103 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	
	Dwelling Structures (Cont.)							
GA188-2	Roof replacement	1460	31 units	\$54,250.00				
	Subtotal 1460			\$95,850.00				
	Capital Fund Program Grant Total			\$145,390.00				

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

PHA Name: Housing Authority of the City of Lithonia		Grant Type and Number Capital Fund Program No: GA06P18850103 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	3/31/05			9/30/06			
GA188-001	3/31/05			9/30/06			
GA188-002	3/31/05			9/30/06			

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name: Housing Authority of the City of Lithonia		<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	\$20,590.00	\$20,590.00	\$21,390.00	\$22,190.00
GA188-01		\$124,800.00	\$62,400.00	\$25,200.00	\$98,000.00
GA188-02		\$0.00	\$62,400.00	\$98,800.00	\$25,200.00
CFP Funds Listed for 5-year planning		\$145,390.00	\$145,390.00	\$145,390.00	\$145,390.00
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						
Annual		Operations - 1406			Operations - 1406	
Statement	PHA-Wide	Operating Fund	\$20,590.00	PHA-Wide	Operating Fund	\$20,590.00
		Subtotal 1406	\$20,590.00		Subtotal 1406	\$20,590.00
		Dwelling Structures - 1460			Dwelling Structures - 1460	
	GA188-1	Modernize kitchens to include:	\$124,800.00	GA188-1	Modernize kitchens to include:	\$62,400.00
	(Phase 2)	<i>Replace upper and lower cabinets</i>		(Phase 3)	<i>Replace upper and lower cabinets</i>	
	24 units	<i>Replace countertops</i>		12 units	<i>Replace countertops</i>	
		<i>Replace sink and faucet</i>			<i>Replace sink and faucet</i>	
		<i>Replace range hood and vent thru roof</i>			<i>Replace range hood and vent thru roof</i>	
		<i>Install stainless steel backsplash behind range</i>			<i>Install stainless steel backsplash behind range</i>	
		<i>Replace lighting</i>			<i>Replace lighting</i>	
		<i>Install GFI outlets</i>			<i>Install GFI outlets</i>	
		<i>Replace floor tile</i>			<i>Replace floor tile</i>	
		Subtotal 1460	\$124,800.00			
				GA188-2	Modernize kitchens to include:	\$62,400.00
				(Phase 1)	<i>Replace upper and lower cabinets</i>	
				12 units	<i>Replace countertops</i>	
					<i>Replace sink and faucet</i>	
					<i>Replace range hood and vent thru roof</i>	
					<i>Install stainless steel backsplash behind range</i>	
					<i>Replace lighting</i>	
					<i>Install GFI outlets</i>	
					<i>Replace floor tile</i>	
					Subtotal 1460	\$124,800.00
		Total CFP Estimated Cost	\$145,390.00			\$145,390.00

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	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
See Annual Statement	PHA-Wide	Operations - 1406 Operating Fund	\$21,390.00	PHA-Wide	Operations - 1406 Operating Fund	\$22,190.00
		Subtotal 1406	\$21,390.00		Subtotal 1406	\$22,190.00
		Dwelling Structures - 1460			Dwelling Structures - 1460	
	GA188-1 (Phase 1) 9 units	Modernize bathrooms to include: <i>Install vanity with sink and countertop</i> <i>Replace commodes</i> <i>Replace tub/shower</i> <i>Install GFI outlets</i> <i>Install towel bar</i> <i>Install exhaust fan</i> <i>Replace ceramic tile</i>	\$25,200.00	GA188-1 (Phase 2) 35 units	Modernize bathrooms to include: <i>Install vanity with sink and countertop</i> <i>Replace commodes</i> <i>Replace tub/shower</i> <i>Install GFI outlets</i> <i>Install towel bar</i> <i>Install exhaust fan</i> <i>Replace ceramic tile</i>	\$98,000.00
	GA188-2 (Phase 2) 19 units	Modernize kitchens to include: <i>Replace upper and lower cabinets</i> <i>Replace countertops</i> <i>Replace sink and faucet</i> <i>Replace range hood and vent thru roof</i> <i>Install stainless steel backsplash behind range</i> <i>Replace lighting</i> <i>Install GFI outlets</i> <i>Replace floor tile</i>	\$98,800.00	GA188-2 (Phase 1) 9 units	Modernize bathrooms to include: <i>Install vanity with sink and countertop</i> <i>Replace commodes</i> <i>Replace tub/shower</i> <i>Install GFI outlets</i> <i>Install towel bar</i> <i>Install exhaust fan</i> <i>Replace ceramic tile</i>	\$25,200.00
		Subtotal 1460	\$124,000.00		Subtotal 1460	\$123,200.00
		Total CFP Estimated Cost	\$145,390.00			\$45,390.00

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

PHA Name: Housing Authority of the City of Lithonia	Grant Type and Number Capital Fund Program Grant No: GA06P18850102 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: 3/31/03 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	\$23,890.00	\$23,890.00	\$0.00	\$0.00
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	\$0.00	\$7,400.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$121,500.00	\$114,100.00	\$0.00	\$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)	\$145,390.00	\$145,390.00	\$0.00	\$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: Housing Authority of the City of Lithonia			Grant Type and Number Capital Fund Program Grant No: GA06P18850102 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	Operations	1406	LS	\$23,890.00	\$23,890.00	\$0.00	\$0.00	To be obligated by 9/30/03
	Subtotal 1406			\$23,890.00	\$23,890.00	\$0.00	\$0.00	
	<u>Site Improvements</u>							
GA188-1	Tree Removal and Trimming	1450	LS	\$0.00	\$3,000.00	\$0.00	\$0.00	A/E
GA188-1	Apply grass seed and back fill low spots	1450	LS	\$0.00	\$4,400.00	\$0.00	\$0.00	Procurement
	Subtotal 1450			\$0.00	\$7,400.00	\$0.00	\$0.00	In Progress
	<u>Dwelling Structures</u>							
GA188-01	Install Air Conditioning (Phase 2)	1460	27 Units	\$22,500.00	\$47,600.00	\$0.00	\$0.00	A/E
GA188-01	Install New VCT Tile (Phase 1)	1460	17 Units	\$31,000.00	\$0.00	\$0.00	\$0.00	Procurement
GA188-01	Replace Entrance Doors and Hardware	1460	88 ea.	\$30,000.00	\$0.00	\$0.00	\$0.00	In Progress
GA188-01	Roof replacement	1460	38 units	\$0.00	\$66,500.00	\$0.00	\$0.00	Construction
GA188-02	Replace Entrance Doors and Hardware	1460	62 ea.	\$22,000.00	\$0.00	\$0.00	\$0.00	Contract
GA188-02	Replace Screen Doors	1460	62 ea.	\$16,000.00	\$0.00	\$0.00	\$0.00	Award by
	Subtotal 1460			\$121,500.00	\$114,100.00	\$0.00	\$0.00	3/31/04
	Capital Fund Program Grant Total			\$145,390.00	\$145,390.00	\$0.00	\$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: Housing Authority of the City of Lithonia		Grant Type and Number Capital Fund Program No: GA06P18850102 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	3/31/04	9/30/04		9/30/05	9/30/06		Need maximum time frames allowed by HUD for Obligation and Expenditure of Funds.
GA188-001	3/31/04	9/30/04		9/30/05	9/30/06		
GA188-002	3/31/04	9/30/04		9/30/05	9/30/06		