

implementing measures to promote income mixing in public housing by assuring access for lower income families into higher income developments. In addition, the GHA will continue to work closely with local law enforcement in order to promote and obtain a safe living environment.

The GHA will strive to promote self-sufficiency and asset development of families and individuals by working closely with the Department of Human Resources to establish partnerships to help residents. In order to ensure equal opportunity in housing for all Americans, the GHA will affirmatively further fair housing by undertaking affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability. This will be accomplished by providing a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability and by ensuring accessible housing to persons with all varieties of disabilities regardless of unit size required. The GHA will prohibit discrimination in any manner.

The GHA continues to recognize the importance of the Violence Against Women Act and documents that the Housing Authority's Dwelling Lease, updated 10/2006, includes language on page 3 at (M) 1., which states "...the Landlord abides by the Violence Against Women Act provisions and will take appropriate action as allowed under that act." This will remain a goal of the Housing Authority and every effort to insure full compliance with this Act will be made.

The GHA will also continue to strive to meet Section 3 requirements as related to economic opportunities for low- and very low-income persons. The Housing Authority's Section 3 Policy, approved September 9, 2008, by Resolution GHA 2008-6, documents the Housing Authority's intent and goal to comply with requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, in order to achieve and maintain compliance.

With respect to goals and objectives established in the previous 5-Year Plan and subsequent Annual Plans that followed, the GHA has remained extremely successful. In addition, all Capital Fund Program monies have been obligated and expended in an extremely timely manner with the GHA having only the 2009 program year, including Stimulus funding, currently open.

6.0

PHA Plan Update

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

The following elements have been revised by the GHA since last year's Annual Plan submission:

- Utility Allowances have been updated by ECI Consulting, Inc. and went into effect April 1, 2009. A revised copy of these amounts may be found at Attachment H of the Five Year Plan.
- The most recent financial audit remains 2008. Although an audit was performed July 17-18, 2009 by Yeager / Boyd CPA, the final document has not been provided to the GHA. No findings resulted from this audit and as soon as FY 2009 is available it will be incorporated into the hard copy of the Plan for public review at Attachment M.
- Information related to the most current PHAS may be reviewed at Attachment E to the Five Year Plan. As information in the NASS system is incomplete, previous year's information remains in the hard copy of the Plan for public viewing. When additional information is available it will be included at Attachment E for public viewing.

	<p>— Additionally, new to the standard certifications submitted to HUD each year is a Civil Rights Certification certifying that the GHA "will carry out the public housing program of the agency in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, and Title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing."</p> <p>— It should also be noted that although this Five Year Plan reports the same activities for each of the five years, all of the 2010-2014 anticipated funding, previous Stimulus money, and more will be needed for total completion of these improvements.</p> <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.</p> <p>A copy of the 5-Year and Annual Plan may be viewed at the main administrative office located at 101 Centerville Circle. At this time the GHA does not have an official website.</p>
7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p>N/A</p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p>The unapproved report for 2010 and P&E reports for 2009 and 2009-Stimulus are submitted with this Plan.</p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p>This information is submitted with this Plan.</p>
8.3	<p>Capital Fund Financing Program (CFFP).</p> <p><input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>
9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>The table that follows summarizes the housing stock of the City of Greensboro based on the 2000 Census. As can be seen, the City has a relatively low vacancy rate of 9.32%, which indicates the housing needs of the general population are being met by the local market.</p>

Owner Occupied	# Houses	% of Total	# Persons	Avg # PPH	Renter Occupied	# Houses	% of Total	# Persons	Avg # PPH
Owner Occupied	677	57.91%	1,703	2.52	Renter Occupied	383	32.76%	1,017	2.66
By Race					By Race				
White	349	51.55%			White	125	32.64%		
Black	328	48.45%			Black	253	66.06%		
Other	0	0.00%			Other	5	1.31%		
By Structure Type					By Structure Type				
1-detached	488	72.08%			1-detached	170	44.39%		
1-attached	0	0.00%			1-attached	19	4.96%		
2 Units	0	0.00%			2 Units	36	9.40%		
3 or 4 Units	0	0.00%			3 or 4 Units	47	12.27%		
5 or more Units	0	0.00%			5 or more Units	84	21.93%		
Mobile Home	181	26.74%			Mobile Home	27	7.05%		
Other	0	0.00%			Other	0	0.00%		
Occupied Owner/Renter Total	1,060	90.68%	2,720	2.57					
Vacant Total	109	9.32%							
Total # Housing Units	1,169	100.00%							
VACANT HOUSING INFORMATION					ESTIMATED CONDITION OF HOUSING¹				
Status	# Houses	% of Total			Condition	# Houses	% of Total		
Vacant for Rent	0	0.00%			Sound	701	89.31%		
Vacant for Sale	0	5.50%			Minor Repair	351	5.44%		
Vacant Other	103	94.50%			Deteriorating	106	4.13%		
Totals	109	100.00%			Dilapidated	11	1.12%		
					Totals	1,169	100.00%		

1 Based on a windshield survey conducted in six representative neighborhoods in March 2007 with resulting percentages applied to the total housing stock.

According to the 2007 HUD adjusted city-wide eligibility statistics provided by ADECA, there are approximately 1,703 persons or 62.6% of the 2,731 total persons in Greensboro who are considered to be low or moderate income. Members of these households generally lack sufficient resources to secure safe and sanitary housing.

There are approximately 215 mobile homes in Greensboro. These units are occupied primarily by low and moderate income households. Some of the mobile homes, however, are also in deteriorated condition and need to be rehabilitated.

There are two DHUD Section 8 apartment complexes in Greensboro. One of these is Magnolia Village which has approximately 75 units. There are three (3) additional apartment complexes in Greensboro with a total of 123 units, which have been financed through the FmHA 515 Program. Carriage Hills and Canterbury Manor Apartments are specifically for the elderly.

There are also a small number of housing units which have been constructed or rehabilitated through the Farmers Home 504 Program. All of the assisted housing units in Greensboro are occupied by low and moderate income households. These units provide affordable, standard housing for low and moderate income families.

<p>9.1</p>	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>The GHA will work with available resources to transition vacant units as quickly as possible. GHA believes this is the best way to meet existing needs. As it has in the past, the GHA will pay special attention to persons/families on the waiting list. Also, as in the past, and in the upcoming year, to address the shortage of affordable housing for eligible populations, the GHA will strive to maximize the number of affordable units available by reducing turnover time for vacated public housing units and by attempting to reduce the time to renovate those units. The GHA will also continue to participate in the Consolidated Plan development process to ensure coordination with broader community strategies.</p> <p>The adoption of rent policies to support and encourage work will help target families at or below 30% of the median income of the area. In addition, to target assistance to families at or below 50% of median income, the GHA will also employ admissions preferences aimed at families who are working and adopt rent policies to support and encourage work. To target assistance to the elderly, the GHA will apply for special-purpose vouchers targeted to the elderly, should they become available. In addition to providing a sufficient number of accessible units, the GHA will carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing and will apply for special-purpose vouchers targeted to families with disabilities, should they become available.</p> <p>In order to increase awareness of GHA resources among families of races and ethnicities with disproportionate needs, the GHA will affirmatively market to races/ethnicities shown to have disproportionate housing needs. The GHA will encourage dissemination of Fair Housing information within the community at large in order to affirmatively further fair housing.</p>
<p>10.0</p>	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>As the GHA closes out the previous Five Year Plan period, and begins the 2010-2014 Five Year Plan period, the GHA continues to implement numerous initiatives that were originally aimed at better accomplishing its mission statement and meeting stated goals. Continuing under the direction of Diane Banks, the GHA remains in good administrative order and anticipates that FY 2010, along with years 2011-2014 will be as productive as has been seen in the past.</p> <p>The Housing Authority continues to implement its capital fund programs in the timeliest fashion possible to improve the quality of housing and at this time has expended all funds through year 2008, which is in line with stated goals and timelines.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”.</p> <p>The GHA defines “significant amendment” or “substantial deviation/modification” as a permanent change that will: (1) delete a work category from the original annual and/or five-year budget; (2) include a work category that was not previously included in the original annual and/or five-year budget; (3) add non-emergency work items not included in the current Annual Statement or Five-Year Action Plan; (4) change the use of replacement reserves under the Capital Fund; (5) add new activities not included in the safety and crime prevention plan; (6) change any proposed programs</p>

	<p>with regard to demolition or disposition, designation, homeownership programs or conversion activities; (7) change the rent or admission policies or organization of the waiting list; and (8) change any management policy that is covered by the Agency Plans. An exception to this definition will be made for any of the above listed items that are adopted to reflect changes in HUD regulatory requirements. The mere change of estimated cost or the change of work items from one project to another is not defined as a “substantial change” for the GHA's purposes.</p>
<p>11.0</p>	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none"> (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. NONE RECEIVED, THEREFORE NO ANALYSIS OF RECOMMENDATIONS NEEDED (g) Challenged Elements – NONE (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		
PHA Name: The Housing Authority of the City of Greensboro	Grant Type and Number Capital Fund Program Grant No: AL09-P157-501-10 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2010 FFY of Grant Approval:

Type of Grant
 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	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	8,800.00			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	97,986.00			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary

PHA Name: The Housing Authority of the City of Greensboro	Grant Type and Number Capital Fund Program Grant No: AL09-P157-501-10 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant:2010 FFY of Grant Approval:
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Type of Grant

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	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	106,786.00			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director 	Date 10-14-09	Signature of Public Housing Director 	Date
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¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: The Housing Authority of the City of Greensboro				Federal FFY of Grant: 2010	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PHA-Wide	3/2010		3/2012		
157-1	3/2010		3/2012		

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Part I: Summary						
PHA Name/Number Greensboro Housing Authority / AL157		Locality (City/County & State) Greensboro / Hale County / Alabama			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014
	AL157-1 and 3					
B.	Physical Improvements Subtotal	Annual Statement	97,986.00	97,986.00	97,986.00	97,986.00
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration					
F.	Other (Fees & Costs)		8,800.00	8,800.00	8,800.00	8,800.00
G.	Operations					
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds					
L.	Total Non-CFP Funds					
M.	Grand Total		106,786.00	106,786.00	106,786.00	106,786.00

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Part I: Summary (Continuation)						
PHA Name/Number Greensboro Housing Authority / AL157		Locality (City/County & State) Greensboro / Hale County / Alabama			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014
B.	Physical Improvements Subtotal	Annual Statement				
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration					
F.	Other (Fees & Costs)					
G.	Operations					
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds					
L.	Total Non-CFP Funds					
M.	Grand Total					

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		
PHA Name: The Housing Authority of the City of Greensboro	Grant Type and Number Capital Fund Program Grant No: AL09-P157-501-09 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2009 FFY of Grant Approval:

Type of Grant
 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	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	8,800.00		8,800.00	
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	97,986.00		97,986.00	
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary

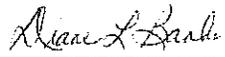
PHA Name: The Housing Authority of the City of Greensboro	Grant Type and Number Capital Fund Program Grant No: AL09-P157-501-09 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2009 FFY of Grant Approval:
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Type of Grant

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	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	106,786.00		106,786.00	
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director 	Date 10-14-09	Signature of Public Housing Director 	Date
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¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: The Housing Authority of the City of Greensboro				Federal FFY of Grant: 2009	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PHA-Wide	3/2010		3/2012		
157-1	3/2010		3/2012		

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		
PHA Name: The Housing Authority of the City of Greensboro	Grant Type and Number Capital Fund Program Grant No: AL09-S157-501-09 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2009 FFY of Grant Approval:

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

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	12,229.00		12,229.00	
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	123,649.00		123,649.00	
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary					
PHA Name: The Housing Authority of the City of Greensboro		Grant Type and Number Capital Fund Program Grant No: AL09-S157-501-09 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant:2009 FFY of Grant Approval:	
Type of Grant <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	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	135,878.00		135,878.00	
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date		Signature of Public Housing Director	
<i>Alicia L. Grable</i>		10-14-09			

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: The Housing Authority of the City of Greensboro			Grant Type and Number Capital Fund Program Grant No: AL09-S157-501-09 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA-Wide	A/E Fee	1430		12,229.00		12,229.00		
157-1	Modernization including interior and exterior doors, bathroom retrofit, cover AC units, HC conversion, ceilings, wrap AC pipe outside, repair cracked window sills, new electrical breaker boxes	1460		61,825.00		61,825.00		
157-3	Modernize units including bath exhaust fans, back door light fixtures, replace windows, HC conversion, ceiling lights, wall switches and outlets, interior door frames, wrap AC pipe outside	1460		61,824.00		61,824.00		

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: The Housing Authority of the City of Greensboro				Federal FFY of Grant: 2009	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PHA-Wide	3/2010		3/2012		
157-1	3/2010		3/2012		
157-3	3/2010		3/2012		

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

