

HA 5-Year and Annual Plan

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

**OMB No. 2577-0226
Expires 4/30/2011**

1.0 PHA Information
 PHA Name: The Housing Authority of the City of Sylvester PHA Code: GA104
 PHA Type: Small High Performing Standard HCV (Section 8)
 PHA Fiscal Year Beginning: (MM/YYYY): 01/2015

2.0 Inventory (based on ACC units at time of FY beginning in 1.0 above)
 Number of PH units: 260 Number of HCV units: 0

3.0 Submission Type
 5-Year and Annual Plan Annual Plan Only 5-Year Plan Only

4.0 PHA Consortia PHA Consortia: (Check box if submitting a joint Plan and complete table below.)

Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
				PH	HCV
PHA 1:					
PHA 2:					
PHA 3:					

5.0 5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update. All items are included per regulatory agreement.

5.1 Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: **THE MISSION OF THE HOUSING AUTHORITY OF THE CITY OF SYLVESTER, GEORGIA IS TO ENSURE SAFE, DECENT AND AFFORDABLE HOUSING; ENCOURAGE HIGHER QUALITY FAMILY LIFE FOR ELIGIBLE RESIDENTS; CREATE OPPORTUNITIES FOR RESIDENT ECONOMIC SELF-SUFFICIENCY; ESTABLISH A DRUG AND CRIME FREE ENVIRONMENT; AND ASSURE FISCAL INTEGRITY IN ALL PROGRAMS ADMINISTERED BY THE HOUSING AUTHORITY WITHOUT DISCRIMINATION.**

5.2 Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

Under the direction of a new Executive Director, Michael Allen Sr., who assumed the position in October 2014, the Sylvester Housing Authority (SHA) established the following goals and objectives for the upcoming Five Years (2015-2019). Through the maximization of resources, the SHA will continue to strive toward accomplishing quantifiable goals and objectives developed through a Strategic Plan which includes items listed in the previous (2010-2014) Five Year Plan that are still assessed as priorities:

Goal One: Manage the SHA Public Housing program in an efficient and effective manner.

Objective:

1. HUD shall recognize the SHA as a high performer under the Public Housing Assessment System and other required HUD rating and performance systems.

Goal Two: Enhance the marketability of the SHA Public Housing units.

Objective:

1. The SHA shall achieve a level of customer satisfaction that ensures the highest marketability of all SHA properties.
2. The SHA shall continue to maintain and enhance proper curb appeal for its public housing developments by improving it's landscaping, keeping its grass cut, and making the properties litter-free.
3. The SHA shall ensure that the units are maintained in a manner to promote maximum livability in peaceful enjoyment of property.

Goal Three: Improve resident and community perception of the safety and security in the Housing Authority of the City of Sylvester's public housing developments.

Objective:

1. The SHA shall improve resident perception of safety and security by replace exterior lighting, replacing exterior doors, installing new door locks, upgrading security systems, replacing smoke detectors, replacing stoops, making site improvements, and other actions.
2. Implement a customer service satisfaction survey whereby residents will have the opportunity to address concerns and share their opinions with SHA Executive Staff.

Goal Four: Operate the SHA in full compliance with all equal opportunity laws and regulations and affirmatively further fair housing.

Objective:

1. The SHA shall undertake affirmative measures to provide a suitable living environment for families living in public housing, regardless of race, color, religion, national origin, sex, familial status and disability.

In summary, the SHA during the FY 2015-2019 Five-Year period, intends to implement the following activities:

- Increase opportunities for affordable housing diversify SHA's revenue base to support our mission;
- Promote a path to self-sufficiency for residents align our organization to meet strategic goals;
- Enhance relationships with the community;
- Diversify and grow overall revenue so that SHA is not dependent on any one revenue source and can continue to fulfill its mission;
- Developing revenue as a consistent stream as the current financial base requires our agency to be creative;
- Become more fiscally independent by building our capacity to develop our non-regulated income stream;
- Promote the Resident Services department to work with and provide services to support youth and break the cycle of public housing;
- Facilitate programs that can lead to a GED, job, or home ownership; and provide a supportive environment for our elderly and disabled residents;
- Offering comprehensive programs that are needed with additional partners and outside support;
- Ensure work processes, systems and staff are integrated and aligned to support SHA's mission. Six key areas that fall under this goal: Information Technology; Property Management; Inspections; Leasing Operations; Maintenance / Procurement; and Supervision / Management.

The SHA made significant progress accomplishing all of the goals listed in the previous five-year plan. The following information reflects the progress made by the SHA in achieving the goals and objectives established for FY 2010-2014.

Goal One: Manage the SHA Public Housing program in an efficient and effective manner. **Progress:** The SHA has been recognized as a high performer since 2004.

Goal Two: Enhance the marketability of the SHA Public Housing units. **Progress:** HUD no longer implements the Resident Assessment Survey (RASS). The SHA has a high level of satisfaction in their communities and is evidenced by our waiting list of 250+ eligible applicants.

The SHA shall continue to maintain and enhance proper curb appeal for its public housing developments by improving its landscaping, keeping its grass cut, and making the properties litter-free. **Progress:** The SHA and has enhanced the curb appeal as well as the condition of the units through the modernization program. Additionally, the maintenance staff polices the grounds daily. A total of 95 units have been completely renovated and the SHA is on track with our modernization program. Three separate developments have received extensive landscaping, sidewalks and parking.

Goal Three: Improve resident and community perception of the safety and security in the SHA public housing developments. **Progress:** The SHA is on track with this goal and currently has a contract with the City of Sylvester for dedicated policing. Crime has dramatically decreased with the implementation of this program. This program was implemented November 19, 2007.

	<p>Goal Four: Operate the SHA in full compliance with all equal opportunity laws and regulations and affirmatively further fair housing. Progress: The SHA as trained three (3) staff members on Fair Housing Law who have received certificates. Additionally this can be evidenced by the fact the SHA has had no fair housing complaints.</p>
6.0	<p>PHA Plan Update</p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: (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>Since the last Annual Plan submission in October 2013, the SHA has reviewed, updated or revised the following: Admissions and Continued Occupancy Policy; Flat Rent Policy; Lease; Satellite Dish Policy; Resident Advisory Board Members; and the Resident serving on the Board of Commissioners. The policies and documents are also on file in specific locations to include the SHA main office, SHA website, public library and city of Sylvester City Hall to include the copy of the Five Year Plan for FY 2015-2019. The address of the SHA is as follows.</p> <p>Sylvester Housing Authority 411 North Jefferson Street Sylvester, GA 31791</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> NOT APPLICABLE</p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable. SEE ATTACHED HUD-50075.1 and HUD-50075.2</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. SEE ATTACHED REQUIRED REPORTS FOR GA06P104501-13; GA06P104501-14 and GA06P104501-15</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>SEE ATTACHED PLAN FOR FY2015-2019.</p>
8.3	<p>Capital Fund Financing Program (CFFP). <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. Not applicable</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 Comprehensive Plan of the City of Sylvester, Georgia does not list the statistics as applicable for compilation of the referenced data therefore; the SHA will capture statistics in the format prescribed by citing the <u>Housing Needs of the Families on the SHA Waiting List</u> (see chart listed below). <u>The Housing and Community Development Strategic Plan for the State of Georgia</u> anticipates providing assistance to put extremely low, low, and moderate income households in affordable housing free of overcrowded, structurally substandard conditions, with supportive services where appropriate for populations with special need. <u>The Strategic Plan Five-Year Objectives includes:</u></p> <ul style="list-style-type: none"> • Rehabilitate or construct affordable rental units • Provide rental assistance for very low and low income households • Assist households to achieve or maintain homeownership in housing free of overcrowded and structurally substandard conditions. • Assist organizations annually to provide housing and supportive services to the homeless. • Assist organizations annually to provide housing and supportive services to Georgia's Special Need populations.

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant-based assistance
 - Public Housing as of 12/31/2014
 - Combined Section 8 and Public Housing
 - Public Housing Site-Based or sub-jurisdictional waiting list (optional)
- If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	161	100%	93 or 57.76%
Extremely low income <=30% AMI	91	56.52	
Very low income (>30% but <=50% AMI)	65	40.37	
Low income (>50% but <80% AMI)	5	3.10	
Families with children	121	75.15	
Elderly families	3	1.86	
Families with Disabilities	7	4.34	
Race/ethnicity (w)	36	22.36	
Race/ethnicity (b)	125	77.63	
Race/ethnicity (a)	0	0	
Race/ethnicity (h/l)	0	0	

Characteristics by Bedroom Size (Public Housing Only)			
1BR	26	16.14	
2 BR	44	27.32	
3 BR	40	24.84	
4 BR	47	29.19	
5 BR	4	2.48	
5+ BR	0	0	

Is the waiting list closed (select one)? No Yes, will reopen January 5, 2015.

If yes:

HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)?

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

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.**

9.1

The SHA plans to address the housing needs of the families on the waiting list for the upcoming Five Years (2015-2019) through the following strategies: (1) Maximizing the number of affordable units available to the PHA within its current resources by employing effective maintenance and management policies to minimize the number of public housing units off-line; (2) Reducing turnover time for vacated public housing units; (3) Reducing the time it takes maintenance to renovate public housing units; (4) Utilizing proactive maintenance strategies for unit-turnaround; (5) participating with the City of Sylvester in the Consolidated Plan development process to ensure coordination with the strategies for addressing affordable housing issues; and (6) Continuing to employ policies to support and encourage self-sufficiency

Additional Information. Describe the following, as well as any additional information HUD has requested.

(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 Five Year Plan. See SECTION 5.2 for a complete summary.

Since the appointment of Michael Allen, Sr. in October 2014 as the Executive Director, the SHA has continued to pursue a standard of promoting highly effective standards for agency administration. The activities during the FY2015-2019 Five Year and the FY2015 Annual Plan will be directed towards continued improvement of all management systems to include, continuing to increase the number and quality of affordable housing units available to low income families by improving maintenance and management operations. The SHA did achieve the majority of the objectives established for FY 2014 as summarized in the previous sections of this Plan.

It is the intent of the SHA to continue to implement the goals and objectives established in the previous Five-Year Plan FY 2010-2014 in FY 2015-2019 as they are consistent with the Comprehensive Plan for the City of Sylvester and the State of Georgia pursuant to affordable housing initiatives.

b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification" The SHA in the submission of the FY 2015-2019 Five Year and FY2015 Annual Plan has not deviated or significantly amended the goals and objectives established through the previous FY 2010-2014 Five-Year Plan. The strategies and overall goals and objectives are a continuation of resources and efforts. The SHA will consider the following to be changes in the Agency Plan necessary and sufficient to require a full review by the Resident Advisory Board and by the City for a public hearing before a corresponding change in the Agency Plan can be adopted. A significant deviation or alteration would have included the following:

1. Any alteration of the Authority's Mission Statement;
2. Any change or amendment to a stated Strategic Goal;
3. Any change or amendment to a stated Strategic Objective except in a case where the change results from the objective having been met;
4. Any introduction of a new Strategic Goal;
5. Any alteration in the Capital Fund Program Annual Plan that affects expenditure greater than \$50,000 of the CFP Annual Budget for that year.
6. Changes to rent or admissions policies or organization of the waiting list;
7. Additions of work items (items not included in the current Annual Statement or 5-Year Plan) or change in use of replacement reserve funds under the Capital Fund that affects expenditure greater than \$50,000 of the CFP Annual Budget for that year.
8. Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

In setting the above criteria, the SHA intends by "Strategic Goal" specifically those items under those headings in its Five-Year Plan. Because the Annual Plan already requires annual review by the Resident Advisory Board and by Public Hearing, the Authority believes this annual process sufficient to meet the spirit of the Quality Housing and Work Responsibility Act of 1998. It expects that changes to the Annual Plan will be primarily administrative in nature. It believes, however, as shown in item #5 above, that significant changes in its planned modernization expenditures should be subject to a resident/public process. The SHA has also reviewed the requirements set out in HUD Notice PIH 99-51. It here incorporates the several additional criteria established by HUD for "substantial deviation" or "significant amendment or modification" to its Agency Plan. The SHA will also consider the following events to require a public process before amending such changes to its Agency Plan. The SHA acknowledges that an exception will be made by HUD to compliance with the above criteria for any of the above changes that are adopted to reflect changes in HUD regulatory requirements; such changes will not be considered significant amendments by HUD. The SHA did not have any significant changes to the FY 2015-2019 Five Year Plan based on the criteria established as referenced for a significant alteration or deviation.

10.0

The SHA is implementing the following **Violence Against Women Act (VAWA)**. The SHA policy as pertains to the VAWA consists of:

1. An incident or incidents of actual or threatened domestic violence, dating violence, or stalking perpetrated against the victim.
2. Criminal activity directly relating to domestic violence, dating violence or stalking, engaged in by a member of the Tenant's Household or any Guest or Other Person under the Tenant's Control, if the Tenant or immediate member of the Tenant's Household is a victim of that domestic violence, dating violence, or stalking; provided, however, landlord may divide this Lease for the purpose of evicting, removing or terminating the occupancy rights of a Household member, whether or not such Household member is a signatory to this Lease, who engages in criminal acts of physical violence against Family members or others, without evicting, removing or otherwise penalizing the victim of such violence, who is also a Tenant or lawful occupant of the Unit. The foregoing exceptions shall not apply unless the victim delivers to the landlord a certification on one of the following forms:

- a. A HUD-approved form supplied by attesting that she/he is a victim of domestic violence, dating violence, or stalking and that the incident(s) in question are bona fide violations of such actual or threatened abuse; or
- b. Documentation signed by an employee, agent or volunteer of a victim service provider, an attorney, or a medical professional from whom the victim has sought assistance in addressing domestic violence, dating violence, stalking, or the effects of the abuse, in which the professional states under penalty of perjury that the professional's belief that the incident(s) in question are bona fide incidents of abuse and the victim has signed or attests to the documentation; or
- c. A federal, state, or local police report or court record describing the crime or incident(s) in question. The victim must deliver the certification to the SHA within fourteen (14) business days after SHA requests the certification.
- d. If the victim does not deliver the certification to landlord within the aforesaid period, the SHA may terminate the tenancy. The foregoing exceptions, however, shall not limit the authority of the SHA to (i) honor court orders addressing rights of access or control of property, including civil protection orders issued to address the distribution or possession of property among Household members, (ii) evict a Tenant for any violation of this Lease not based on or connected with the act or acts of violence in question against the Tenant or member of Tenant's Household, provided that such victim is not held to a more demanding standard than other Tenants, and (iii) evict any Tenant if SHA can demonstrate an actual and imminent threat to other Tenants or those employed at or providing service to the property if that Tenant is not evicted.

11.0 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.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights)
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace* (PHAs receiving CFP grants only)
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions* (PHAs receiving CFP grants only)
- (d) Form SF-LLL, *Disclosure of Lobbying Activities* (PHAs receiving CFP grants only)
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet* (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.
- (g) Challenged Elements
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only)
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (PHAs receiving CFP grants only)

Part I: Summary		
PHA Name: Housing Authority of the City of Sylvester	Grant Type and Number Capital Fund Program Grant No: GA06P104501-15 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2015 FFY of Grant Approval: 2015

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

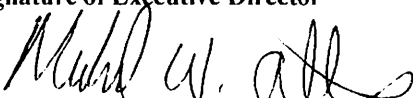
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³		64,000		
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)		2,000		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs		15,000		
8	1440 Site Acquisition				
9	1450 Site Improvement		17,000		
10	1460 Dwelling Structures		185,472		
11	1465.1 Dwelling Equipment—Nonexpendable		6,000		
13	1470 Non-dwelling Structures		8,000		
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs		4,000		
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.

Part I: Summary					
PHA Name: Housing Authority of the City of Sylvester		Grant Type and Number Capital Fund Program Grant No: GA06P104501-15 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2015 FFY of Grant Approval: 2015	
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)	301,472			
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 03/12/2015		Signature of Public Housing Director 	
				Date	

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: Housing Authority of the City of Sylvester			Grant Type and Number Capital Fund Program Grant No: GA06P104501-15 CFPP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2015		
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	
AMP #1 & AMP #2	<u>Fees & Costs</u>	1430	Lump Sum					
	Fees for architectural services for the unit renovation			15.000				
	Subtotal Acct 1430			15,000				
AMP #1 & AMP #2	<u>Dwelling Structures</u>	1460						
	Lead-based paint abatement		9 units					
	Asbestos abatement		9 units					
	General Demolition		9 units					
	Termite treatment		9 units					
	Interior doors, frames, & hardware (lever handles)		9 units					
	Exterior doors		9 units					
	Closet rods and shelves		9 units					
	Curtain bracket supports		9 units					
	Ceramic tile floor and base		9 units					
	Interior and exterior painting		9 units					
	Toilet accessories		9 units					
	Modify kitchen layouts		9 units					
	Kitchen cabinets, rangehoods & backsplashes		9 units					
	Dryer vents and circuits		9 units					

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 II: Supporting Pages								
PHA Name: Housing Authority of the City of Sylvester		Grant Type and Number Capital Fund Program Grant No: GA06P104501-15 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2015			
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	
	Laminated plastic backsplash on kitchen walls		9 units					
	Remove 2 layers of floor tile; new VCT and base		9 units					
	Electric water heaters		9 units					
	Extend T & P to outside		9 units					
	Install new central HVAC system		9 units					
	Replace wood plenum with sheetmetal plenum		9 units					
	Rewire & replace service, panels, devices, & lights		9 units					
	Kitchen fittings (lever handles), traps and stops		9 units					
	Lavatory fittings (lever handles), traps and stops		9 units					
	Vanities in baths		9 units					
	CATV & phone in Living Room and all bedrooms		9 units					
	Electric address plaques		9 units					
	Minor unspecified repairs due to modernization		9 units					
	Add furring at cabinets		9 units					
	Tub and shower fittings		9 units					
	Locking attic access panels		9 units					
	1-hour rated walls in attic		9 units					

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 II: Supporting Pages								
PHA Name: Housing Authority of the City of Sylvester			Grant Type and Number Capital Fund Program Grant No: GA06P104501-15 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2015		
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	
	New prefinished porch ceilings & cladding/clean fascia & soffit		9 units					
	Remove frames at exterior screen walls		9 units					
	Termite treatment that is a required part of the complete renovation		LS					
	Siding replacement (as required)		LS					
	Subtotal Acct 1460			185,472				
AMP #1 & AMP#2	Administration	1410						
	Operations for the COCC			2,000				
	Subtotal Acct 1410			2,000				
AMP #1 & AMP #2	Site Improvements	1450						
	Add 2 HC accessible parking spaces		LS	1,300				
	Sidewalk repairs		LS	4,500				
	Fencing (security)		LS	4,500				
	New parking spaces / new handrails		LS	5,200				
	New handrails		LS	1,500				
	Subtotal Acct 1450			17,000				
PHA-Wide	Operations	1406						
	PHA Operations			64,000				
	Subtotal Acct 1406			64,000				

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 II: Supporting Pages								
PHA Name: Housing Authority of the City of Sylvester			Grant Type and Number Capital Fund Program Grant No: GA06P104501-15 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2015		
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	
AMP #1 & AMP#2	<u>Relocation Costs</u>	1495						
	Provide costs necessary to relocate residents in occupancy		9 units	4,000				
	Subtotal Acct 1495			4,000				
AMP #1 & AMP #2	<u>Dwelling Equipment</u>	1465.1						
	Provide new stoves		9	3,000				
	Provide new refrigerators		9	3,000				
	Subtotal Acct 1465.1			6,000				
PHA-Wide	<u>Non-dwelling Structures</u>	1470						
	Community Center			8,000				
	Subtotal Acct 1470			8,000				
	Grand Total			301,472				

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.

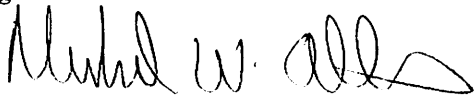
Part I: Summary					
PHA Name: Housing Authority of the City of Sylvester		Grant Type and Number Capital Fund Program Grant No: GA06P104501-15 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2015 FFY of Grant Approval: 2015	
Type of Grant <input checked="" type="checkbox"/> Original 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
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³		64,000		
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)		2,000		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs		15,000		
8	1440 Site Acquisition				
9	1450 Site Improvement		17,000		
10	1460 Dwelling Structures		185,472		
11	1465.1 Dwelling Equipment—Nonexpendable		6,000		
13	1470 Non-dwelling Structures		8,000		
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs		4,000		
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.

Part I: Summary					
PHA Name: Housing Authority of the City of Sylvester		Grant Type and Number Capital Fund Program Grant No: GA06P104501-15 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2015 FFY of Grant Approval: 2015	
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				
18ha	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)	301,472			
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 03/12/2015		Signature of Public Housing Director 	
				Date	

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: Housing Authority of the City of Sylvester			Grant Type and Number Capital Fund Program Grant No: GA06P104501-15 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2015		
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	
AMP #1 & AMP #2	<u>Fees & Costs</u>	1430	Lump Sum					
	Fees for architectural services for the unit renovation			15.000				
	Subtotal Acct 1430			15,000				
AMP #1 & AMP #2	<u>Dwelling Structures</u>	1460						
	Lead-based paint abatement		9 units					
	Asbestos abatement		9 units					
	General Demolition		9 units					
	Termite treatment		9 units					
	Interior doors, frames, & hardware (lever handles)		9 units					
	Exterior doors		9 units					
	Closet rods and shelves		9 units					
	Curtain bracket supports		9 units					
	Ceramic tile floor and base		9 units					
	Interior and exterior painting		9 units					
	Toilet accessories		9 units					
	Modify kitchen layouts		9 units					
	Kitchen cabinets, rangehoods & backsplashes		9 units					
	Dryer vents and circuits		9 units					

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 II: Supporting Pages								
PHA Name: Housing Authority of the City of Sylvester			Grant Type and Number Capital Fund Program Grant No: GA06P104501-15 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2015		
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	
	Laminated plastic backsplash on kitchen walls		9 units					
	Remove 2 layers of floor tile; new VCT and base		9 units					
	Electric water heaters		9 units					
	Extend T & P to outside		9 units					
	Install new central HVAC system		9 units					
	Replace wood plenum with sheetmetal plenum		9 units					
	Rewire & replace service, panels, devices, & lights		9 units					
	Kitchen fittings (lever handles), traps and stops		9 units					
	Lavatory fittings (lever handles), traps and stops		9 units					
	Vanities in baths		9 units					
	CATV & phone in Living Room and all bedrooms		9 units					
	Electric address plaques		9 units					
	Minor unspecified repairs due to modernization		9 units					
	Add furring at cabinets		9 units					
	Tub and shower fittings		9 units					
	Locking attic access panels		9 units					
	1-hour rated walls in attic		9 units					

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 II: Supporting Pages		Grant Type and Number		Federal FFY of Grant: 2015				
PHA Name: Housing Authority of the City of Sylvester		Capital Fund Program Grant No: GA06P104501-15						
		CFFP (Yes/ No):						
		Replacement Housing Factor Grant No:						
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	
	New prefinished porch ceilings & cladding/clean fascia & soffit		9 units					
	Remove frames at exterior screen walls		9 units					
	Termite treatment that is a required part of the complete renovation		LS					
	Siding replacement (as required)		LS					
	Subtotal Acct 1460			185,472				
AMP #1 & AMP#2	Administration	1410						
	Operations for the COCC			2,000				
	Subtotal Acct 1410			2,000				
AMP #1 & AMP #2	Site Improvements	1450						
	Add 2 HC accessible parking spaces		LS	1,300				
	Sidewalk repairs		LS	4,500				
	Fencing (security)		LS	4,500				
	New parking spaces / new handrails		LS	5,200				
	New handrails		LS	1,500				
	Subtotal Acct 1450			17,000				
PHA-Wide	Operations	1406						
	PHA Operations			64,000				
	Subtotal Acct 1406			64,000				

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 II: Supporting Pages								
PHA Name: Housing Authority of the City of Sylvester			Grant Type and Number Capital Fund Program Grant No: GA06P104501-15 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2015		
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	
AMP #1 & AMP#2	<u>Relocation Costs</u>	1495						
	Provide costs necessary to relocate residents in occupancy		9 units	4,000				
	Subtotal Acct 1495			4,000				
AMP #1 & AMP #2	<u>Dwelling Equipment</u>	1465.1						
	Provide new stoves		9	3,000				
	Provide new refrigerators		9	3,000				
	Subtotal Acct 1465.1			6,000				
PHA-Wide	<u>Non-dwelling Structures</u>	1470						
	Community Center			8,000				
	Subtotal Acct 1470			8,000				
	Grand Total			301,472				

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.

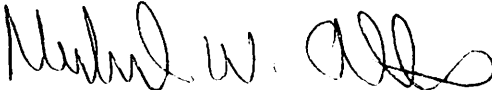
Part I: Summary					
PHA Name: Housing Authority of the City of Sylvester			Grant Type and Number Capital Fund Program Grant No: GA06P104501-15 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2015 FFY of Grant Approval: 2015
Type of Grant <input checked="" type="checkbox"/> Original 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
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³		64,000		
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)		2,000		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs		15,000		
8	1440 Site Acquisition				
9	1450 Site Improvement		17,000		
10	1460 Dwelling Structures		185,472		
11	1465.1 Dwelling Equipment—Nonexpendable		6,000		
13	1470 Non-dwelling Structures		8,000		
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs		4,000		
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.

Part I: Summary					
PHA Name: Housing Authority of the City of Sylvester	Grant Type and Number Capital Fund Program Grant No: GA06P104501-15 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2015 FFY of Grant Approval: 2015			
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)	301,472			
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 03/12/2015		Signature of Public Housing Director	
				Date	

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: Housing Authority of the City of Sylvester			Grant Type and Number Capital Fund Program Grant No: GA06P104501-15 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2015		
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	
AMP #1 & AMP #2	<u>Fees & Costs</u>	1430	Lump Sum					
	Fees for architectural services for the unit renovation			15,000				
	Subtotal Acct 1430			15,000				
AMP #1 & AMP #2	<u>Dwelling Structures</u>	1460						
	Lead-based paint abatement		9 units					
	Asbestos abatement		9 units					
	General Demolition		9 units					
	Termite treatment		9 units					
	Interior doors, frames, & hardware (lever handles)		9 units					
	Exterior doors		9 units					
	Closet rods and shelves		9 units					
	Curtain bracket supports		9 units					
	Ceramic tile floor and base		9 units					
	Interior and exterior painting		9 units					
	Toilet accessories		9 units					
	Modify kitchen layouts		9 units					
	Kitchen cabinets, rangehoods & backsplashes		9 units					
	Dryer vents and circuits		9 units					

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 II: Supporting Pages								
PHA Name: Housing Authority of the City of Sylvester		Grant Type and Number Capital Fund Program Grant No: GA06P104501-15 CFPP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2015			
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	
	Laminated plastic backsplash on kitchen walls		9 units					
	Remove 2 layers of floor tile; new VCT and base		9 units					
	Electric water heaters		9 units					
	Extend T & P to outside		9 units					
	Install new central HVAC system		9 units					
	Replace wood plenum with sheetmetal plenum		9 units					
	Rewire & replace service, panels, devices, & lights		9 units					
	Kitchen fittings (lever handles), traps and stops		9 units					
	Lavatory fittings (lever handles), traps and stops		9 units					
	Vanities in baths		9 units					
	CATV & phone in Living Room and all bedrooms		9 units					
	Electric address plaques		9 units					
	Minor unspecified repairs due to modernization		9 units					
	Add furring at cabinets		9 units					
	Tub and shower fittings		9 units					
	Locking attic access panels		9 units					
	1-hour rated walls in attic		9 units					

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 II: Supporting Pages								
PHA Name: Housing Authority of the City of Sylvester			Grant Type and Number Capital Fund Program Grant No: GA06P104501-15 CFPP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2015		
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	
	New prefinished porch ceilings & cladding/clean fascia & soffit		9 units					
	Remove frames at exterior screen walls		9 units					
	Termite treatment that is a required part of the complete renovation		LS					
	Siding replacement (as required)		LS					
	Subtotal Acct 1460			185,472				
AMP #1 & AMP#2	Administration	1410						
	Operations for the COCC			2,000				
	Subtotal Acct 1410			2,000				
AMP #1 & AMP #2	Site Improvements	1450						
	Add 2 HC accessible parking spaces		LS	1,300				
	Sidewalk repairs		LS	4,500				
	Fencing (security)		LS	4,500				
	New parking spaces / new handrails		LS	5,200				
	New handrails		LS	1,500				
	Subtotal Acct 1450			17,000				
PHA-Wide	Operations	1406						
	PHA Operations			64,000				
	Subtotal Acct 1406			64,000				

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 II: Supporting Pages								
PHA Name: Housing Authority of the City of Sylvester			Grant Type and Number Capital Fund Program Grant No: GA06P104501-15 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2015		
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	
AMP #1 & AMP#2	Relocation Costs	1495						
	Provide costs necessary to relocate residents in occupancy		9 units	4,000				
	Subtotal Acct 1495			4,000				
AMP #1 & AMP #2	Dwelling Equipment	1465.1						
	Provide new stoves		9	3,000				
	Provide new refrigerators		9	3,000				
	Subtotal Acct 1465.1			6,000				
PHA-Wide	Non-dwelling Structures	1470						
	Community Center			8,000				
	Subtotal Acct 1470			8,000				
	Grand Total			301,472				

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 I: Summary						
PHA Name/Number Sylvester, Georgia (GA104)		Sylvester, Worth County, Georgia			<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
A.	Development Number and Name	Work Statement for Year 1 FFY __2015__	Work Statement for Year 2 FFY __2016__	Work Statement for Year 3 FFY __2017__	Work Statement for Year 4 FFY __2018__	Work Statement for Year 5 FFY __2019__
B.	Physical Improvements Subtotal	Annual Statement	257,166	257,166	257,166	257,166
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration		2,000	2,000	2,000	2,000
F.	Other					
G.	Operations		64,000	64,000	64,000	64,000
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
	Total CFP Funds					
L.	Total Non-CFP Funds					
M.	Grand Total		323,166	323,166	323,166	323,166

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2015	Work Statement for Year 2016 FFY 2016			Work Statement for Year: 2017 FFY 2017		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	Amp #1 and #2			Amp #1 and #2		
	Architect fees & reimbursable costs (1430)	LS	20,000	Architect fees & reimbursable costs (1430)	LS	20,000
	Complete modernization of dwelling unit including new kitchens & bathrooms, replace exterior doors & hardware, replace interior doors & hardware, install washer boxes & dryer vents, replace HVAC system, general demolition (1460)	9 units	222,966	Complete modernization of dwelling unit including new kitchens & bathrooms, replace exterior doors & hardware, replace interior doors & hardware, install washer boxes & dryer vents, replace HVAC system, general demolition (1460)	9 units	222,966
	Replace ranges & refrigerators (1465.1)	9 units	7,200	Replace ranges & refrigerators (1465.1)	9 units	7,200
	Relocation assistance (1495.1)	9 units	7,000	Relocation assistance (1495.1)	9 units	7,000
	Subtotal of Estimated Cost		257,166	Subtotal of Estimated Cost		257,166

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY <u>2015</u>	Work Statement for Year <u>2018</u> FFY <u>2018</u>			Work Statement for Year: <u>2019</u> FFY <u>2019</u>		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	Amp #1 and #2			Amp #1 and #2		
	Architect fees & reimbursable costs (1430)	LS	20,000	Architect fees & reimbursable costs (1430)	LS	20,000
	Complete modernization of dwelling unit including new kitchens & bathrooms, replace exterior doors & hardware, replace interior doors & hardware, install washer boxes & dryer vents, replace HVAC system, general demolition (1460)	9 units	222,966	Complete modernization of dwelling unit including new kitchens & bathrooms, replace exterior doors & hardware, replace interior doors & hardware, install washer boxes & dryer vents, replace HVAC system, general demolition (1460)	9 units	222,966
	Replace ranges & refrigerators (1465.1)	9 units	7,200	Replace ranges & refrigerators (1465.1)	9 units	7,200
	Relocation assistance (1495.1)	9 units	7,000	Relocation assistance (1495.1)	9 units	7,000
	Subtotal of Estimated Cost			257,166	Subtotal of Estimated Cost	

