

Capital Fund Program Five-Year Action Plan

Part 1: Summary

PHA Name: Housing Authority of the City of Warner Robins					Original 5-Year Plan Revision No.: 2 (07/02/09)
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2010 PHA FY: 2011	Work Statement for Year 3 FFY Grant: 2011 PHA FY: 2012	Work Statement for Year 4 FFY Grant: 2012 PHA FY: 2013	Work Statement for Year 5 FFY Grant: 2013 PHA FY: 2014
GA160-1 GA160-2 GA160-3 GA160-4 GA160-5 GA160-6 GA160-7 PHA-wide PHA-wide (Debt Service)	Annual Statement	\$370,023.00 \$115,000.00 \$155,770.00	\$370,023.00 \$115,000.00 \$155,770.00	\$370,023.00 \$115,000.00 \$155,770.00	\$370,023.00 \$125,000.00 \$145,770.00
Total CFP Funds (Est.)		\$640,793.00	\$640,793.00	\$640,793.00	\$640,793.00
Total Replacement Housing Factor Funds					

Capital Fund Program Five-Year Action Plan

Part II: Supporting Work Activities

Activities for Year 1	Activities for Year: 2 FFY Grant: 2010 PHA FY: 2011			Activities for Year: 3 FFY Grant: 2011 PHA FY: 2012		
Annual Statement	PHA-wide	Security officers Fee Accountant fees for modernization Attorney fees for modernization A&E Fees; reimbursable costs; LBP & ACBM monitoring (if required) Debt service	\$30,000 \$10,000 \$10,000 \$65,000 \$155,770	PHA-wide	Security officers Fee Accountant fees for modernization Attorney fees for modernization A&E Fees; reimbursable costs; LBP & ACBM monitoring (if required) Debt service	\$30,000 \$10,000 \$10,000 \$65,000 \$155,770
	GA160-3b	Continue mod. of units (10 of 70 units): Asbestos abatement General demolition for mod. Termite treatment Minor unspecified repairs due to mod. Replace & upgrade electrical system Replace louvers Interior & exterior painting Attic insulation to R-30 Attic access panels 1-hour fire-rate party walls in attic Interior doors & hardware Closet doors, frames & hardware Gypsum bd. on walls & ceilings (insul. exterior walls) Curtain bracket supports at windows Ceramic tile tub surrounds & base Clean CT floors and tubs Flooring & base (cont.)	\$362,023	GA160-1	Start mod. of units (15 of 70 units): Asbestos abatement General demolition for mod. Termite treatment Minor unspecified repairs due to mod. Replace & upgrade electrical system Replace louvers Interior & exterior painting Attic insulation to R-30 Attic access panels 1-hour fire-rate party walls in attic Interior doors & hardware Closet doors, frames & hardware Gypsum bd. on walls & ceilings (insul. exterior walls) Curtain bracket supports at windows Ceramic tile tub surrounds & base Clean CT floors and tubs Flooring & base (cont.)	\$358,023

Capital Fund Program Five-Year Action Plan

Part II: Supporting Work Activities

Activities for Year 1	Activities for Year: 2 FFY Grant: 2010 PHA FY: 2011			Activities for Year: 3 FFY Grant: 2011 PHA FY: 2012		
	GA160-3b	Dryer vents & circuits Route T&P to exterior Replace plumbing fixtures and fittings Dirt leg at gas pipes Modernize kitchens Toilet accessories Add shower fittings Reroofing Security screen doors Condensing units and cooling coils on ex. furnaces (prot. cages at CU's) Exterior doors and hardware Security screen doors New windows with security window screens Ranges & refrigerators	\$8,000	GA160-1	Dryer vents & circuits Route T&P to exterior Replace plumbing fixtures and fittings Dirt leg at gas pipes Modernize kitchens Toilet accessories Ranges & refrigerators	\$12,000

Capital Fund Program Five-Year Action Plan

Part II: Supporting Work Activities

Activities for Year: 4			Activities for Year: 5		
FFY Grant: 2012			FFY Grant: 2013		
PHA FY: 2013			PHA FY: 2014		
PHA-wide	Security officers	\$30,000	PHA-wide	Security officers	\$30,000
	Fee Accountant fees for modernization	\$10,000		Fee Accountant fees for modernization	\$10,000
	Attorney fees for modernization	\$10,000		Attorney fees for modernization	\$10,000
	A&E Fees; reimbursable costs; LBP & ACBM monitoring (if required)	\$65,000		A&E Fees; reimbursable costs; LBP & ACBM monitoring (if required)	\$65,000
	Debt service	\$155,770		Debt service	\$155,770
GA160-1	Continue mod. of units (12 of 70 units):	\$260,423	GA160-1	Administration costs of modernization	\$10,000
	Asbestos abatement			Fenced playground with equipment, border and fill	\$360,023
	General demolition for mod.			Build patios at rear of the dwelling units	
	Termite treatment			Create better alternatives for parking	
	Minor unspecified repairs due to mod.			Complete the replacement of sanitary sewer pipig	
	Replace & upgrade electrical system			Tree removal	
	Replace louvers			Replace damaged walks	
	Interior & exterior painting			Add new walks to create better pedestrian paths	
	Attic insulation to R-30			Remove posts & clotheslines	
	Attic access panels			Metal fencing	
	1-hour fire-rate party walls in attic			Address erosion control using fill and sod including sod in bare areas	
	Interior doors & hardware			Remove old unused trash can racks	
	Closet doors, frames & hardware			New shrubbery & trees	
	Gypsum bd. on walls & ceilings (insul. exterior walls)			Replace mailboxes	
	Curtain bracket supports at windows			(cont.)	
	Ceramic tile tub surrounds & base				
	Clean CT floors and tubs				
	Flooring & base				
	(cont.)				

Capital Fund Program Five-Year Action Plan					
Part II: Supporting Work Activities					
Activities for Year: 4			Activities for Year: 5		
FFY Grant: 2012			FFY Grant: 2013		
PHA FY: 2013			PHA FY: 2014		
	Dryer vents & circuits Route T&P to exterior Replace plumbing fixtures and fittings Dirt leg at gas pipes Modernize kitchens Toilet accessories			Window replacement (reinstall security screens) Remove wood plenum at HVAC and replace with metal plenum Tree root removal at walks Exterior doors and hardware (existing screen doors shall remain)	
GA160-1	Convert 4 units for physical accessibility & 2 unit for hearing & vision impaired	\$100,000			
GA160-1	Ranges & refrigerators	\$9,600			

Part I: Summary	
PHA Name: Housing Authority of the City of Warner Robins	Grant Type and Number Capital Fund Program Grant No: GA06P16050209 Replacement Housing Factor Grant No: Date of CFFP:
FFY of Grant: 2009 FFY of Grant Approval:	

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

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements	30,000			
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	85,000			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	365,023			
11	1465.1 Dwelling Equipment—Nonexpendable	4,800			
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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

Part I: Summary						
PHA Name: Housing Authority of the City of Warner Robins		Grant Type and Number Capital Fund Program Grant No: GA06P16050209 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant:2009 FFY of Grant Approval:	
Type of Grant						
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)		
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA	155,770				
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)	640,793				
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director			Date			
Signature of Public Housing Director			Date			

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Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Warner Robins			Grant Type and Number Capital Fund Program Grant No: GA06P16050209 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA Wide	Security officers	1408	LS	30,000				
	SUBTOTAL ACCT 1408			30,000				
PHA Wide	Fee Accountant fees for modernization	1430	LS	10,000				
PHA Wide	Attorney fees for modernization	1430	LS	10,000				
PHA Wide	A&E Fees; reimbursable costs; LBP & ACBM monitoring (if required)	1430	LS	65,000				
	SUBTOTAL ACCT 1430			85,000				
GA160-3b	Begin modernization of units:	1460	6 of 70 units	365,023				
	Asbestos testing & abatement							
	General demolition for mod.							
	Termite treatment							
	Minor unspecified repairs due to mod.							
	Replace & upgrade electrical system							
	Replace louvers							
	Interior & exterior painting							
	Attic insulation to R-30							
	Attic access panels							
	1-hour fire-rate party walls in attic							

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Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Warner Robins			Grant Type and Number Capital Fund Program Grant No: GA06P16050209 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	Interior doors & hardware							
	Closet doors, frames & hardware							
	Gypsum bd. on walls & ceilings (insul. exterior walls)							
	Curtain bracket supports at windows							
	Ceramic tile tub surrounds & base							
	Clean CT floors and tubs							
	Flooring & base							
	Toilet accessories							
	Dryer vents & circuits							
	Route T&P to exterior / Dirt leg at gas pipes							
	Replace plumbing fixtures and fittings							
	Modernize kitchens Add shower fittings Reroofing Security screen doors Condensing units and cooling coils on ex. furnaces (prot. cages at CU's) Exterior doors and hardware Security screen doors New windows with security window screens							

	SUBTOTAL ACCT 1460			365,023				
GA160-3b	Refrigerators & ranges	1465.1	6 units	4,800				
	SUBTOTAL ACCT 1465.1							
PHA Wide	Collateralization Expenses or Debt Services	1501	LS	155,770				
	SUBTOTAL ACCT 1501			155,770				

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

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

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Housing Authority of the City of Warner Robins					Federal FFY of Grant: 2009
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PHA Wide	09/30/11		09/30/13		
GA160-3b	09/30/11		09/30/13		

Part I: Summary	
PHA Name: Housing Authority of the City of Warner Robins	Grant Type and Number Capital Fund Program Grant No: GA06S16050109 Replacement Housing Factor Grant No: Date of CFFP:
FFY of Grant: 2009 FFY of Grant Approval:	

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:1)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	80,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	75,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	312,750			
10	1460 Dwelling Structures	343,367			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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Part I: Summary						
PHA Name: Housing Authority of the City of Warner Robins		Grant Type and Number Capital Fund Program Grant No: GA06S16050109 Replacement Housing Factor Grant No: Date of CFPP:			FFY of Grant:2009 FFY of Grant Approval:	
Type of Grant						
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)		
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	811,117				
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director			Date			
Signature of Public Housing Director			Date			

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Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Warner Robins		Grant Type and Number Capital Fund Program Grant No: GA06S16050109 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA Wide	Administration costs of modernization	1410	LS	80,000				
	SUBTOTAL ACCT 1410			80,000				
PHA Wide	A&E Fees; reimbursable costs; LBP & ACBM monitoring (if required) - includes work at GA160-1 in 2008 CFP	1430	LS	75,000				
	SUBTOTAL ACCT 1430			75,000				
GA160-1	Fenced playground with equipment, border and fill	1450	1	32,500				
GA160-1	Build patios at the rear of the dwelling units	1450	70 units	21,600				
GA160-1	Create better alternatives for parking	1450	LS	30,000				
GA160-1	Complete the replacement of sanitary sewer pipig	1450	LS	32,000				
GA160-1	Tree removal	1450	LS	2,400				
GA160-1	Tree root removal at walks	1450	LS	2,500				
GA160-1	Replace damaged walks	1450	LS	8,000				
GA160-1	Add new walks to create better pedestrian paths	1450	LS	10,000				
GA160-1	Remove posts & clothlines	1450	70 units	3,000				
GA160-1	Metal fencing	1450	LS	67,500				

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Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Warner Robins			Grant Type and Number Capital Fund Program Grant No: GA06S16050109 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
GA160-1	Address erosion control using fill and sod including sod in bare areas	1450	LS	70,000				
GA160-1	Remove old unused trash can racks	1450	70 units	1,750				
GA160-1	New shrubbery & trees	1450	LS	25,000				
GA160-1	Replace mailboxes	1450	LS	6,500				
	SUBTOTAL ACCT 1450			312,750				
GA160-1	Exterior doors and hardware (existing screen doors shall remain)	1460	70 units	134,767				
GA160-1	Window replacement (reinstall security screens)	1460	70 units	196,000				
GA160-1	Remove wood plenum at HVAC and replace with metal plenum	1460	60 units	12,600				
	SUBTOTAL ACCT 1460			343,367				

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Housing Authority of the City of Warner Robins				Federal FFY of Grant: 2009	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PHA Wide	03/01/10		03/01/12		
GA160-1	03/01/10		03/01/12		

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