

U.S.DepartmentofHousingandUrbanDevelopment
OfficeofPublicandIndianHousing

SmallPHAPlanUpdate
AnnualPlanforFiscalYear2003

HousingAuthorityoftheCityofQuitman

**NOTE:THISPHAPLANSTEMPLATE(HUD50075)I STOBECOMPLETEDIN
ACCORDANCEWITHINSTRUCTIONSLOCATEDINAPPLICABLEPIHNOTICES**

**PHAPlan
AgencyIdentification**

PHAName: TheHousingAuthorityoftheCityofQuitman

PHANumber: GA085

PHAFiscalYearBeginning:(07/2002)

PHAPlanContactInformation:

Name:ToneyShiver,ExecutiveDirector

Phone:229.263.4631

TDD:

Email(ifavailable):Qhat@surfsouth.com

PublicAccessToInformation

**Informationregardinganyactivitiesoutlinedinthisplancanbeobtainedbycontacting:
(selectallthatapply)**

- MainadministrativeofficeofthePHA
- PHAdevelopmentmanagementoffices

DisplayLocationsForPHAPlansandSupportingDocuments

ThePHAPlans(includingattachments)areavailableforpublicinspectionat:(select allthat apply)

- MainadministrativeofficeofthePHA
- PHAdevelopmentmanagementoffices
- Mainadministrativeofficeofthelocal,countyorStategovernment
- Publiclibrary
- PHAwebsite
- Other(listbelow)

PHAPlanSupportingDocumentsareavailableforinspectionat:(selectallthatapply)

- MainbusinessofficeofthePHA
- PHAdevelopmentmanagementoffices
- Other(listbelow)

PHAProgramsAdministered :

- PublicHousingandSection8 Section8Only PublicHousingOnly

Annual PHA Plan
Fiscal Year 2003
 [24CFR Part 903.7]

i. Table of Contents

Provide a table of contents for the Plan, including attachments, and a list of supporting documents available for public inspection. For Attachments, indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the filename in parentheses in the space to the right of the title.

Contents	<u>Page#</u>
Annual Plan	
i. Executive Summary (optional)	2
ii. Annual Plan Information	1
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
Attachments	
<input checked="" type="checkbox"/> Attachment A: Supporting Documents Available for Review	7
<input checked="" type="checkbox"/> FY 2002 Capital Fund Program Annual Statement (ga085a01)	
<input type="checkbox"/> Attachment __: Capital Fund Program Replacement Housing Factor Annual Statement	
<input checked="" type="checkbox"/> Attachment B: Resident Membership on PHA Board or Governing Body	10
<input checked="" type="checkbox"/> Attachment C: Membership of Resident Advisory Board or Boards	11
<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"/> Attachment D: Brief Statement of Progress in Meeting 5 -Year Plan Mission and Goals	12
<input checked="" type="checkbox"/> Attachment E: Resident Assessment and Satisfaction Survey Follow-Up Plan	13
<input checked="" type="checkbox"/> Other (List below, providing each attachment name)	
FY 2002-2006 CFPP Five -Year Plan (ga085a01)	
FY 1998 CFPP Performance and Evaluation Report (ga085b01)	
FY 2001 CFPP Performance and Evaluation Report (ga085c01)	

ii. Executive Summary

[24CFR Part 903.79(r)]

The following Annual Plan update provides a summary of the Authority's current operating status. Attachments are provided as required by HUD including Capital Fund statements, PHDEP Plan, Resident Involvement, Progress Towards Meeting Mission and Goals, Resident Assessment and Satisfaction Survey Follow-Up Plan and a Statement Summarizing Changes to last year's Annual Statement.

1. Summary of Policy or Program Changes for the Upcoming Year

Minor modifications have been made to the ACOP and Lease. Refer to these documents for details. Changes have been posted.

2. Capital Improvement Needs

[24CFR Part 903.79(g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. Yes No: Is the PHA eligible to participate in the CFP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? \$434,682 _____

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 ga085a01.

(2) Capital Fund Program Annual Statement

The Capital Fund Program Annual Statement is provided as Attachment ga085a01.

3.D Demolition and Disposition

[24CFR Part 903.79(h)]

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

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

Although the Authority does not have any plans for this fiscal year, we reserve the right to investigate options for disposition as part of a home ownership program in the future. There are 18 mobile homes in development 5 that may be used as part of a home ownership program. A disposition plan may be filed this fiscal year.

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

[24CFRPart903.79(k)]

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

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

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

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

5. Safety and Crime Prevention: PHDEP Plan

[24CFRPart903.7(m)]

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

The PHDEP has been eliminated by HUD, therefore the PHA will not receive funding from this program.

- 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:

6. Other Information

[24CFRPart903.79(r)]

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

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are Attached at Attachment (Filename)

3. In what manner did the PHA address those comments? (select all that apply)

- The PHA changed portions of the PHA Plan in response to comments. A list of these changes is included.
 - Yes No: below
 - Yes No: at the end of the RAB Comments in Attachment _____.
- Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA's consideration is included at the end of the RAB Comments in Attachment _____.
- Other: (list below)

B. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: 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 Quitman'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.

QHA is making some changes to the ACOP and Lease. Both documents are on display along with the Agency Plan.

Additionally, a "Significant Amendment or Modification" in regard to the Capital Fund Program shall be an addition of a major work item that requires funding of more than twenty-five thousand dollars (\$25,000.00).

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 Certification 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 jurisdiction 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
X	Any policy governing occupancy of Police Officers in Public Housing <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
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 checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD -approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for any active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
	Approved HOPEVI applications or, if more recent, approved or submitted HOPEVI Revitalization Plans, or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH99 -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
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing home ownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
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
X	Section 3 documentation required by 24 CFR Part 135, Subpart E	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention
X	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
X	The result of the most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the result of that audit and the PHA's response to any findings	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)

Required 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: The Resident Commissioner recently died and the HA is now waiting on the City Commissioner to appoint a new one. Expected to be done in April.

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

- Elected
- Appointed

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

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

- the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full-time basis
- the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
- Other (explain):

B. Date of next term expiration of a governing board member: 02/02/02

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

Required 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.)

Mr. Arnette King Ms. Frankie Jones

Mr. Henry Bloom Mr. John Scott

Ms. Evelyn Philyaw Mr. Ned Perdue

Required Attachment D: Brief Statement of Progress in Meeting 5 -Year Plan and Mission

Goal 1: Expand the supply of assisted housing

Two developments are currently undergoing abatement procedures. QHA is partnering with its non-profit and DCA in the development of up to ten additional rental units for the community.

Goal 2: Improve the quality of assisted housing

QHA anticipates that its PHAS score will improve over last year. Items such as new grass, streetlights and security cameras has made a vast improvement of quality of life for the residents.

Goal 3: Increase assisted housing choices

QHA will file a Home Ownership Plan with HUD in the next 120 days. This will increase housing opportunities for residents.

Goal 4: Improve community quality of life and economic vitality

The Authority has installed streetlights, security cameras and speed deterrents. Additionally, the tree canopy has been raised and clearing of lot line accomplished. The design for light placement and security equipment has been accomplished and GA 85 -1. All of the light poles and fixtures are in stock and approximately half of the required security equipment is in stock. Youth programs are continuing and have been very successful and are being expanded. The youth programs are handled by Family Connection through a contractual agreement.

Goal 5: Promote self-sufficiency and asset development of families and individuals

Through its contractual arrangement with Family Connection the promotion of self-sufficiency is being addressed.

Family Connection is providing parenting classes that includes self-sufficiency programs in budgeting your money, employment opportunities, how to, and various personal issues that are of concern to the residents.

Goal 6: Ensure Equal Opportunity in Housing for all Americans

The Authority follows its Admissions and Tenant Selection Policy to the letter and does not discriminate against anyone.

Required Attachment E: Resident Assessment and Satisfaction Survey Follow-Up Plan

Overview

QHA is not required to submit a follow-up plan for any of the RASS components.

CAPITAL FUND PROGRAM TABLES

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHAName: Housing Authority of the City of Quitman		Grant Type and Number CIAPGA06P085906 -98 Capital Fund Program Grant No: Replacement Housing Factor Grant No:		Federal FY of Grant: 1998	
Original Annual Statement		Reserve for Disasters/Emergencies		X Revised Annual Statement (Revision No: 6)	
X Performance and Evaluation Report for Period Ending: 12/31/01			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	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration	\$1,000.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$29,040.00	\$181,522.00	\$181,522.00	\$45,108.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$224,800.00	\$286,608.44	\$286,608.44	\$33,500.00
10	1460 Dwelling Structures**	\$1,479,221.92	\$1,288,130.60	\$1,288,130.60	\$236,764.00
11	1465.1 Dwelling Equipment -Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Non Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Non Dwelling Equipment**	\$22,960.08	\$22,960.08	\$22,960.08	\$22,960.08
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495.1 Relocation Costs	\$24,000.00	\$1,800.88	\$1,800.88	\$1,800.88
18	1498 Moduse d for Development	\$0.00	\$0.00	\$0.00	\$0.00

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

PHA Name: The Housing Authority of the City of Quitman		Grant Type and Number CIAPGA06P085906 - 98 Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: 1998			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Qty.	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	OPERATIONS	1406		\$0.00	\$0.00	\$0.00	\$0.00	N/A
PHA-Wide	Operations	1406		\$0.00	\$0.00	\$0.00	\$0.00	
	ADMINISTRATION	1410		\$1,000.00	\$0.00	\$0.00	\$0.00	
GA085-1	Sundry: Pay the miscellaneous cost of modernization			\$250.00	\$0.00	\$0.00	\$0.00	
GA085-2				\$250.00	\$0.00	\$0.00	\$0.00	
GA085-3				\$250.00	\$0.00	\$0.00	\$0.00	
GA085-4				\$250.00	\$0.00	\$0.00	\$0.00	
	FEES & COSTS	1430		\$29,040.00	\$181,522.00	\$181,522.00	\$45,108.00	In process - ABT 100% complete, Mod. 95% complete, Monitoring 50% complete.
	Architectural & Engineering Fees	1430.1	Pkg.					
GA085-1	A. Architectural services for design, construction documents and construction administration for 1450 & 1460 accounts. Fees include prep. of two - bid packages: (1) Abatement pkg. & (1) Construction pkg.. Also includes monitoring cost for abatement process.			\$8,000.00	\$50,100.00	\$50,100.00	\$11,755.00	
GA085-2				\$8,000.00	\$101,382.00	\$101,382.00	\$16,813.00	
GA085-3				\$0.00	\$0.00	\$0.00	\$0.00	
GA085-4				\$0.00	\$0.00	\$0.00	\$0.00	

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

PHAName: The Housing Authority of the City of Quitman		Grant Type and Number: CIAP GA06P085906-98 Capital Fund Program Grant No: Replacement Housing Factor Grant No:				Federal FY of Grant: 1998		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	DWELLING STRUCTURES	1460		\$1,479,221.92	\$1,288,130.60	\$1,288,130.60	\$236,764.00	Lifecycle cost analysis complete 60 heat pump systems purchased with related ductwork.
	The following developments are included in this emergency modernization:							
	GA06P085001 (GA85 -1): 20 dwelling units -46 years old			Recent PHA surveys of the existing gas-fired equipment and the electrical systems throughout these developments have identified a number of safety and code problems that need to be corrected. (Including worn out equipment, damaged flues, damaged thermizers, lack of combustion air, etc.				
	GA06P085002 (GA85 -2): 40 dwelling units -46 years old							
	GA06P085003 (GA85 -3): 60 dwelling units -26 years old							
	GA06P085004 (GA85 -4): 80 dwelling units -25+ years old							
	A. Remove all old gas-fired furnaces. Replace with new energy-efficient central ducted HVAC (heat pump with an outside condensing unit). Use owners supplied equipment & supplies.							60 HVAC units purchased. Demo 100%
GA085-1		1460	20un	\$70,872.00	\$77,427.20	\$77,427.20	\$28,376.20	
GA085-2			40un	\$141,696.00	\$156,341.27	\$156,341.27	\$56,752.27	
GA085-3				\$0.00	\$0.00	\$0.00	\$0.00	
GA085-4				\$0.00	\$0.00	\$0.00	\$0.00	

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

PHA Name: The Housing Authority of the City of Quitman		Grant Type and Number CIAPGA06P085906 -98 Capital Fund Program Grant No: Replacement Housing Factor Grant No:				Federal FY of Grant: 1998		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	DWELLING STRUCTURES(cont.)	1460						
GA085-3	K. User remaining funds for work at GA085-3	1460		\$352,069.52	\$0.00	\$0.00	\$0.00	N/A
PHA-Wide	NON-DWELLING EQUIPMENT	1475		\$22,960.08	\$22,960.08	\$22,960.08	\$22,960.08	Complete
	A. Maintenance truck with maintenance body - shortly after Joint Review, the existing maintenance truck, which has over 200,000 miles on it and is a 1972 model truck - blew its engine.		1	\$22,960.08	\$22,960.08	\$22,960.08	\$22,960.08	
	RELOCATION COSTS	1495.1		\$24,000.00	\$1800.88	\$1,800.88	\$1,800.88	Complete
GA085-1	A. Relocate residents during modernization.	1495.1	20un	\$8,000.00	\$700.00	\$700.00	\$700.00	
GA085-2			40un	\$16,000.00	\$1,100.88	\$1,100.88	\$1,100.88	
GA085-3				\$0.00	\$0.00	\$0.00	\$0.00	
GA085-4				\$0.00	\$0.00	\$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**

PHAName: The Housing Authority of the City of Quitman	Grant Type and Number CIAPGA06P085906 -98 Capital Fund Program Grant No: Replacement Housing Factor Grant No:	Federal FY of Grant: 1998
---	--	--

Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
							**
GA085-1	03/31/01	12/31/01**		12/30/01	09/30/02		
GA085-2	03/31/01	12/31/01**		12/30/01	09/30/02		
GA085-3	03/31/01	12/31/01**		12/30/01	09/30/02		
GA085-4	03/31/01	12/31/01**		12/30/01	09/30/02		

**Revision due to expansion of scope of work. Bid opening was April 27, 2000. Contract for Phase I was signed May 30, 2000 with notice to proceed given for June 5, 2000. Decision for Phase II does not have to be made until January 31, 2001 to allow for unforeseen Phase I expenses. All events occurring were outside the Authority's control. The contracts signed May 30, 2000 were terminated. Events leading to the termination were outside the Authority's control. There -bid process is complete. The dates listed above should be adequate, however, future revisions are a possibility. Above dates were approved via P& E Report dated June 30, 2001 by HUD Field Office.

CAPITAL FUND PROGRAM TABLES

Original Annual Statement

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHAName: Housing Authority of the City of Quitman		Grant Type and Number Capital Fund Program Grant No: GA06P08550102 Replacement Housing Factor Grant No:		Federal FY of Grant: 2002	
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> 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				
3	1408 Management Improvements	\$19,000.00			
4	1410 Administration				
5	1411 Audit	\$1,500.00			
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$125,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$15,000.00			
10	1460 Dwelling Structures	\$229,682.00			
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$42,000.00			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	\$2,500.00			
18	1498 Mod used for Development				

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

PHAName: The Housing Authority of the City of Quitman		Grant Type and Number Capital Fund Program Grant No: GA06P08550102 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	
	MANAGEMENT IMPROVEMENTS	1408		\$19,000.00				
PHA-Wide	Purchase upgrade to all accounting systems (TAR, GL, Inventory, Maintenance, etc.) and communicating softwares such as Lotus, Excel, Microsoft Office	1408	Package	\$14,000.00				Original Annual Statement
PHA-Wide	Consultant for Agency Plan and other consultation for growth, development, policies and procedures.	1408	Package	\$5,000.00				
	AUDIT	1411		\$1,500.00				
PHA-Wide	For single-line auditor fees	1411	Each	\$1,500.00				
	FEES AND COSTS	1430		\$125,000.00				
GA085-3A Highland Circle	To prepare abatement specifications and renovation specifications upgrade for modernization and prepare site plans	1430	Each	\$125,000.00				

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

PHAName: The Housing Authority of the City of Quitman				X Original 5 - Year Plan Revision No:	
Development Number/ Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: PHAFY:	Work Statement for Year 3 FFY Grant: PHAFY:	Work Statement for Year 4 FFY Grant: PHAFY:	Work Statement for Year 5 FFY Grant: PHAFY:
PHA-Wide			1406 \$25,182.00		1406 \$23,182.00
PHA-Wide		1411 \$1,500.00	1411 \$1,500.00	1411 \$1,500.00	1411 \$1,500.00
GA085-3B		1450 \$200,000.00			
GA085-3B		1460 \$228,182.00			
GA085-3A		1495.1 \$5,000.00	1450 \$20,000.00	1450 \$150,000.00	1450 \$50,000.00
GA085-3A			1460 \$360,000.00	1460 \$269,500.00	
PHA-Wide			1475 \$28,000.00		
GA085-4				1430 \$10,000.00	1430 \$153,682.00
GA085-4				1495.1 \$3,682.00	1460 \$200,000.00
GA085-4					1495.1 \$6,318.00
Total CFP Funds (est.)		\$434,682	\$434,682	\$434,682	\$434,682
Total Replacement Housing Factor Funds					

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

Activities for Year 1	Activities for Year: <u> 2 </u> FFY Grant: PHAFY:			Activities for Year: <u> 3 </u> FFY Grant: PHAFY:		
				PHA-Wide	1406 – Operations	\$25,182.00
	PHA-Wide	1411 -Audit	\$1,500.00	PHA-Wide	1411 – Audit	\$1,500.00
	GA085-3B	1450 – Site Improvements 20un/1 office bldg -Regrade site, revise/redesign streets, sidewalks &/or parking pads, install indiv. water and sewer services where needed, erosion control plan, re-sod, fencing, lighting & other security measures. Install fire hydrants. Remove gas regulators & main gas distribution center.	\$200,000.00	GA085-3A	1450 – Site Improvements 20un/1 office bldg -Regrade site, revise/redesign streets, sidewalks &/or parking pads, install indiv. water and sewer services where needed, erosion control plan, re-sod, fencing, lighting & other security measures. Install fire hydrants. Remove gas regulators & main gas distribution center.	\$20,000.00
	GA085-3A	1460 -Dwelling Structures – Abatement Proc. 40un/1 office bldg	\$125,682.00	GA085-3A	1460 -Abatement process	\$10,000.00
	GA085-3B	1460 – Dwelling Structures – 6 units HVAC installation	\$31,286.00	GA085-3A	1460 – Dwell Structures – 40un/1 office bldg – Install steel screen doors	\$28,800.00
	GA085-3B	1460 – Dwell Structures – 1 office bldg – HVAC installation	\$7,500.00	GA085-3A	1460 – Dwell Structures – 40un/1 office bldg – Replace roof with soffit & fascia	\$99,000.00
	GA085-3B	1460 – Dwell Structures – 20 units/1 office bldg – kitchen cabinets	\$15,000.00	GA085-3A	1460 – Dwell Structures – Install steel window frames w/screens 40 units/1 office bldg	\$95,000.00
	GA085-3B	1460 – Dwell Structures – 20 units/1 office bldg – plumbing fixtures	\$8,000.00	GA085-3A	1460 – Dwell Structures – Install new ceilings & sheetrock walls 40 units/1 building	\$72,000.00
	GA085-3B	1460 – Dwell Structures – 20 units/1 office building – painting	\$5,714.00	GA085-3A	1460 – Dwell Structures – Install new HVAC systems 10 units	\$55,200.00
	GA085-3B	1460 – Dwell Structures – 20 units New electrical panels & wiring	\$15,000.00	GA085-3A	1475 – Non-dwelling equip. – Maintenance vehicle	\$28,000.00
	GA085-3A	1495.1 – Relocation Costs	\$5,000.00			

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

Activities for Year: <u>4</u> FFY Grant: PHAFY:				Activities for Year: <u>5</u> FFY Grant: PHAFY:		
	PHA-Wide	1411 – Audit	\$1,500.00	PHA-Wide	1406 – Operations	\$23,182.00
	GA085-4	1430 – Fees & Costs – Preparation of abatement specs, renovation & mod. specs and site plans	\$10,000.00	PHA-Wide	1411 – Audit	\$1,500.00
	GA085-3A	1450 – Site Improvements 20un/1 office bldg - Regrade site, revise/redesign streets, sidewalks &/or parking pads, install indiv. water and sewer services where needed, erosion control plan, re - sod, fencing, lighting & other security measures. Install fire hydrants. Remove gas regulators & main gas distribution center.	\$150,000.00	GA085-4	1430 – Fees & Costs – Preparation of abatement specs, renovation & mod. specs and site plans	\$153,682.00
	GA085-3A	1460 – Install new HVAC systems - 30 units/1 office	\$160,000.00	GA085-3A	1450 – Site Improvements 20un/1 office bldg - Regrade site, revise/redesign streets, sidewalks &/or parking pads, install indiv. water and sewer services where needed, erosion control plan, re - sod, fencing, lighting & other security measures. Install fire hydrants. Remove gas regulators & main gas distribution center.	\$50,000.00
	GA085-3A	1460 – Install new flooring 40 units/1 office bldg	\$20,500.00			
	GA085-3A	1460 – Install new plumbing fixtures 40 units/1 office	\$18,000.00			
	GA085-3A	1460 – Install new kitchen cabinets 40 units/1 office bldg	\$45,000.00			
	GA085-3A	1460 – Painting	\$11,000.00	GA085-4	1460 – Abatement process	\$200,000.00
	GA085-3A	1460 – New electrical panels and wiring	\$15,000.00	GA085-4	1495.1 – Relocation Costs	\$6,318.00
	GA085-4	1495.1 – Relocation Costs	\$3,682.00			

CAPITAL FUND PROGRAM TABLES

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHAName: Housing Authority of the City of Quitman		Grant Type and Number Capital Fund Program Grant No: GA06P08550101 Replacement Housing Factor Grant No:		Federal FY of Grant: 2001	
Original Annual Statement		Reserve for Disasters/Emergencies		X Revised Annual Statement (Revision No: 1)	
X Performance and Evaluation Report for Period Ending: 12/31/01			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	\$34,775.00	\$34,775.00	\$34,775.00	\$26,521.32
3	1408 Management Improvements Soft Costs	\$5,000.00	\$5,000.00	\$5,000.00	\$2,000.00
	Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$27,200.00	\$80,508.23	\$20,508.23	\$8,148.23
8	1440 Site Acquisition				
9	1450 Site Improvement	\$40,000.00	\$250,000.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$309,400.00	\$64,398.77	\$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				

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 Quitman		Grant Type and Number Capital Fund Program Grant No: GA06P08550101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Dev. Number Name/HA- Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
	DWELLING STRUCTURES	1460		\$309,400.00	\$64,398.77	\$0.00	\$0.00	
GA085-1	Replace roofs	1460	20un. 1stor.	\$37,400.00	\$0.00	\$0.00	\$0.00	
GA085-1	Install steel window frames & screens	1460	20un.	\$46,350.00	\$0.00	\$0.00	\$0.00	
GA085-1	Install steel screen back doors	1460	20un.	\$4,780.00	\$0.00	\$0.00	\$0.00	
GA085-1	New ceilings & repairs sheet rock walls	1460	20un.	\$30,800.00	\$0.00	\$0.00	\$0.00	
GA085-2	New ceilings & repairs sheet rock walls	1460	40un.	\$62,000.00	\$0.00	\$0.00	\$0.00	
GA085-2	Replace roofs	1460	40un 1stor.	\$68,000.00	\$0.00	\$0.00	\$0.00	
GA085-2	Install steel doors	1460	40un.	\$19,120.00	\$0.00	\$0.00	\$0.00	
GA085-2	Install steel window frames & screens	1460	18un.	\$40,950.00	\$0.00	\$0.00	\$0.00	
GA085-1&2	**The above revision is due to the process of fungibility as said work will be paid from 1998 CIAP funds.							
GA085-3B	Abatement Process	1460	20un.	\$0.00	\$55,000.00	\$0.00	\$0.00	Contract for specs for abatement & mod. have been signed.
GA085-3B	Mod. work due to abatement process - painting.	1460	1 office	\$0.00	\$9,398.77	\$0.00	\$0.00	
	CONTINGENCY	1502		\$18,307.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	For shortfalls in 1406, 1408, 1430, 1460 *Revising to fund various line items above.	1502	Ea	\$18,307.00	\$0.00	\$0.00	\$0.00	

