

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 Soperton

**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 Soperton

**PHA Number:** GA239

**PHA Fiscal Year Beginning:** (04/2003)

### PHA Plan Contact Information:

Name: Sarah McCleary, Executive Director

Phone: (912) 529-4596

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.

<b>Contents</b>	<b><u>Page #</u></b>
<b>Annual Plan</b>	
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	3
4. Homeownership: Voucher Homeownership Program	4
5. Crime and Safety: PHDEP Plan	4
6. Other Information:	5
A. Resident Advisory Board Consultation Process	5
B. Statement of Consistency with Consolidated Plan	5
C. Criteria for Substantial Deviations and Significant Amendments	6
<b>Attachments</b>	
<input checked="" type="checkbox"/> <b>Attachment A:</b> Supporting Documents Available for Review	7
<input checked="" type="checkbox"/> Capital Fund Program Annual Statement ( <b>ga239a01</b> )	
<input checked="" type="checkbox"/> Capital Fund Program 5 Year Action Plan ( <b>ga239a01</b> )	
<input type="checkbox"/> Attachment __: Capital Fund Program Replacement Housing	
<b>Factor Annual Statement</b>	
<input type="checkbox"/> Attachment __: Public Housing Drug Elimination Program (PHDEP) Plan	
<input checked="" type="checkbox"/> <b>Attachment B:</b> Resident Membership on PHA Board or Governing Body	11
<input checked="" type="checkbox"/> <b>Attachment C:</b> Membership of Resident Advisory Board or Boards	12
<input type="checkbox"/> Attachment __: 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"/> Other (List below, providing each attachment name)	
<b>Attachment D:</b> Statement of Progress relating to the Five-Year Plan	13
<b>Attachment E:</b> Deconcentration Attachmant	15
<b>Attachment F:</b> Resident Assessment and Satisfaction Survey Follow-Up Plan	16
FY2002 Performance and Evaluation Report ( <b>ga239b01</b> )	
FY2001 Performance and Evaluation Report ( <b>ga239c01</b> )	

## **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 Soperton'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. The FY2003 Agency Plan Annual Update meets all of HUD's requirements as issued at this time.

### **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 has revised the Personnel Policy. These changes will be available for review with the Agency Plan during the 45-day Public Hearing Notice Period.

### **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? \$200,676

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 ga239a01

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

The Capital Fund Program Annual Statement is provided as Attachment ga239a01

### 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

<b>Demolition/Disposition Activity Description (Not including Activities Associated with HOPE VI or Conversion Activities)</b>
1a. Development name: 1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (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 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 Soperton'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 \$20,000 (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.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
X	PHA Plan 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
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local 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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
	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
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: 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
	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"> <li>· Baseline law enforcement services for public housing developments assisted under the PHDEP plan;</li> <li>· 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);</li> <li>· Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities;</li> <li>· Coordination with other law enforcement efforts;</li> <li>· Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and</li> <li>· All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan.</li> </ul>	Annual Plan: Safety and Crime Prevention
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) <input type="checkbox"/> check here if included in the public housing A & O Policy	Pet Policy

**List of Supporting Documents Available for Review**

<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
X	The results of the most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

## Attachment B

### Resident Member on the PHA Governing Board

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

A. Name of resident member(s) on the governing board:  
Julia Griffin

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

- Elected  
 Appointed

C. The term of appointment is (include the date term expires): 2000 - 2002

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.)

Ms. Gloria Lamar  
220 Fairground Circle  
Soperton, GA 30457

Ms. Patricia Major  
207 Fairground Circle  
Soperton, GA 30457

Mr. Albert McKinney  
203 Fairground Circle  
Soperton, GA 30457

## Attachment D

### **Statement of Progress Relating to the Five-Year Plan**

**Goal #1      Enhance the attractiveness and marketability of the housing stock and neighborhoods in order to attract working families.**

The Authority has completed some landscaping projects which have greatly improved the appearance of the developments. The PHA has enlisted help from tenants through the Resident Council and monthly newsletter. Fines are being assessed when residents do not cooperate with the removal of litter around their unit.

**Goal #2      Improve the public and community image of the Housing Authority of the City of Soperton by developing and implementing a comprehensive Public Relations Plan.**

The Authority has hired a new Maintenance Supervisor which has improved Public Relations. The Maintenance Department attends classes to improve their knowledge as well as gather information from other PHAs and community groups as ways to promote our relationship with the residents as well as the community as a whole.

**Goal #3      Improve customer service delivery by enhancing operational efficiency; coordinating with community providers; and improving facilities.**

The Authority has upgraded the computer system, method of communication and has hired a new Administrative Assistant who is very efficient and has compassion for all tenants.

The Maintenance Department is practicing preventative maintenance which should improve resident satisfaction. The appearance of the Maintenance Crew has been improved by furnishing shirts with the Housing Authority's logo embroidered on them so as to properly identify any maintenance employee who answers a call.

A new truck was purchased for the Maintenance Supervisor and Executive Director.

The Authority has entered into an agreement with the Soperton Police Department to patrol all developments and make them safer for the residents.

**Goal #4      The Housing Authority of the City of Soperton will increase the level of resident satisfaction relative to maintenance during the next two fiscal years.**

The PHA continues to strive toward increasing resident satisfaction relative to maintenance. The Resident Surveys sent out by HUD are used to let the PHA know how the residents feel. Overall, the PHA has seen an upward swing in their satisfaction. This year the PHA scored 92% on the Survey.

A major complaint in the past has been that repairs are not completed correctly. The new Maintenance Supervisor is addressing this situation.

**Goal #5      Improve employee services and support systems.**

The PHA has purchased radios/phones for all employees to use so that they can stay in touch with each other and be apprised quickly about any situations that might arise.

Employees have attended several workshops and seminars. These workshops focus on meeting HUD requirements and extending better service to tenants. The Authority has included training in the upcoming budget.

## Attachment E

### Deconcentration Analysis

The Housing Authority of the City of Soperton 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
GA239-001	\$9,420	\$10,470	90.0%
GA239-002	\$9,912	\$10,470	94.7%
GA239-003	\$9,240	\$10,470	88.3%
GA239-004	\$13,308	\$10,470	127.1%

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 not compliant with the Deconcentration Rule in development GA239-004.

#### 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)]
GA239-004	26	Two families with high incomes skew the average.	

## Attachment F

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

#### Overview

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

<u>Section:</u>	<u>Score</u>
Maintenance and Repairs	92.0%
Communications	75.0%
Safety	81.3%
Services	95.1%
Neighborhood Appearance	78.2%

Because the scores for all sections were above 75%, a Follow-Up Plan is not needed.

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

<b>PHA Name:</b> Housing Authority of the City of Soperton	<b>Grant Type and Number</b> Capital Fund Program Grant No: GA06P23950103 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2003
--	--	----------------------------------

**Original Annual Statement**  **Reserve for Disasters/ Emergencies**  **Revised Annual Statement (revision no: )**  
 **Performance and Evaluation Report for Period Ending:**  **Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$21,676.00			
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$5,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$99,000.00			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	\$75,000.00			
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)	\$200,676.00			
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				

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part II: Supporting Pages</b>								
<b>PHA Name:</b> Housing Authority of the City of Soperton			<b>Grant Type and Number</b> Capital Fund Program Grant No: GA06P23950103 Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b> 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	
	<b><u>Operations</u></b>							
PHA-Wide	Operating Cost	1406	LS	\$21,676.00				
	<b>Subtotal 1406</b>			<b>\$21,676.00</b>				
	<b><u>Fees and Costs</u></b>							
PHA-Wide	Fees and Costs	1430	LS	\$5,000.00				
	<b>Subtotal 1430</b>			<b>\$5,000.00</b>				
	<b><u>Dwelling Structures</u></b>							
GA239-002	Bathroom Modernization including tubs, sinks, toilets, medicine cabinets, vanities and towel bars	1460	22 Units	\$49,500.00				
GA239-002	Kitchen Modernization including new cabinets, sinks and range hoods	1460	22 Units	\$49,500.00				
	<b>Subtotal 1460</b>			<b>\$99,000.00</b>				
	<b><u>Non-Dwelling Structures</u></b>							
PHA-Wide	Enlarge central office to include community center	1470	1	\$75,000.00				
	<b>Subtotal 1470</b>			<b>\$75,000.00</b>				
	<b>Grant Total</b>			<b>\$200,676.00</b>				

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

<b>PHA Name:</b> Housing Authority of the City of Soperton		<b>Grant Type and Number</b> Capital Fund Program No: GA06P23950103 Replacement Housing Factor No:				<b>Federal FY of Grant:</b> 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	9/30/04			3/31/06			
GA239-002	9/30/04			3/31/06			

# Capital Fund Program Five-Year Action Plan

## Part I: Summary

PHA Name: Housing Authority of the City of Soperton					<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No: 1	
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	\$29,676.00	\$29,676.00	\$32,176.00	\$30,676.00	
GA239-001		\$123,500.00	\$171,000.00	\$104,500.00	\$0.00	
GA239-002		\$47,500.00	\$0.00	\$0.00	\$0.00	
GA239-003		\$0.00	\$0.00	\$64,000.00	\$76,000.00	
GA239-004		\$0.00	\$0.00	\$0.00	\$94,000.00	
CFP Funds Listed for 5-year planning		\$200,676.00	\$200,676.00	\$200,676.00	\$200,676.00	
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		<b><u>Operations – 1406</u></b>			<b><u>Operations – 1406</u></b>	
Statement	PHA-Wide	Operating cost	\$24,676.00	PHA-Wide	Operating cost	\$24,676.00
		<b>Subtotal 1406</b>	<b>\$24,676.00</b>		<b>Subtotal 1406</b>	<b>\$24,676.00</b>
		<b><u>Fees and Costs – 1430</u></b>			<b><u>Fees and Costs – 1430</u></b>	
	PHA-Wide	Fees and Costs	\$5,000.00	PHA-Wide	Fees and Costs	\$5,000.00
		<b>Subtotal 1430</b>	<b>\$5,000.00</b>		<b>Subtotal 1430</b>	<b>\$5,000.00</b>
		<b><u>Site Improvements – 1450</u></b>			<b><u>Dwelling Structures - 1460</u></b>	
	GA239-002	Resurface parking lot and drive	\$38,000.00	GA239-001	Install HVAC (Phase 2)	\$72,000.00
	GA239-002	Repair sidewalks	\$9,500.00	GA239-001	Modernize bathrooms (Phase 2)	\$49,500.00
		<b>Subtotal 1450</b>	<b>\$47,500.00</b>	GA239-001	Modernize kitchens (Phase 2)	\$49,500.00
					<b>Subtotal 1460</b>	<b>\$171,000.00</b>
		<b><u>Dwelling Structures – 1460</u></b>				
	GA239-001	Install HVAC (Phase1)	\$52,000.00			
	GA239-001	Modernize bathrooms (Phase 1)	\$35,750.00			
	GA239-001	Modernize kitchens (Phase 1)	\$35,750.00			
		<b>Subtotal 1460</b>	<b>\$123,500.00</b>			
		<b>Total CFP Estimated Cost</b>	<b>\$200,676.00</b>			<b>\$200,676.00</b>



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

<b>PHA Name:</b> Housing Authority of the City of Soperton	<b>Grant Type and Number</b> Capital Fund Program Grant No: GA06P23950102 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2002
--	--	----------------------------------

Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: 1)  
 Performance and Evaluation Report for Period Ending: 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	\$42,000.00	\$42,000.00	\$0.00	\$0.00
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$2,500.00	\$7,500.00	\$0.00	\$0.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$149,500.00	\$151,176.00	\$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	\$6,676.00	\$0.00	\$0.00	\$0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$200,676.00	\$200,676.00	\$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 Soperton		Grant Type and Number Capital Fund Program Grant No: GA06P23950102 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	
	<b><u>Operations</u></b>							
PHA-Wide	Operating Cost	1406	LS	\$42,000.00	\$42,000.00	\$0.00	\$0.00	
	<b>Subtotal 1406</b>			<b>\$42,000.00</b>	<b>\$42,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	<b><u>Fees and Costs</u></b>							
PHA-Wide	Fees and Costs	1430	LS	\$2,500.00	\$7,500.00	\$0.00	\$0.00	
	<b>Subtotal 1430</b>			<b>\$2,500.00</b>	<b>\$7,500.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	<b><u>Dwelling Structures</u></b>							
GA239-001	Kitchen Modernization	1460	42 Units	\$149,500.00	\$0.00	\$0.00	\$0.00	Item deleted
GA239-002	Install HVAC	1460	22 Units	\$0.00	\$80,000.00	\$0.00	\$0.00	Item added
GA239-002	Replace exterior doors and security screens	1460	22 Units	\$0.00	\$21,000.00	\$0.00	\$0.00	Item added
GA239-003	Replace roofing	1460	7 bldgs.	\$0.00	\$40,176.00	\$0.00	\$0.00	Item added
GA239-004	Replace roofing	1460	2 bldgs.	\$0.00	\$10,000.00	\$0.00	\$0.00	Item added
	<b>Subtotal 1460</b>			<b>\$149,500.00</b>	<b>\$151,176.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	<b><u>Contingency</u></b>							
PHA-Wide	Capital Improvement Overruns	1502	LS	\$6,676.00	\$0.00	\$0.00	\$0.00	Moved to 1460
	<b>Subtotal 1502</b>			<b>\$6,676.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	<b>Grant Total</b>			<b>\$200,676.00</b>	<b>\$200,676.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	

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

<b>PHA Name:</b> Housing Authority of the City of Soperton		<b>Grant Type and Number</b> Capital Fund Program No: GA06P23950102 Replacement Housing Factor No:				<b>Federal FY of Grant:</b> 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	9/30/03	12/31/03		3/31/05	6/30/05		Date was not realistic.
GA239-001	9/30/03	N/A		3/31/05	N/A		Item deleted.
GA239-002	N/A	12/31/03		N/A	6/30/05		Item added.
GA239-003	N/A	12/31/03		N/A	6/30/05		Item added.
GA239-004	N/A	12/31/03		N/A	6/30/05		Item added.

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

<b>PHA Name:</b> Housing Authority of the City of Soperton	<b>Grant Type and Number</b> Capital Fund Program Grant No: GA06P23950101 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2001
--	--	----------------------------------

Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: 2)  
 Performance and Evaluation Report for Period Ending: 9/30/01  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	\$42,000.00	\$42,000.00	\$42,000.00	\$42,000.00
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$2,500.00	\$2,500.00	\$0.00	\$0.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$150,000.00	\$166,327.00	\$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	\$16,327.00	\$0.00	\$42,000.00	\$42,000.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$210,827.00	\$210,827.00	\$42,000.00	\$42,000.00
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 Soperton			Grant Type and Number Capital Fund Program Grant No: GA06P23950101 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	
	<b><u>Operations</u></b>							
PHA-Wide	Operating Cost	1406	LS	\$42,000.00	\$42,000.00	\$42,000.00	\$42,000.00	100% complete
	<b>Subtotal 1406</b>			<b>\$42,000.00</b>	<b>\$42,000.00</b>	<b>\$42,000.00</b>	<b>\$42,000.00</b>	
	<b><u>Fees and Costs</u></b>							
PHA-Wide	Fees and Costs	1430	LS	\$2,500.00	\$2,500.00	\$0.00	\$0.00	
	<b>Subtotal 1430</b>			<b>\$2,500.00</b>	<b>\$2,500.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	<b><u>Dwelling Structures</u></b>							
GA239-001	Replace Interior Doors and Hardware	1460	42 Units	\$70,000.00	\$70,000.00	\$0.00	\$0.00	
GA239-002	Replace Floor Tile	1460	22 Units	\$31,000.00	\$54,327.00	\$0.00	\$0.00	
GA239-002	Increase Attic Insulation to R-30	1460	22 Units	\$9,000.00	\$9,000.00	\$0.00	\$0.00	
GA239-002	Replace Interior Doors and Hardware	1460	22 Units	\$33,000.00	\$33,000.00	\$0.00	\$0.00	
GA239-002	Install Dryer Hookups	1460	22 Units	\$7,000.00	\$0.00	\$0.00	\$0.00	
	<b>Subtotal 1460</b>			<b>\$150,000.00</b>	<b>\$166,327.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	<b><u>Contingency</u></b>							
PHA-Wide	Capital Improvement Overruns	1502	LS	\$16,327.00	\$0.00	\$0.00	\$0.00	Item deleted
	<b>Subtotal 1502</b>			<b>\$16,327.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	<b>Grant Total</b>			<b>\$210,827.00</b>	<b>\$210,827.00</b>	<b>\$42,000.00</b>	<b>\$42,000.00</b>	

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

<b>PHA Name:</b> Housing Authority of the City of Soperton		<b>Grant Type and Number</b> Capital Fund Program No: GA06P23950101 Replacement Housing Factor No:				<b>Federal FY of Grant:</b> 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			9/30/04			
GA239-001	3/31/03			9/30/04			
GA239-002	3/31/03			9/30/04			