

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

Small PHA Plan Update
Annual Plan for Fiscal Year: 2001

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN ACCORDANCE WITH
INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

PHA Plan Agency Identification

PHA Name: Housing Authority of the City of Ellaville

PHA Number: GA214

PHA Fiscal Year Beginning: (mm/yyyy) 09/2001

PHA Plan Contact Information:

Name: Stanley E. Keene

Phone: 706-571-2800

TDD: 706-571-2829

Email (if available): colgaha@mindspring.com

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices

Display Locations for PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- Main administrative office of the local, county or State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)
 - Public Library
 - Main administrative office of the local and county government

PHA Programs Administered:

- Public Housing and Section 8 Section 8 Only Public Housing Only

Annual PHA Plan Fiscal Year 2001

[24 CFR Part 903.7]

i. Table of Contents

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

Contents	<u>Page #</u>
Annual Plan	
i. Executive Summary (optional)	2
ii. Annual Plan Information	2
iii. Table of Contents	1
1. Description of Policy and Program Changes for the Upcoming Fiscal Year	2
2. Capital Improvement Needs	2
3. Demolition and Disposition	3
4. Homeownership: Voucher Homeownership Program	4
5. Crime and Safety: PHDEP Plan	4
6. Other Information:	
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	
<input checked="" type="checkbox"/> Attachment B: Capital Fund Program Annual Statement	
<input checked="" type="checkbox"/> Attachment C: Capital Fund Program 5 Year Action Plan	
<input type="checkbox"/> Attachment __: Capital Fund Program Replacement Housing Factor Annual Statement	
<input checked="" type="checkbox"/> Attachment D: Public Housing Drug Elimination Program (PHDEP) Plan	
<input checked="" type="checkbox"/> Attachment E: Resident Membership on PHA Board or Governing Body	
<input checked="" type="checkbox"/> Attachment F: Membership of Resident Advisory Board or Boards	
<input checked="" type="checkbox"/> Attachment G: Comments of Resident Advisory Board or Boards & Explanation of PHA Response (must be attached if not included in PHA Plan text)	
<input checked="" type="checkbox"/> Other (List below, providing each attachment name)	
Attachment H: Deconcentration and Income Mixing	

ii. Executive Summary

[24 CFR Part 903.7 9 (r)]

At PHA option, provide a brief overview of the information in the Annual Plan

Our Annual Plan is based on the premise that if we accomplish our goals and objectives we will be working towards the achievement of our mission.

The plans, statements, budget summary, policies, ect. set forth in the Annual Plan all lead towards the accomplishment of our goals and objectives. Taken as a whole, they outline a comprehensive approach towards our goals and objectives and are consistent with the Consolidated Plan. Please refer to the table of contents for highlights of major initiatives in our Annual Plan.

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

In this section, briefly describe changes in policies or programs discussed in last year's PHA Plan that are not covered in other sections of this Update.

There were changes to the ACOP to include a pet policy and community service. Also there was a Housekeeping policy added. The Dwelling lease was updated to include flat rent option.

2. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

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

B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? \$ 83,231.00

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 B

(2) Capital Fund Program Annual Statement

The Capital Fund Program Annual Statement is provided as Attachment B

3. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

[24 CFR Part 903.7 9 (k)]

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

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

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

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

5. Safety and Crime Prevention: PHDEP Plan

[24 CFR Part 903.7 (m)]

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

- A. Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- B. What is the amount of the PHA’s estimated or actual (if known) PHDEP grant for the upcoming year? \$ 20,000
- C. Yes No Does the PHA plan to participate in the PHDEP in the upcoming year? If yes, answer question D. If no, skip to next component.
- D. Yes No: The PHDEP Plan is attached at Attachment D.

6. Other Information

[24 CFR Part 903.7 9 (r)]

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

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

2. If yes, the comments are Attached at Attachment (File name) G

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

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

State of Georgia Five-Year Consolidated Plan
Schley County, City of Ellaville, Comprehensive Plan

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)

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: The PHA defines substantial deviation from the 5-Year-Plan as the replacement or deletion of previously stated goals, or the creation of new goals.

B. Significant Amendment or Modification to the Annual Plan: The PHA defines significant amendment or modification to the Annual Plan as the inclusion, replacement, or modification of the Annual Plan provisions which prevent accomplishment of 5-Year-plan goals.

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 Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update)	5 Year and Annual Plans
	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
	Any policy governing occupancy of Police Officers in Public Housing <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents <input 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 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 type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for any active grant year	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Section 3 documentation required by 24 CFR Part 135, Subpart E	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention
	PHDEP-related documentation: <ul style="list-style-type: none"> · 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 results of the most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

PHA Public Housing Drug Elimination Program Plan

Note: THIS PHDEP Plan template (HUD 50075-PHDEP Plan) is to be completed in accordance with Instructions located in applicable PIH Notices.

Section 1: General Information/History

- A. Amount of PHDEP Grant** \$20,000
- B. Eligibility type (Indicate with an "x")** N1 X
- C. FFY in which funding is requested** FY 2001
- D. Executive Summary of Annual PHDEP Plan**

In the space below, provide a brief overview of the PHDEP Plan, including highlights of major initiatives or activities undertaken. It may include a description of the expected outcomes. The summary must not be more than five (5) sentences long

This is a continuation of our past two PHDEP proposals developed to provide security-minded physical improvements for our public housing residents. In addition to our previous commitment for six-foot vinyl barrier fencing and security lighting, we will install heavy-duty window screens and solid-core wood doors.

E. Target Areas

Complete the following table by indicating each PHDEP Target Area (development or site where activities will be conducted), the total number of units in each PHDEP Target Area, and the total number of individuals expected to participate in PHDEP sponsored activities in each Target Area. Unit count information should be consistent with that available in PIC.

PHDEP Target Areas (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)
CEDAR COURT APARTMENTS	20	48
FELTON JONES COURT	20	39

F. Duration of Program

Indicate the duration (number of months funds will be required) of the PHDEP Program proposed under this Plan (place an "x" to indicate the length of program by # of months. For "Other", identify the # of months).

24 Months XX

G. PHDEP Program History

Indicate each FY that funding has been received under the PHDEP Program (place an "x" by each applicable Year) and provide amount of funding received. If previously funded programs have not been closed out at the time of this submission, indicate the fund balance and anticipated completion date. The Fund Balances should reflect the balance as of Date of Submission of the PHDEP Plan. The Grant Term End Date should include any HUD-approved extensions or waivers. For grant extensions received, place "GE" in column or "W" for waivers.

Fiscal Year of Funding	PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Grant Start Date	Grant Term End Date
FY 1999 X	20,000	GA06DEP2140199	20,000		09-08-00	10-31-02
FY 2000 X	20,000	GA06DEP2140100	20,000		08-07-00	10-31-01

Section 2: PHDEP Plan Goals and Budget

A. PHDEP Plan Summary

In the space below, summarize the PHDEP strategy to address the needs of the target population/target area(s). Your summary should briefly identify: the broad goals and objectives, the role of plan partners, and your system or process for monitoring and evaluating PHDEP-funded activities. This summary should not exceed 5-10 sentences.

Our goal will always be to reduce drugs and related crime in public housing. The feedback we receive from our residents always includes the need for improving safety where they live. Consequently, an objective to attaining our goal is to continue with physical improvements that promote safety. These improvements will be six-foot vinyl barrier fencing, security lighting, one year of security light operation costs, heavy-duty window screens, and solid-core wood doors. An annual safety survey will be utilized for monitoring and evaluating purposes in addition to crime statistical reports furnished by Ellaville law enforcement and our security staff.

B. PHDEP Budget Summary

Enter the total amount of PHDEP funding allocated to each line item.

FFY 2001 PHDEP Budget Summary	
Original statement	
Revised statement dated:	
Budget Line Item	Total Funding
9150 – Physical Improvements	\$20,000

C. PHDEP Plan Goals and Activities

In the tables below, provide information on the PHDEP strategy summarized above by budget line item. Each goal and objective should be numbered sequentially for each budget line item (where applicable). Use as many rows as necessary to list proposed activities (additional rows may be inserted in the tables). PHAs are not required to provide information in shaded boxes. Information provided must be concise—

not to exceed two sentences in any column. Tables for line items in which the PHA has no planned goals or activities may be deleted.

9150 – Physical Improvements		Total PHDEP Funding: \$20,000
Goal(s)	Reduce drugs and related crimes/problems within public housing.	
Objectives	Provide a safe environment for our residents to live in.	

Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
Barrier fencing, security lighting, heavy-duty window screens, solid-core wood doors			upon approval of grant	12 months	20,000	-0-	Proper completion of installation

Required Attachment E : 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:

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:

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

Mayor Palmer
City Council

**Required Attachment F : 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.)

Sharon Clark
Marsha Snider
Shirley Thornton
Debra Hartage

Required Attachment ___G___: Comments made by the RAB

The Housekeeping Policy was reviewed and discussed with no recommended changes. The Pet Policy was reviewed and the following changes were recommended: 1 pet per unit regardless of bedroom size; all pets must not exceed 25 lbs. at full adult weight and a refundable deposit of \$300 will be assessed. Changes to the lease was reviewed and discussed with no recommended changes.

CAPITAL FUND PROGRAM TABLES START HERE

Attachment B

Annual Statement/Performance and Evaluation Report Revision 2 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary						
PHA Name: Housing Authority of Ellaville, Georgia		Grant Type and Number Capital Fund Program Grant No: 50101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001	
<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 No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations	\$8,400.00				
3	1408 Management Improvements					
4	1410 Administration	\$3,500.00				
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	\$7,500.00				
8	1440 Site Acquisition					
9	1450 Site Improvement	\$3,000.00				
10	1460 Dwelling Structures	\$56,012.00				
11	1465.1 Dwelling Equipment—Nonexpendable	\$2,497				
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	\$4,000.00				
18	1499 Development Activities					
19	1501 Collateralization or Debt Service					
20	1502 Contingency					
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$84,909.00				
22	Amount of line 21 Related to LBP Activities					
23	Amount of line 21 Related to Section 504 compliance					
24	Amount of line 21 Related to Security – Soft Costs					
25	Amount of Line 21 Related to Security – Hard Costs					
26	Amount of line 21 Related to Energy Conservation Measures					

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

PHA Name: Housing Authority of Ellaville, Georgia		Grant Type and Number Capital Fund Program Grant No: 50101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Operations	1406		\$8,400.00				
	Sub-Total 1406			\$8,400.00				
	Administration	1410		\$3,500.00				
	Fees & Costs	1430		\$7,500.00				
214-1 Cedar Ct.	Site Improvements	1450						
	Landscaping & Paving ,sidewalk repair	1450		\$3,000.00				
	Dwelling Structures	1460						
	Re-roof buildings 5 units			\$8,000.00				
	Remodel kitchens and replace associated water lines.		4	\$15,672.00				
	Remodel bathrooms & associated water lines & water heaters.		4	\$12,000.00				
	Replace windows and install heavy duty screens.		4	\$12,340.00				
	Replace metal bi-fold closet doors.		4	\$2,000.00				
	Replace exterior doors , Screen Doors		4	\$4,000.00				
	Repair and paint interior walls		4	\$2,000.00				
	Sub-Total 1460			\$56,012.00				
	Dwelling Equipment Nonexpendable	1465.1						

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 Ellaville, Georgia		Grant Type and Number Capital Fund Program Grant No: 50101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Replace kitchen appliance		4	\$2,497				
	Sub-Total 1465.1			\$2,497.00				
	Relocation	1495.1		\$4,000				
	Sub-Total 1495.1			\$4,000				
	Grand Total			\$84,909.00				

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

PHA Name: Housing Authority of Ellaville , Georgia						Federal FY of Grant: 2001	
Development Number Name/HA -Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
214-1 Cedar Court	March 31 2003			September 2004			

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant:2002 PHA FY: 2002	Work Statement for Year 3 FFY Grant:2003 PHA FY:2003	Work Statement for Year 4 FFY Grant: 2004 PHA FY: 2004	Work Statement for Year 5 FFY Grant:2005 PHA FY: 2005
	Annual Statement	1406 Operations \$8,400.00	1406 Operations \$8,400.00	1406 Operations \$8,400.00	1406 Operations \$8,400.00
		1411 Administration \$3,500.00	1411 Administration \$3,500.00	1411 Administration \$3,500.00	1411 Administration \$3,500.00
		1430 Fees & Cost \$7,500.00	1430 Fees & Cost \$7,500.00	1430 Fees & Cost \$7,500.00	1430 Fees & Cost \$7,500.00
		1450 Site Improvements \$3,000	1450 Site Improvements \$3,000	1450 Site Improvements \$3,000	1450 Site Improvements \$3,000
		1460 Dwelling Structures \$56,012	1460 Dwelling Structures \$56,012	1460 Dwelling Structures \$56,012.00	1460 Dwelling Structures \$56,012.00
		1465.1 Dwelling Equipment Nonexpendable \$2,497	1465.1 Dwelling Equipment Nonexpendable \$2,497	1465.1 Dwelling Equipment Nonexpendable \$2,497	1465.1 Dwelling Equipment Nonexpendable \$2,497
		1495.1 Relocation Cost \$4,000	1495.1 Relocation Cost \$4,000	1495.1 Relocation Cost \$4,000	1495.1 Relocation Cost \$4,000
		TOTAL \$84,909.00	TOTAL \$84,909.00	TOTAL \$84,909.00	TOTAL \$84,909.00
CFP Funds Listed for 5-year planning					
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: 2002 PHA FY: 2002			Activities for Year: 3 <u> </u> FFY Grant: 2003 PHA FY: 2003		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	<i>214-1 Cedar Court</i>			<i>214-1 Cedar Court</i>		
S		<i>1406-Operations</i>	\$8,400		<i>1406-Operations</i>	\$8,400
A		Sub-Total 1406	\$8,400		Sub-Total 1406	\$8,400
Annual						
Statement		<i>Administration 1410</i>	\$3,500		<i>Administration 1410</i>	\$3,500
		Sub-Total Administration	\$3,500		Sub-Total Administration	\$3,500
		Fees & Costs 1430	\$7,500		Fees & Costs 1430	\$7,500
		Sub-Total 1430	\$7,500		Sub-Total 1430	\$7,500
		<i>1450 Site Improvements Landscaping, paving , sidewalk repair</i>	\$3,000		<i>1450 Site Improvements Landscaping, paving , sidewalk repair</i>	\$3,000
		<i>1460 Dwelling Structures</i>			<i>1460 Dwelling Structures</i>	
		Re-roofing buildings. 5 units	\$8,000		Re-roofing buildings. 5 units	\$8,000
		Remodel kitchens and replace associated water lines in 5 units	\$15,672		Remodel kitchens and replace associated water lines in 5 units	\$15,672
		Remodel bathrooms & replace associated water lines & water heaters in 5 units	\$12,000		Remodel bathrooms & replace associated water lines & water heaters in 5 units	\$12,000
		Replace windows and install heavy-duty screens in 5 units.	\$12,340		Replace windows and install heavy-duty screens in 5 units.	\$12,340

	Replace metal bi-fold closet doors in	\$2,000		Replace metal bi-fold closet doors in	\$2,000
	Replace exterior door and screen doors	\$4,000		Replace exterior door and screen doors	\$4,000
	Repair and paint interior walls	\$2,000		Repair and paint interior walls	\$2,000
	Sub-Total 1460	\$56,012.00		Sub-Total 1460	\$56,012.00
	1465.1 Dwelling Equipment Nonexpendable			1465.1 Dwelling Equipment Nonexpendable	
	Replace kitchen appliances in 5 units.	\$2,497		Replace kitchen appliances in 5 units.	\$2,497
	Total 1465.1	\$2,497		Total 1465.1	\$2,497
	1495.1 Relocation	\$4,000		1495.1 Relocation	\$4,000
	Total 1495.1	\$4,000		Total 1495.1	\$4,000
	Grand Total	\$84,909.00		Grand Total	\$84,909.00

Part II: Supporting Pages—Work Activities

Activities for Year: 4__ FFY Grant: 2004 PHA FY: 2004			Activities for Year: _5_ FFY Grant: 2005 PHA FY: 2005		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	<i>1406-Operations</i>	\$8,400		<i>1406-Operations</i>	\$8,400
	Sub-Total 1406	\$8,400		Sub-Total 1406	\$8,400
	<i>Administration 1410</i>	\$3,500		<i>Administration 1410</i>	\$3,500
	Sub-Total Administration	\$3,500		Sub-Total Administration	\$3,500
	Fees & Costs 1430	\$7,500		Fees & Costs 1430	\$7,500
	Sub-Total 1430	\$7,500		Sub-Total 1430	\$7,500
	<i>1450 Site Improvements Landscaping, paving , sidewalk repair</i>	\$3,000		<i>1450 Site Improvements Landscaping, paving , sidewalk repair</i>	\$3,000
	<i>1460 Dwelling Structures</i>			<i>1460 Dwelling Structures</i>	
	Re-roofing buildings. 5 units	\$8,000		Re-roofing buildings. 5 units	\$8,000
	Remodel kitchens and replace associated water lines in 5 units	\$15,672		Remodel kitchens and replace associated water lines in 5 units	\$15,672
	Remodel bathrooms & replace associated water line s & water heaters in 5 units	\$12,000		Remodel bathrooms & replace associated water line s & water heaters in 5 units	\$12,000
	Replace windows and install heavy-duty screens in 5 units.	\$12,340		Replace windows and install heavy-duty screens in 5 units.	\$12,340
	Replace metal bi-fold closet doors in	\$2,000		Replace metal bi-fold closet doors in	\$2,000
	Replace exterior door and screen doors	\$4,000		Replace exterior door and screen doors	\$4,000

	Repair and paint interior walls	\$2,000		Repair and paint interior walls	\$2,000
	Sub-Total 1460	\$56,012.00		Sub-Total 1460	\$56,012.00
	1465.1 Dwelling Equipment Nonexpendable			1465.1 Dwelling Equipment Nonexpendable	
	Replace kitchen appliances .	\$2,497		Replace kitchen appliances .	\$2,497
	Total 1465.1	\$2,497		Total 1465.1	\$2,497
	1495.1 Relocation	\$4,000		1495.1 Relocation	\$4,000
	Total 1495.1	\$4,000		Total 1495.1	\$4,000
	Grand Total	\$84,909.00		Grand Total	\$84,909.00

CAPITAL FUND PROGRAM TABLES START HERE

Attachment C

Annual Statement/Performance and Evaluation Report Revision 2 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Housing Authority of The City of Ellaville, Ga. Ga. 214	Grant Type and Number Capital Fund Program Grant No: 50100 Replacement Housing Factor Grant No:	Federal FY of Grant: 2000
--	--	--

Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 3/31/01
 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	0		
2	1406 Operations	\$8,300			
3	1408 Management Improvements	0			
4	1410 Administration	0			
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	\$11,000			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$63,931		\$34,651	\$34,651
11	1465.1 Dwelling Equipment—Nonexpendable	0			
12	1470 Nondwelling Structures	0			
13	1475 Nondwelling Equipment	0			
14	1485 Demolition	0			
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			
17	1495.1 Relocation Costs	0			
18	1499 Development Activities	0			
19	1501 Collateralization or Debt Service	0			
20	1502 Contingency	0			
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$83,231		\$34,651	\$34,651
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	\$74,931			

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 Ellaville, Ga. Ga. 214		Grant Type and Number Capital Fund Program Grant No: 50100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
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
Ga. 214-1 Cedar Court		1460		Original	Revised	Funds Obligated	Funds Expended	
	Operations	1406		\$8,300	\$8,300			
	Fees & Costs	1430		\$11,000	\$11,000			In Progress
	Site Improvements	1450		0	0			
	Landscaping and paving repairs							
	Dwelling Structures	1460						
	Remove obsolete furnace & install new Central HVAC System	“		\$63,931	\$34,651	\$34,651	\$34,651	Complete
	Re-roof units	“		0	\$5,800			Brought in from 2001
	Remodel kitchens and replace associated water lines	“		0	\$7500			“
	Remodel bathrooms & associated water lines and replace water heaters	“		0	\$6,480			“
	Replace windows and install heavy duty screens	“		0	\$4,500			“
	Replace metal bi-fold closet doors	“		0	\$1,000			“
	Replace rear exterior doors	“		0	\$4,000			“
	Subtotal 1460				\$63,931	\$34,651	\$34,651	
	Grand Total			\$83,231	\$83,231	\$34,651	\$34,651	

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

PHA Name: Housing Authority of The City of Ellaville, Ga.		Grant Type and Number Capital Fund Program No: 50100 Replacement Housing Factor No:					Federal FY of Grant: 2000	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
Ga. 214-1 Cedar Court	Sept 2001	March 31 2002		Sept. 2003				

Attachment H

Component 3, (6) Deconcentration and Income Mixing

- a. Yes No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.
- b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name:	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]