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

PHA Plans

5 Year Plan for Fiscal Years 2002 - 2006
Annual Plan for Fiscal Year 2002

Housing Authority of the City of Cordele

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

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

PHA Plan
Agency Identification

PHA Name: Housing Authority of the City of Cordele

PHA Number: GA063

PHA Fiscal Year Beginning: (10/2002)

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
☐ PHA local 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
☐ PHA local offices
☐ Main administrative office of the local government
☐ Main administrative office of the County government
☐ Main administrative office of the 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)

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5-YEAR PLAN
PHA FISCAL YEARS 2002 - 2006
[24 CFR Part 903.5]

A. 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. (select one of the choices below)

☐ The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

☒ The PHA's mission is: (state mission here)

The Housing Authority of the City of Cordele is dedicated to providing high-quality, well-managed, affordable housing for the citizens of Crisp County as well as providing residents with opportunities for economic self-sufficiency and enhanced quality of life with a commitment to serving our clients with professionalism, courtesy, and respect.

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS**. (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

☐ PHA Goal: Expand the supply of assisted housing
Objectives:
- ☐ Apply for additional rental vouchers:
- ☐ Reduce public housing vacancies:
- ☐ Leverage private or other public funds to create additional housing opportunities:
- ☐ Acquire or build units or developments
- ☐ Other (list below)

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☐ PHA Goal: Improve the quality of assisted housing
Objectives:
- ☐ Improve public housing management: (PHAS score)
- ☐ Improve voucher management: (SEMAP score)
- ☐ Increase customer satisfaction:
- ☐ Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
- ☐ Renovate or modernize public housing units:
- ☐ Demolish or dispose of obsolete public housing:
- ☐ Provide replacement public housing:
- ☐ Provide replacement vouchers:
- ☐ Other: (list below)

☐ PHA Goal: Increase assisted housing choices
Objectives:
- ☐ Provide voucher mobility counseling:
- ☐ Conduct outreach efforts to potential voucher landlords
- ☐ Increase voucher payment standards
- ☐ Implement voucher homeownership program:
- ☐ Implement public housing or other homeownership programs:
- ☐ Implement public housing site-based waiting lists:
- ☐ Convert public housing to vouchers:
- ☐ Other: (list below)

HUD Strategic Goal: Improve community quality of life and economic vitality

☐ PHA Goal: Provide an improved living environment
Objectives:
- ☐ Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
- ☐ Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- ☐ Implement public housing security improvements:
- ☐ Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- ☐ Other: (list below)

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

☐ PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- ☐ Increase the number and percentage of employed persons in assisted families:
- ☐ Provide or attract supportive services to improve assistance recipients' employability:
- ☐ Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- ☐ Other: (list below)

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

☐ PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

- ☐ Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
- ☐ Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
- ☐ Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
- ☐ Other: (list below)

Other PHA Goals and Objectives: (list below)

HOUSING AUTHORITY OF THE CITY OF CORDELE

GOALS AND OBJECTIVES

Goal #1

The Board and the Executive Director will establish a Staff Development Program that will result in increased team spirit, a more professional and knowledgeable staff, and exceptional customer service.

Objectives

- The Executive Director will assess the needs for staff development and determine any required adjustments to the organizational structure and job assignments.
- The Executive Director will develop and conduct staff team building activities.
- The Executive Director will develop and document a formal staff orientation and technical training (initial and ongoing) program.
- The Executive Director will identify and provide customer service training to all staff.

Goal #2

The Housing Authority of the City of Cordele will investigate opportunities for new and expanded housing opportunities designed to meet the specific needs of Cordele and Crisp County and design a plan to achieve programmatic diversification.

Objectives

- The Executive Director will develop a 501 (c) 3 non-profit organization.
- The Executive Director will clarify the public policy goals of Cordele and Crisp County.
- The Executive Director will conduct a housing needs assessment and identify opportunities for rental and homeownership. Special emphasis will be placed on the feasibility of implementing an owner or rental rehabilitation program.
- The Executive Director will develop a strategic housing plan and community regeneration for Cordele and Crisp County including participatory planning with community residents.
- The Executive Director will identify federal/state/local/ resources and potential private development sources.
- The Executive Director will procure PHA consultant team or developer.
- The Executive Director will begin the predevelopment process.

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Goal #3

The Housing Authority of the City of Cordele will increase awareness of current resources to residents, expand opportunities for self-sufficiency, and improve resident satisfaction.

Objectives

- The Resident Services Coordinator will develop a program to increase awareness of resources provided by the PHA as well as through other agencies.
- The Resident Services Coordinator will evaluate the current resident services programs to determine the effectiveness in meeting the need and interest of residents.
- The Resident Services Coordinator will conduct an assessment by one on one interviews with residents, particularly new residents to determine the needs and interest of service. Emphasis will be placed on those residents that are unemployed.
- The Resident Services Coordinator will conduct an assessment of skills to determine potential job training needs and resident business opportunities.
- The Executive Director and Resident Services Coordinator will establish and enhance linkages with local and state service providers to increase Welfare-to-Work initiatives.

Goal #4

Enhance the attractiveness and marketability of the housing stock and surrounding neighborhood in order to improve the public image and attract a more stratified group of residents.

Objectives

- The Maintenance Director will establish priorities for modernization and develop a long-range plan for major revitalization for all developments and present the plan to the Executive Director.
- The Maintenance Director and Capital Grant Consultant will review and revise the capital plan to include efforts to enhance marketability and support services at all properties.
- The Maintenance Director will determine the specific needs for landscaping by development.
- The Resident Services Coordinator will evaluate the current beatification awards program for the residents and will recommend appropriate changes.
- The Maintenance Director will evaluate and revise the current Preventative Maintenance Plan to include a Landscaping Plan to improve the marketability of all developments.
- The Housing Manager and Resident Services Coordinator will develop and implement a coordinated Public Relations Program in order to improve the image of the Housing Authority locally and throughout the state.
- The Board and the Executive Director will develop a specific campaign designed to enhance the marketability of properties and the image of the housing authority as a whole.

Annual PHA Plan
PHA Fiscal Year 2002
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

☐ **Standard Plan**

Streamlined Plan:

☒ **High Performing PHA**
☐ **Small Agency (<250 Public Housing Units)**
☐ **Administering Section 8 Only**

☐ **Troubled Agency Plan**

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

This document represents the Housing Authority of the City of Cordele's FFY 2002 Agency Plan Annual Update. The Agency Plan presents the Authority's operating plans for the upcoming year. The following page includes a Table of Contents which describes what is included in the Plan.

The following includes items that are either new to the Plan this year or are not covered somewhere else in the Plan.

The Annual Update addresses the Resident Assessment and Satisfaction Survey and provides a Follow-Up Plan for the sections that fell below 75%.

The Housing Authority is updating the Schedule of Charges. While the Schedule does not have to be sent in to HUD with the Update, a copy is included with the Annual Update during the Public Hearing Notice Period.

The Public Housing Drug Elimination Program has been eliminated for the upcoming year, but the Authority will continue to spend the funds available from previous grants.

The Authority has purchased a new maintenance facility which is in the process of being renovated. Occupancy is scheduled for October 2002.

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The Authority is currently working with the City of Cordele and others to acquire property for the purpose of development.

The Authority is in the process of organizing a group to provide on-going homeownership education and credit counseling to the community. The group includes individuals from the Authority, local lenders, real estate and local governments. The group will receive housing counseling training in May 2002. The training to potential homeowners will begin by late summer. Teaching the responsibilities of becoming a homeowner as well as credit counseling will prepare our citizens as we develop homeownerships programs.

The Authority is currently researching the possibility of securitization of capital funds. This will enable the Authority to undertake large capital improvement projects in a more economical manner.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 ®]
Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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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. Note: 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.

Required Attachments:

- ☒ **Attachment A:** Deconcentration Analysis
- ☒ FY2002 Capital Fund Program Annual Statement **(ga063a01)**
- ☐ Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- ☒ **Attachment B:** Brief Statement of Progress in Meeting the 5-Year Plan Mission and Goals
- ☒ **Attachment C:** Resident Membership of the PHA Governing Board
- ☒ **Attachment D:** Membership of the Resident Advisory Board
- ☒ **Attachment E:** Criteria for Substantial Deviation and Significant Amendments
- ☒ **Attachment F:** Resident Satisfaction Survey Follow-Up Plan
- ☒ **Attachment G:** Initial Voluntary Conversion Assessment
- ☒ FY2001 CFP Performance and Evaluation Report **(ga063b01)**
- ☒ FY2000 CFP Performance and Evaluation Report **(ga063c01)**

Optional Attachments:

- ☐ PHA Management Organizational Chart
- ☒ FY 2002-2006 Capital Fund Program 5 Year Action Plan **(ga063a01)**
- ☐ Public Housing Drug Elimination Program (PHDEP) Plan
- ☐ Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- ☐ Other (List below, providing each attachment name)

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Supporting Documents Available for Review

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**	**Applicable Plan Component**
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: 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
	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI))) 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), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/*99 Quality Housing and Work Responsibility Act Initial Guidance; Notice* and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents ☒ 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 ☒ check here if included in the public housing A & O Policy	Annual Plan: Rent Determination

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List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Applicable Plan Component**
	Section 8 rent determination (payment standard) policies ☐ check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
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	Public housing grievance procedures ☒ check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
	Section 8 informal review and hearing procedures ☐ 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 the active grant year	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	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
	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	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program ☐ check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	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 (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention

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List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Applicable Plan Component**
X	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)
X	Initial Voluntary Conversion Assessment	Attachment G

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income <= 30% of AMI	747	5	3	3	3	3	3
Income >30% but <=50% of AMI	265	4	3	3	3	3	3
Income >50% but <80% of AMI	157	3	3	3	3	3	3
Elderly	276	3	3	3	4	3	4
Families with Disabilities	N/A	3	3	3	5	3	4
Black	876	3	3	3	3	3	3
White	316	3	3	3	3	3	3
Hispanic	6	3	3	3	3	3	3

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

☐ Consolidated Plan of the Jurisdiction/s
Indicate year:

☒ U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset

☐ American Housing Survey data
Indicate year:

☐ Other housing market study
Indicate year:

☐ Other sources: (list and indicate year of information)

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B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s**. Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List

Waiting List type: (select one)

- ☐ Section 8 tenant-based assistance
- ☒ Public Housing
- ☐ 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	78		N/A
Extremely low income (<=30% AMI)	71	91%	
Very low income(>30% but <=50% AMI)	6	8%	
Low income (>50% but <80% AMI	1	1%	
Families with children	46	59%	
Elderly Families	2	3%	
Families with Disabilities	11	14%	
Black	72	92%	
White	5	6%	
Hispanic	1	1%	
Characteristics by Bedroom Size (Public Housing Only)			
1 BR	32	41%	N/A
2 BR	29	37%	N/A
3 BR	13	17%	N/A
4 BR	4	5%	N/A

Is the waiting list closed? __X__ No ___ Yes

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

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C. Strategy for Addressing 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**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- ☒ Employ effective maintenance and management policies to minimize the number of public housing units off-line
- ☒ Reduce turnover time for vacated public housing units
- ☒ Reduce time to renovate public housing units
- ☒ Seek replacement of public housing units lost to the inventory through mixed finance development
- ☐ Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- ☐ Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- ☐ Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- ☐ Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- ☐ Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- ☒ Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- ☐ Other (list below)

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- ☐ Apply for additional section 8 units should they become available
- ☒ Leverage affordable housing resources in the community through the creation of mixed - finance housing
- ☒ Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- ☐ Other: (list below)

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI
Select all that apply

- ☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- ☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- ☐ Employ admissions preferences aimed at families with economic hardships
- ☒ Adopt rent policies to support and encourage work
- ☐ Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI
Select all that apply

- ☐ Employ admissions preferences aimed at families who are working
- ☒ Adopt rent policies to support and encourage work
- ☐ Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:
Select all that apply

- ☐ Seek designation of public housing for the elderly
- ☒ Apply for special-purpose vouchers targeted to the elderly, should they become available
- ☐ Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:
Select all that apply

☐ Seek designation of public housing for families with disabilities
☐ Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
☒ Apply for special-purpose vouchers targeted to families with disabilities, should they become available
☒ Affirmatively market to local non-profit agencies that assist families with disabilities
☐ Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:
Select if applicable

☒ Affirmatively market to races/ethnicities shown to have disproportionate housing needs
☐ Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing
Select all that apply

☐ Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
☐ Market the section 8 program to owners outside of areas of poverty /minority concentrations
☐ Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- ☒ Funding constraints
- ☒ Staffing constraints
- ☒ Limited availability of sites for assisted housing
- ☐ Extent to which particular housing needs are met by other organizations in the community
- ☐ Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- ☐ Influence of the housing market on PHA programs
- ☐ Community priorities regarding housing assistance
- ☐ Results of consultation with local or state government
- ☐ Results of consultation with residents and the Resident Advisory Board
- ☐ Results of consultation with advocacy groups
- ☒ Other: (list below)

Empowerment Zone Designation

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	**Planned $**	**Planned Uses**
1. **Federal Grants (FY 2001 grants)**		
a) Public Housing Operating Fund	$755,388	
b) Public Housing Capital Fund	$622,984	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance		
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
FY2001 CFP	$814,807	Capital Improvements
3. Public Housing Dwelling Rental Income	$363,320	Public Housing Operations
4. Other income (list below)	$72,500	
Interest Income	$20,000	
5. Non-federal sources (list below)		
Total Resources	$2,648,999	

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3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

☐ When families are within a certain number of being offered a unit: (state number)
☐ When families are within a certain time of being offered a unit: (state time)
☒ Other: (describe)

Final approval comes with applicant selection; initial eligibility takes place at the time of the pre-application.

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

☒ Criminal or Drug-related activity
☒ Rental history
☒ Housekeeping
☐ Other (describe)

c. ☒ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. ☒ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. ☒ Yes ☐ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2)Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

☐ Community-wide list
☐ Sub-jurisdictional lists
☒ Site-based waiting lists
☐ Other (describe)

b. Where may interested persons apply for admission to public housing?

☒ PHA main administrative office
☐ PHA development site management office
☐ Other (list below)

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?5

2. ☒ Yes ☐ No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists? 5

3. ☒ Yes ☐ No: May families be on more than one list simultaneously
If yes, how many lists? All 5 developments

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

☒ PHA main administrative office
☐ All PHA development management offices
☐ Management offices at developments with site-based waiting lists
☐ At the development to which they would like to apply
☐ Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

☒ One
☐ Two
☐ Three or More

b. ☒ Yes ☐ No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

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(4) Admissions Preferences

a. Income targeting:

☐ Yes ☒ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

☒ Emergencies
☐ Overhoused
☒ Underhoused
☒ Medical justification
☒ Administrative reasons determined by the PHA (e.g., to permit modernization work)
☐ Resident choice: (state circumstances below)
☐ Other: (list below)

c. Preferences

1. ☐ Yes ☒ No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

☐ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
☐ Victims of domestic violence
☐ Substandard housing
☐ Homelessness
☐ High rent burden (rent is > 50 percent of income)

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Other preferences: (select below)

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in the jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Date and Time

Former Federal preferences:

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
Victims of domestic violence
Substandard housing
Homelessness
High rent burden

Other preferences (select all that apply)

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in the jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

☐ The PHA applies preferences within income tiers

☐ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

☒ The PHA-resident lease

☒ The PHA's Admissions and (Continued) Occupancy policy

☒ PHA briefing seminars or written materials

☐ Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

☒ At an annual reexamination and lease renewal

☒ Any time family composition changes

☐ At family request for revision

☐ Other (list)

(6) Deconcentration and Income Mixing

a. ☐ Yes ☒ No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. ☒ Yes ☐ No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

☒ Adoption of site based waiting lists

If selected, list targeted developments below:

All 5 developments

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☒ Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:

☐ Employing new admission preferences at targeted developments
If selected, list targeted developments below:

☐ Other (list policies and developments targeted below)

d. ☐ Yes ☒ No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

☐ Additional affirmative marketing
☐ Actions to improve the marketability of certain developments
☐ Adoption or adjustment of ceiling rents for certain developments
☐ Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
☐ Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)
☒ Not applicable: results of analysis did not indicate a need for such efforts
☐ List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)
☒ Not applicable: results of analysis did not indicate a need for such efforts
☐ List (any applicable) developments below:

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

☐ Criminal or drug-related activity only to the extent required by law or regulation

☐ Criminal and drug-related activity, more extensively than required by law or regulation

☐ More general screening than criminal and drug-related activity (list factors below)

☐ Other (list below)

b. ☐ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c. ☐ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

d. ☐ Yes ☐ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

☐ Criminal or drug-related activity

☐ Other (describe below)

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

☐ None

☐ Federal public housing

☐ Federal moderate rehabilitation

☐ Federal project-based certificate program

☐ Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

☐ PHA main administrative office
☐ Other (list below)

(3) Search Time

a. ☐ Yes ☐ No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

(4) Admissions Preferences

a. Income targeting

☐ Yes ☐ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. ☐ Yes ☐ No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

☐ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
☐ Victims of domestic violence
☐ Substandard housing
☐ Homelessness
☐ High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in your jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Date and Time

Former Federal preferences

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
Victims of domestic violence
Substandard housing
Homelessness
High rent burden

Other preferences (select all that apply)

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in your jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

☐ Date and time of application
☐ Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one)

☐ This preference has previously been reviewed and approved by HUD
☐ The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

☐ The PHA applies preferences within income tiers
☐ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

☐ The Section 8 Administrative Plan
☐ Briefing sessions and written materials
☐ Other (list below)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

☐ Through published notices
☐ Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

☒ The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

☐ The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

☐ $0
☐ $1-$25
☒ $26-$50

2. ☐ Yes ☐ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below**:**

c. Rents set at less than 30% than adjusted income

1. ☐ Yes ☐ No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

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2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

☐ For the earned income of a previously unemployed household member
☐ For increases in earned income
☐ Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:

☐ Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:

☐ For household heads
☐ For other family members
☐ For transportation expenses
☐ For the non-reimbursed medical expenses of non-disabled or non-elderly families
☐ Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

☒ Yes for all developments
☐ Yes but only for some developments
☐ No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

☒ For all developments
☐ For all general occupancy developments (not elderly or disabled or elderly only)
☐ For specified general occupancy developments
☐ For certain parts of developments; e.g., the high-rise portion
☐ For certain size units; e.g., larger bedroom sizes
☐ Other (list below)

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3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

☐ Market comparability study
☐ Fair market rents (FMR)
☐ 95th percentile rents
☐ 75 percent of operating costs
☐ 100 percent of operating costs for general occupancy (family) developments
☐ Operating costs plus debt service
☐ The "rental value" of the unit
☒ Other (list below)

85% of fair market rent

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

☐ Never
☐ At family option
☐ Any time the family experiences an income increase
☐ Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
☐ Other (list below)

g. ☐ Yes ☐ No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

☐ The section 8 rent reasonableness study of comparable housing
☐ Survey of rents listed in local newspaper
☒ Survey of similar unassisted units in the neighborhood
☐ Other (list/describe below)

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B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

☐ At or above 90% but below100% of FMR
☐ 100% of FMR
☐ Above 100% but at or below 110% of FMR
☐ Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

☐ FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
☐ The PHA has chosen to serve additional families by lowering the payment standard
☐ Reflects market or submarket
☐ Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

☐ FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
☐ Reflects market or submarket
☐ To increase housing options for families
☐ Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

☐ Annually
☐ Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

☐ Success rates of assisted families
☐ Rent burdens of assisted families
☐ Other (list below)

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

☐ $0
☐ $1-$25
☐ $26-$50

b. ☐ Yes ☐ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

The Housing Authority of the City of Cordele scored 29 out of 30 on the Management Operations indicator of the Public Housing Assessment System. For the purposes of completing the Agency Plan, the Housing Authority is considered a High Performer and therefore is exempt from completing this section of the Agency Plan.

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

☐ An organization chart showing the PHA's management structure and organization is attached.
☐ A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing		
Section 8 Vouchers		
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

(2) Section 8 Management: (list below)

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

The Housing Authority of the City of Cordele scored 29 out of 30 on the Management Operations indicator of the Public Housing Assessment System. For the purposes of completing the Agency Plan, the Housing Authority is considered a High Performer and therefore is exempt from completing this section of the Agency Plan.

A. Public Housing

1. ☐ Yes ☐ No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

☐ PHA main administrative office
☐ PHA development management offices
☐ Other (list below)

B. Section 8 Tenant-Based Assistance

1. ☐ Yes ☐ No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

☐ PHA main administrative office
☐ Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

☒ The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment ga063a01

-or-

☐ The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a. ☒ Yes ☐ No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

☒ The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment ga063a01

-or-

☐ The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

☐ Yes ☒ No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)
   - ☐ Revitalization Plan under development
   - ☐ Revitalization Plan submitted, pending approval
   - ☐ Revitalization Plan approved
   - ☐ Activities pursuant to an approved Revitalization Plan underway

☐ Yes ☒ No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:

☐ Yes ☒ No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
If yes, list developments or activities below:

☐ Yes ☒ No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
If yes, list developments or activities below:

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8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: 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 component 9; if "yes", complete one activity description for each development.)

2. Activity Description

☐ Yes ☒ No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 9. If "No", complete the Activity Description table below.)

Demolition/Disposition Activity Description
1a. Development name: Sunset Homes 1b. Development (project) number: GA063-001
2. Activity type: Demolition ☒ Disposition ☐
3. Application status (select one) Approved ☐ Submitted, pending approval ☐ Planned application ☒
4. Date application approved, submitted, or planned for submission: (3/01/03)
5. Number of units affected: 18 6. Coverage of action (select one) ☒ Part of the development ☐ Total development
7. Timeline for activity: a. Actual or projected start date of activity: 9/01/2003 b. Projected end date of activity: 1/01/2004

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9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. ☐ Yes ☒ No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If "No", skip to component 10. If "yes", complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 10. If "No", complete the Activity Description table below.

Designation of Public Housing Activity Description
1a. Development name: 1b. Development (project) number:
2. Designation type: Occupancy by only the elderly ☐ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☐ Submitted, pending approval ☐ Planned application ☐
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?

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6. Number of units affected: 7. Coverage of action (select one) ☐ Part of the development ☐ Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. ☐ Yes ☒ No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description
1a. Development name: 1b. Development (project) number:
2. What is the status of the required assessment? ☐ Assessment underway ☐ Assessment results submitted to HUD ☐ Assessment results approved by HUD (if marked, proceed to next question) ☐ Other (explain below)
3. ☐ Yes ☐ No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) ☐ Conversion Plan in development ☐ Conversion Plan submitted to HUD on: (DD/MM/YYYY) ☐ Conversion Plan approved by HUD on: (DD/MM/YYYY) ☐ Activities pursuant to HUD-approved Conversion Plan underway

5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)

- ☐ Units addressed in a pending or approved demolition application (date submitted or approved:
- ☐ Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:)
- ☐ Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:)
- ☐ Requirements no longer applicable: vacancy rates are less than 10 percent
- ☐ Requirements no longer applicable: site now has less than 300 units
- ☐ Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. ☐ Yes ☒ No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If "No", skip to component 11B; if "yes", complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 12. If "No", complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: ☐ HOPE I ☐ 5(h) ☐ Turnkey III ☐ Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) ☐ Approved; included in the PHA's Homeownership Plan/Program ☐ Submitted, pending approval ☐ Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected: 6. Coverage of action: (select one) ☐ Part of the development ☐ Total development

B. Section 8 Tenant Based Assistance

1. ☐ 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 component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

☐ Yes ☐ No: Will the PHA limit the number of families participating in the section 8 homeownership option?

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If the answer to the question above was yes, which statement best describes the number of participants? (select one)

☐ 25 or fewer participants
☐ 26 - 50 participants
☐ 51 to 100 participants
☐ more than 100 participants

b. PHA-established eligibility criteria

☐ Yes ☐ No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?
If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

The Housing Authority of the City of Cordele scored 29 out of 30 on the Management Operations indicator of the Public Housing Assessment System. For the purposes of completing the Agency Plan, the Housing Authority is considered a High Performer and therefore is exempt from completing this section of the Agency Plan.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

☐ Yes ☐ No: Has the PHA has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed?

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

☐ Client referrals
☐ Information sharing regarding mutual clients (for rent determinations and otherwise)
☐ Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
☐ Jointly administer programs
☐ Partner to administer a HUD Welfare-to-Work voucher program
☐ Joint administration of other demonstration program
☐ Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies
Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- ☐ Public housing rent determination policies
- ☐ Public housing admissions policies
- ☐ Section 8 admissions policies
- ☐ Preference in admission to section 8 for certain public housing families
- ☐ Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- ☐ Preference/eligibility for public housing homeownership option participation
- ☐ Preference/eligibility for section 8 homeownership option participation
- ☐ Other policies (list below)

b. Economic and Social self-sufficiency programs

☐ Yes ☐ No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If "yes", complete the following table; if "no" skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)

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(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		
Section 8		

b. ☐ Yes ☐ No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

☐ Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
☐ Informing residents of new policy on admission and reexamination
☐ Actively notifying residents of new policy at times in addition to admission and reexamination.
☐ Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
☐ Establishing a protocol for exchange of information with all appropriate TANF agencies
☐ Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

The Housing Authority of the City of Cordele scored 29 out of 30 on the Management Operations indicator of the Public Housing Assessment System. For the purposes of completing the Agency Plan, the Housing Authority is considered a High Performer and therefore is exempt from completing this section of the Agency Plan.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- ☐ High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- ☐ High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- ☐ Residents fearful for their safety and/or the safety of their children
- ☐ Observed lower-level crime, vandalism and/or graffiti
- ☐ People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- ☐ Other (describe below)

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

- ☐ Safety and security survey of residents
- ☐ Analysis of crime statistics over time for crimes committed “in and around” public housing authority
- ☐ Analysis of cost trends over time for repair of vandalism and removal of graffiti
- ☐ Resident reports
- ☐ PHA employee reports
- ☐ Police reports
- ☐ Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- ☐ Other (describe below)

3. Which developments are most affected? (list below)

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

☐ Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
☐ Crime Prevention Through Environmental Design
☐ Activities targeted to at-risk youth, adults, or seniors
☐ Volunteer Resident Patrol/Block Watchers Program
☐ Other (describe below)

2. Which developments are most affected? (list below)

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

☐ Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
☐ Police provide crime data to housing authority staff for analysis and action
☐ Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
☐ Police regularly testify in and otherwise support eviction cases
☐ Police regularly meet with the PHA management and residents
☐ Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
☐ Other activities (list below)

2. Which developments are most affected? (list below)

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2002 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

☐ Yes ☒ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
☐ Yes ☒ No: Has the PHA included the PHDEP Plan for FY 2002 in this PHA Plan?
☐ Yes ☒ No: This PHDEP Plan is an Attachment

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14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. ☒ Yes ☐ No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U S.C. 1437c(h))?
   (If no, skip to component 17.)
2. ☒ Yes ☐ No: Was the most recent fiscal audit submitted to HUD?
3. ☐ Yes ☒ No: Were there any findings as the result of that audit?
4. ☐ Yes ☒ No: If there were any findings, do any remain unresolved?
   If yes, how many unresolved findings remain?____
5. ☐ Yes ☐ No: Have responses to any unresolved findings been submitted to HUD?
   If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

The Housing Authority is a High Performer and therefore, is exempt from this section

1. ☐ Yes ☐ No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?

2. What types of asset management activities will the PHA undertake? (select all that apply)

☐ Not applicable
☐ Private management
☐ Development-based accounting
☐ Comprehensive stock assessment
☐ Other: (list below)

3. ☐ Yes ☐ No: Has the PHA included descriptions of asset management activities in the**optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

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: (if comments were received, the PHA **MUST** select one)

☐ Attached at Attachment (File name)
☐ Provided below:

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

☐ Considered comments, but determined that no changes to the PHA Plan were necessary.
☐ The PHA changed portions of the PHA Plan in response to comments
List changes below:

☐ Other: (list below)

B. Description of Election process for Residents on the PHA Board

1. ☐ Yes ☒ No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2. ☐ Yes ☒ No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

☐ Candidates were nominated by resident and assisted family organizations
☐ Candidates could be nominated by any adult recipient of PHA assistance
☐ Self-nomination: Candidates registered with the PHA and requested a place on ballot
☐ Other: (describe)

b. Eligible candidates: (select one)

☐ Any recipient of PHA assistance
☐ Any head of household receiving PHA assistance
☐ Any adult recipient of PHA assistance
☐ Any adult member of a resident or assisted family organization
☐ Other (list)

c. Eligible voters: (select all that apply)

☐ All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
☐ Representatives of all PHA resident and assisted family organizations
☐ Other (list)

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (State of Georgia)

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

☒ The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
☐ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
☒ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
☐ Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

☐ Other: (list below)

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4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

The State of Georgia Consolidated Plan supports the Cordele Housing Authority's Agency Plan with the following Strategic Plan Priority:

> To increase the number of Georgia's low and moderate-income households who have obtained affordable, rental housing free of overcrowded and structurally substandard conditions.

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

Attachment A

Deconcentration Analysis

The Housing Authority will strive to create mixed-income communities and lessen the concentration of very-low income families within the Housing Authority's public housing developments through admissions policies designed to bring in higher income tenants into lower income developments and lower income tenants into higher income developments. This policy shall not be construed to impose or require any specific income or racial quotas for any public housing development owned by the Housing Authority.

The Housing Authority of the City of Cordele performed a review of all covered developments to determine if there are any that would be covered by the Deconcentration Rule. The results are as follows:

Development	Average Income	Authority Average Income	Percentage
GA063-001	$6,130	$6,920	88.6%
GA063-002	$6,786	$6,920	98.1%
GA063-003	$6,573	$6,920	95.0%
GA063-004	$8,276	$6,920	120.0%
GA063-005	$7,250	$6,920	104.8%
GA063-006	$7,746	$6,920	111.9%

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.

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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)]**
GA063-004	40	Development with the smallest number of units.	

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Attachment B

Brief Statement of Progress in Meeting the 5-Year Plan Mission and Goals

Goal #1

The Board of Commissioners and Executive Director continue to support and provide opportunities for staff development.

Goal # 2

The Board of Commissioners and the Executive Director have been working proactively to begin developing a strategic plan that will address the future housing needs of our community. Crisp and Dooly Counties have been designated as a Federal Empowerment Zone with housing as one of the major initiatives. The Cordele Housing Authority in partnership with the Vienna Housing Authority serve as the champions for the housing initiative. In addition, the Authority has partnered with local agencies to begin developing a plan to eliminate poverty housing within the community.

The Authority has identified some funding sources and will continue to identify other funding sources necessary to provide work force housing, homeownership opportunities and revitalization of existing neighborhoods. The Board of Commissioners, Executive Director, residents and overall community support the replacement of Sunset Homes, a high density 175 unit development built in the 1950's. The desire is to rebuild the replacement housing by blending them into existing neighborhoods. As units are replaced, the existing units will be demolished. The progress depends entirely on the availability of adequate funding. The Authority is still in the process of preparing the Demolition Application for Sunset Homes.

Goal #3

Resident Services continues to work toward resident awareness of opportunities to assist residents in becoming self-sufficient and improve resident satisfaction.

Goal #4

The Authority continues to work toward enhancing the attractiveness and marketability of its' housing stock. This effort is funded through the Capital Fund Program. The budget for the 2002 Capital Fund Program is included as an Attachment to the Agency Plan.

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Attachment C

Resident Membership of the PHA Governing Board

Name:	Ms. Goldine Tomblin
Term and Expiration:	One year term expires 9/18/2002
Method of Selection:	Cordele City Commission

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Attachment D

Membership of the Resident Advisory Board

Name	Development
Ms. Jeanette Dixon 1304 S. 11th St., Apt. A Cordele, Georgia 31015	Sunset Homes GA063-001 (1993)
Ms. Margaret Mumphery 504 W. 23rd Ave., Apt. C Cordele, Georgia 31015	Sunset Homes GA063-001 (2002)
Ms. Annie L. Coley 503 W. 23rd Ave., Apt. E Cordele, Georgia 31015	Sunset Homes GA063-001 (2002)
Ms. Rosie L. Mckenzie 610 Blackshear Rd., Apt. B Cordele, Georgia 31015	Morningside Homes GA063-002 (1997)
Ms. Bernell Morgan 610 N. 2nd St., Apt. F Cordele, Georgia 31015	Morningside Homes GA063-002 (2002)
Ms. Patricia A. Adkins 106 N. Bass St., Apt. A Cordele, Georgia 31015	Clara Scott Homes GA063-004 (1993)
Ms. Annie Collins 204 N. Bass St., Apt. B Cordele, Georgia 31015	Clara Scott Homes GA063-004 (1997)

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Ms. Goldine Tomblin 303 W. 14th Ave., Apt. D Cordele, Georgia 31015	Westside Homes GA063-005 (2000)
Ms. Henrietta Williams 301 W. 14th Ave., Apt. C Cordele, Georgia 31015	Westside Homes GA063-005 (1993)
Ms. Essie Gay 1103 McClendon Court, Apt.A Cordele, Georgia 31015	C. C. Shearer Homes GA063-006 (1996)
Ms. Ethelene Harvey 1410 Drayton Way Cordele, Georgia 31015	C. C. Shearer Homes GA063-006 (1996)

Attachment E

Criteria for Substantial Deviation and Significant Amendments

Substantial Deviation from the 5-year Plan:

A "Substantial Deviation" from the 5-Year Plan is an overall change in the direction of the Authority pertaining to the Authority's Goals and Objectives. This includes changing the Authority's Goals and Objectives.

Significant Amendment or Modification to the Annual Plan:

A "Significant Amendment or Modification" to the Annual Plan is a change in a policy or policies pertaining to the operation of the Authority. This includes the following:

- Changes to rent or admissions policies or organization of the waiting list.
- Additions of non-emergency work items over $100,000(items not included in the current Annual Statement or 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund.
- Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

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Attachment F

Resident Assessment and Satisfaction Survey Follow-Up Plan

Overview

Survey Section	Score
Maintenance and Repair	93%
Communication	80%
Safety	66%
Services	96%
Neighborhood Appearance	58%

The Authority must address any section the fell below 75% with a Follow-Up Plan. The following contains the Follow-Up Plan for the Safety and Neighborhood Appearance Sections.

Safety

GOAL: To address the concern of residents pertaining to safety and security outlined in the Resident Service and Satisfaction Survey; develop programs that focus on improving security.

ACTION: Before a formal plan is developed, the Authority will try to determine the specific safety concerns of the residents by discussing issues with the residents. After these concerns are determined, then a plan of action will be developed.

Neighborhood Appearance

GOAL: To improve the overall neighborhood appearance.

ACTION: The Authority shall achieve proper curb appeal for its public housing developments by improving landscaping, keeping its grass cut, making properties litter free and other actions. This will be an on-going process. Also, the Authority will continue to use Capital Fund Program Grants to modernize units.

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Attachment G

Initial Voluntary Conversion Assessment

A. How many of the PHA's developments are subject to the Required Initial assessments?

Six

B. How Many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions(e.g. elderly and/or disabled developments not general occupancy projects?

Zero

C. How many Assessments were conducted for the PHA's covered developments?

One assessment per development.

D. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:

Development Name	Number of Units
None	

E. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments:

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Optional Public Housing Asset Management Table

See Technical Guidance for instructions on the use of this table, including information to be provided.

Public Housing Asset Management								
Development Identification		**Activity Description**						
Name, Number, and Location	Number and Type of units	Capital Fund Program Parts II and III *Component 7a*	Development Activities *Component 7b*	Demolition / disposition *Component 8*	Designated housing *Component 9*	Conversion *Component 10*	Home-ownership *Component 11a*	Other (describe) *Component 17*

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

PHA Name: Cordele Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: GA06P06350102 Replacement Housing Factor Grant No:	**Federal FY of Grant:** 2002

☒**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 No.	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost**	
		Original	**Revised**	**Obligated**	**Expended**
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	$79,350.00			
4	1410 Administration	$16,561.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	$69,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	$5,000.00			
10	1460 Dwelling Structures	$394,073.00			
11	1465.1 Dwelling Equipment—Nonexpendable	$20,000.00			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	$33,000.00			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	$6,000.00			
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	$622,984.00			
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: Cordele Housing Authority		**Grant Type and Number** Capital Fund Program Grant No: GA06P06350102 Replacement Housing Factor Grant No:				**Federal FY of Grant:** 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Management Improvements							
PHA-Wide	Maintenance Training	1408	LS	$5,000.00				
	Resident Services Assistant	1408	LS	$38,850.00				
	Resident Training Support	1408	LS	$10,000.00				
	Staff Training	1408	LS	$7,500.00				
	TA Resident Job Training	1408	LS	$12,000.00				
	PHA Tech. Asst.	1408	LS	$6,000.00				
	Subtotal 1408			**$79,350.00**				
	Administration							
PHA-Wide	Executive Director	1410	LS	$7,569.00				
	Maintenance Director	1410	LS	$4,452.00				
	Housing Manager	1410	LS	$2,093.00				
	Administrative Assistant	1410	LS	$1,247.00				
	Advertisement	1410	LS	$700.00				
	Accounting	1410	LS	$500.00				
	Subtotal 1410			**$16,561.00**				
	Fees and Costs							
PHA-Wide	Construction Mgt/Contract Admin.	1430	LS	$24,000.00				
	A&E Fees	1430	LS	$40,000.00				
	Closing/Legal Fees	1430	LS	$5,000.00				
	Subtotal 1430			**$69,000.00**				

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

PHA Name: Cordele Housing Authority		**Grant Type and Number** Capital Fund Program Grant No: GA06P06350102 Replacement Housing Factor Grant No:				**Federal FY of Grant:** 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Site Improvement							
PHA-Wide	Playgrounds, Landscaping	1450	LS	$5,000.00				
	Subtotal 1450			**$5,000.00**				
	Dwelling Structures							
PHA-Wide	Termite Treatment	1460	LS	$5,000.00				
GA063-07 Sunset Homes	Begin Replacing Units	1460	LS	$100,000.00				
GA063-05 Westside	Complete Renovation including cabinets, HVAC, dryer connections, tile, DHWH and painting (Phase 2)	1460	12 units	$259,073.00				
GA063-06 C. C. Shearer	Replace Floor Tile	1460	15 units	$10,000.00				
GA063-06 C. C. Shearer	Replace Siding	1460	40 units	$20,000.00				
	Subtotal 1460			**$394,073.00**				
	Dwelling Equipment							
PHA-Wide	Refrigerators	1465	40	$20,000.00				
	Subtotal 1465			**$20,000.00**				
	Non-Dwelling Equipment							
PHA-Wide	Computer Hardware	1475	LS	$3,000.00				
	Maintenance Equipment	1475	LS	$30,000.00				
	Subtotal 1475			**$33,000.00**				

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

PHA Name: Cordele Housing Authority		**Grant Type and Number** Capital Fund Program Grant No: GA06P06350102 Replacement Housing Factor Grant No:				**Federal FY of Grant:** 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Relocation Costs							
PHA-Wide	Resident Relocation	1495	LS	$6,000.00				
	Subtotal 1495			**$6,000.00**				
	Grant Total			**$622,984.00**				

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

PHA Name: Cordele Housing Authority	**Grant Type and Number** Capital Fund Program No: GA06P06350102 Replacement Housing Factor No:	**Federal FY of Grant:** 2002

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	
PHA-Wide	9/30/04			9/30/06			
GA063-07 Sunset	9/30/04			9/30/06			
GA063-05 Westside	9/30/04			9/30/06			
GA063-06 C. C. Shearer	9/30/04			9/30/06			

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

PHA Name: Cordele Housing Authority				☒**Original 5-Year Plan** ☐**Revision No:**	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2003 PHA FY: 2004	Work Statement for Year 3 FFY Grant: 2004 PHA FY: 2005	Work Statement for Year 4 FFY Grant: 2005 PHA FY: 2006	Work Statement for Year 5 FFY Grant: 2006 PHA FY: 2007
PHA-Wide	Annual Statement	$272,911.00	$278,911.00	$278,911.00	$278,911.00
GA063-02 Morningside		$60,000.00	$0.00	$100,000.00	$0.00
GA063-03 Morningside		$60,000.00	$0.00	$0.00	$94,073.00
GA063-04 Clara Scott		$0.00	$0.00	$0.00	$0.00
GA063-05 Westside		$0.00	$0.00	$0.00	$0.00
GA063-06 C. C. Shearer Homes		$64,983.00	$49,927.00	$0.00	$0.00
GA063-07 Sunset Homes		$165,000.00	$294,146.00	$244,073.00	$250,000.00
CFP Funds Listed for 5-year planning		$622,984.00	$622,984.00	$622,984.00	$622,984.00
Replacement Housing Factor Funds					

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

Activities for Year 1	Activities for Year : 2 FFY Grant: 2003 PHA FY: 2004			Activities for Year: 3 FFY Grant: 2004 PHA FY: 2005		
	Development Name/Number	**Major Work Categories**	**Estimated Cost**	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**
		Management Improvements			**Management Improvements**	
See	PHA-Wide	Maintenance Training	$5,000.00	PHA-Wide	Maintenance Training	$5,000.00
Annual		Resident Services Assistant	$38,850.00		Resident Services Assistant	$38,850.00
Statement		Resident Training Support	$10,000.00		Resident Training Support	$10,000.00
		Staff Training	$7,500.00		Staff Training	$7,500.00
		TA Resident Job Training	$12,000.00		TA Resident Job Training	$12,000.00
		PHA Tech. Asst.	$6,000.00		PHA Tech. Asst.	$6,000.00
		Administration			**Administration**	
	PHA-Wide	Executive Director	$7,569.00	PHA-Wide	Executive Director	$7,569.00
		Maintenance Director	$4,452.00		Maintenance Director	$4,452.00
		Housing Manager	$2,093.00		Housing Manager	$2,093.00
		Administrative Assistant	$1,247.00		Administrative Assistant	$1,247.00
		Advertisement	$700.00		Advertisement	$700.00
		Accounting	$500.00		Accounting	$500.00
		Fees and Costs			**Fees and Costs**	
	PHA-Wide	Construction Mgt/Contract Adm.	$24,000.00	PHA-Wide	Construction Mgt/Contract Adm.	$24,000.00
		A&E Fees	$40,000.00		A&E Fees	$40,000.00
		Closing/Legal Fees	$5,000.00		Closing/Legal Fees	$5,000.00
		Site Improvements			**Site Improvements**	
	PHA-Wide	Playgrounds, Landscaping (Phase 2)	$20,000.00	PHA-Wide	Playgrounds, Landscaping (Phase 3)	$25,000.00
		Total CFP Estimated Cost	See Next Page			See Next Page

Activities for Year 1	Activities for Year : 2 FFY Grant: 2003 PHA FY: 2004			Activities for Year: 3 FFY Grant: 2004 PHA FY: 2005		
	Development Name/Number	**Major Work Categories**	**Estimated Cost**	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**
See		**Dwelling Equipment**			**Dwelling Equipment**	
Annual	PHA-Wide	Refrigerators	$20,000.00	PHA-Wide	Refrigerators	$20,000.00
Statement						
		Site Acquisition			**Non-Dwelling Equipment**	
	GA063-07 Sunset Homes	Acquire Land for Development	$65,000.00	PHA-Wide	Computer Hardware	$3,000.00
				PHA-Wide	Maintenance Equipment	$45,000.00
		Non-Dwelling Equipment				
	PHA-Wide	Computer Hardware	$3,000.00		**Relocation Costs**	
	PHA-Wide	Maintenance Equipment	$45,000.00	PHA-Wide	Resident Relocation	$6,000.00
		Relocation Costs				
	PHA-Wide	Resident Relocation	$6,000.00			
		Dwelling Structures			**Dwelling Structures**	
	PHA-Wide	Termite Treatment	$14,000.00	PHA-Wide	Termite Treatment	$15,000.00
	GA063-07 Sunset Homes	Begin Replacing Units	$100,000.00	GA063-07 Sunset Homes	Begin Replacing Units	$294,146.00
	GA063-02 Morningside	Upgrade Electrical	$60,000.00	GA063-06 C. C. Shearer	Replace Windows (Phase 1)	$20,000.00
	GA063-03 Morningside	Upgrade Electrical	$60,000.00	GA063-06 C. C. Shearer	Replace Door/Frame/Screen	$29,927.00
	GA063-06 C. C. Shearer	Replace Floor Tile	$10,000.00			
	GA063-06 C. C. Shearer	Replace Windows (Phase 1)	$25,000.00			
	GA063-06 C. C. Shearer	Replace Door/Frame/Screen	$29,983.00			
		Total CFP Estimated Cost	$622,984.00			$622,984.00

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

Activities for Year : 4 FFY Grant: 2005 PHA FY: 2006			Activities for Year: 5 FFY Grant: 2006 PHA FY: 2007		
Development Name/Number	**Major Work Categories**	**Estimated Cost**	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**
	Management Improvements			**Management Improvements**	
PHA-Wide	Maintenance Training	$5,000.00	PHA-Wide	Maintenance Training	$5,000.00
	Resident Services Assistant	$38,850.00		Resident Services Assistant	$38,850.00
	Resident Training Support	$10,000.00		Resident Training Support	$10,000.00
	Staff Training	$7,500.00		Staff Training	$7,500.00
	TA Resident Job Training	$12,000.00		TA Resident Job Training	$12,000.00
	PHA Tech. Asst.	$6,000.00		PHA Tech. Asst.	$6,000.00
	Administration			**Administration**	
PHA-Wide	Executive Director	$7,569.00	PHA-Wide	Executive Director	$7,569.00
	Maintenance Director	$4,452.00		Maintenance Director	$4,452.00
	Housing Manager	$2,093.00		Housing Manager	$2,093.00
	Administrative Assistant	$1,247.00		Administrative Assistant	$1,247.00
	Advertisement	$700.00		Advertisement	$700.00
	Accounting	$500.00		Accounting	$500.00
	Fees and Costs			**Fees and Costs**	
PHA-Wide	Construction Mgt/Contract Adm.	$24,000.00	PHA-Wide	Construction Mgt/Contract Adm.	$24,000.00
	A&E Fees	$40,000.00		A&E Fees	$40,000.00
	Closing/Legal Fees	$5,000.00		Closing/Legal Fees	$5,000.00
	Site Improvements			**Site Improvements**	
PHA-Wide	Playgrounds, Landscaping (Phase 4)	$25,000.00	PHA-Wide	Playgrounds, Landscaping (Phase 5)	$25,000.00
	Total CFP Estimated Cost	See Next Page			See Next Page

Activities for Year : 4 FFY Grant: 2005 PHA FY: 2006			Activities for Year: 5 FFY Grant: 2006 PHA FY: 2007		
Development Name/Number	**Major Work Categories**	**Estimated Cost**	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**
	Dwelling Equipment			**Dwelling Equipment**	
PHA-Wide	Refrigerators	$20,000.00	PHA-Wide	Refrigerators	$20,000.00
	Site Acquisition			**Site Acquisition**	
GA063-07 Sunset Homes	Acquire Land for Development	$70,570.00	GA063-07 Sunset Homes	Acquire Land for Development	$100,000.00
	Non-Dwelling Equipment			**Non-Dwelling Equipment**	
PHA-Wide	Computer Hardware	$3,000.00	PHA-Wide	Computer Hardware	$3,000.00
PHA-Wide	Maintenance Equipment	$45,000.00	PHA-Wide	Maintenance Equipment	$45,000.00
	Relocation Costs			**Relocation Costs**	
PHA-Wide	Resident Relocation	$6,000.00	PHA-Wide	Resident Relocation	$6,000.00
	Dwelling Structures			**Dwelling Structures**	
PHA-Wide	Termite Treatment	$15,000.00	PHA-Wide	Termite Treatment	$15,000.00
GA063-07 Sunset Homes	Begin Replacing Units	$173,503.00	GA063-07 Sunset Homes	Begin Replacing Units	$150,000.00
GA063-02 Morningside	Replace Roofing	$100,000.00	GA063-03 Morningside	Replace Roofing	$94,073.00
	Total CFP Estimated Cost	$622,894.00			$622,894.00

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

PHA Name: Cordele Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: GA06P06350101 Replacement Housing Factor Grant No:	**Federal FY of Grant:** 2001

☐ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: March 31, 2002** ☐ **Final Performance and Evaluation Report**

Line No.	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost**	
		Original	**Revised**	**Obligated**	**Expended**
1	Total non-CFP Funds	$0.00		$0.00	$0.00
2	1406 Operations	$0.00		$0.00	$0.00
3	1408 Management Improvements	$77,500.00		$26,162.43	$26,162.43
4	1410 Administration	$15,828.00		$5,730.89	$5,730.89
5	1411 Audit	$0.00		$0.00	$0.00
6	1415 Liquidated Damages	$0.00		$0.00	$0.00
7	1430 Fees and Costs	$64,000.00		$2,771.00	$2,771.00
8	1440 Site Acquisition	$80,000.00		$0.00	$0.00
9	1450 Site Improvement	$30,000.00		$0.00	$0.00
10	1460 Dwelling Structures	$455,643.00		$0.00	$0.00
11	1465.1 Dwelling Equipment—Nonexpendable	$20,000.00		$0.00	$0.00
12	1470 Nondwelling Structures	$50,000.00		$0.00	$0.00
13	1475 Nondwelling Equipment	$48,000.00		$0.00	$0.00
14	1485 Demolition	$0.00		$0.00	$0.00
15	1490 Replacement Reserve	$0.00		$0.00	$0.00
16	1492 Moving to Work Demonstration	$0.00		$0.00	$0.00
17	1495.1 Relocation Costs	$8,500.00		$0.00	$0.00
18	1499 Development Activities	$0.00		$0.00	$0.00
19	1501 Collaterization or Debt Service	$0.00		$0.00	$0.00
20	1502 Contingency	$0.00		$0.00	$0.00
21	**Amount of Annual Grant: (sum of lines 2 – 20)**	**$849,471.00**		**$34,664.32**	**$34,664.32**
22	Amount of line 21 Related to LBP Activities	$0.00		$0.00	$0.00
23	Amount of line 21 Related to Section 504 compliance	$0.00		$0.00	$0.00
24	Amount of line 21 Related to Security – Soft Costs	$0.00		$0.00	$0.00
25	Amount of Line 21 Related to Security – Hard Costs	$0.00		$0.00	$0.00
26	Amount of line 21 Related to Energy Conservation Measures	$0.00		$0.00	$0.00

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

PHA Name: Cordele Housing Authority		**Grant Type and Number** Capital Fund Program Grant No: GA06P06350101 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	
	Management Improvements							
PHA-Wide	Maintenance Training	1408	LS	$5,000.00		$260.00	$260.00	Ongoing 3% Complete
PHA-Wide	Resident Services Assistant	1408	LS	$37,000.00		$11,997.37	$11,997.37	Ongoing 28% Complete
PHA-Wide	Resident Training Support	1408	LS	$10,000.00		$6,374.95	$6,374.95	Ongoing 65% Complete
PHA-Wide	Staff Training	1408	LS	$7,500.00		$3,359.42	$3,359.42	Ongoing 45% Complete
PHA-Wide	TA Resident Job Training	1408	LS	$12,000.00		$4,170.69	$4,170.69	Ongoing 33% Complete
PHA-Wide	PHA Tech. Asst.	1408	LS	$6,000.00		$0.00	$0.00	0% Complete
	Subtotal 1408			**$77,500.00**		**$26,162.43**	**$26,162.43**	
	Administration							
PHA-Wide	Executive Director	1410	LS	$7,208.00		$2,315.87	$2,315.87	Ongoing 30% Complete
PHA-Wide	Maintenance Director	1410	LS	$4,240.00		$1,402.29	$1,402.29	Ongoing 33% Complete
PHA-Wide	Housing Manager	1410	LS	$1,993.00		$674.15	$674.15	Ongoing 33% Complete

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

PHA Name: Cordele Housing Authority		**Grant Type and Number** Capital Fund Program Grant No: GA06P06350101 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	
PHA-Wide	Administrative Assistant	1410	LS	$1,187.00		$409.14	$409.14	Ongoing 40% Complete
PHA-Wide	Advertisement/Sundry	1410	LS	$1,200.00		$929.44	$929.44	Ongoing 33% Complete
	Subtotal 1410			**$15,828.00**		**$5,730.89**	**$5,730.89**	
	Site Acquisition							
GA063-07/Sunset	Acquire Land for Development	1440	LS	$80,000.00		$0.00	$0.00	
	Subtotal 1440			**$80,000.00**		**$0.00**	**$0.00**	
	Fees and Costs							
PHA-Wide	Construction Mgt/Contract Admin.	1430	LS	$24,000.00		$345.00	$345.00	Ongoing 2% Complete
	A&E Fees	1430	LS	$40,000.00		$2,426.00	$2,426.00	Ongoing 6% Complete
	Subtotal 1430			**$64,000.00**		**$2,771.00**	**$2,771.00**	
	Site Improvement							
PHA-Wide	Playgrounds, Landscaping (Phase1)	1450	LS	$30,000.00		$0.00	$0.00	0% Complete
	Subtotal 1450			**$30,000.00**		**$0.00**	**$0.00**	

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

PHA Name: Cordele Housing Authority		**Grant Type and Number** Capital Fund Program Grant No: GA06P06350101 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	
	Dwelling Structures							
PHA-Wide	Termite Treatment	1460	LS	$15,000.00		$0.00	$0.00	0% Complete
GA063-05 Westside	Complete Renovation including cabinets, HVAC, dryer connections, tile, DHWH and painting (Phase 1)	1460	12 units	$350,000.00		$0.00	$0.00	Planning
GA063-06 C. C. Shearer	Replace Floor Tile	1460	15 units	$10,000.00		$0.00	$0.00	As units become available
GA063-06 C. C. Shearer	Replace Siding	1460	40 units	$20,000.00		$0.00	$0.00	Under review
GA063-06 C. C. Shearer	Replace Windows	1460	20 units	$30,000.00		$0.00	$0.00	Under review
GA063-06 C. C. Shearer	Replace Door/Frame/Screen	1460	30 units	$30,643.00		$0.00	$0.00	Under review
	Subtotal 1460			**$455,643.00**		**$0.00**	**$0.00**	
	Dwelling Equipment							
PHA-Wide	Refrigerators	1465	40	$20,000.00		$0.00	$0.00	0% Complete
	Subtotal 1465			**$20,000.00**		**$0.00**	**$0.00**	
	Non-Dwelling Structure							
PHA-Wide	New Maintenance Facility	1470	LS	$50,000.00		$0.00	$0.00	0% Complete

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

PHA Name: Cordele Housing Authority		**Grant Type and Number** Capital Fund Program Grant No: GA06P06350101 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	
	Subtotal 1470			**$50,000.00**		**$0.00**	**$0.00**	
	Non-Dwelling Equipment							
PHA-Wide	Computer Hardware	1475	LS	$3,000.00		$0.00	$0.00	0% Complete
	Maintenance Equipment	1475	LS	$45,000.00		$0.00	$0.00	0% Complete
	Subtotal 1475			**$48,000.00**		**$0.00**	**$0.00**	
	Relocation Costs							
PHA-Wide	Resident Relocation	1495	LS	$8,500.00		$0.00	$0.00	0% Complete
	Subtotal 1495			**$8,500.00**		**$0.00**	**$0.00**	
	Grant Total			**$849,471.00**		**$34,664.32**	**$34,664.32**	

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

PHA Name: Cordele Housing Authority	**Grant Type and Number** Capital Fund Program No: GA06P06350101 Replacement Housing Factor No:	**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	
PHA-Wide	12/31/02	9/30/03		6/30/04	9/30/05		Previous dates were not realistic.
GA063-07 Sunset	12/31/03	9/30/03		6/30/04	9/30/05		Revised to meet HUD Regulations.
GA063-05 Westside	12/31/03	9/30/03		6/30/04	9/30/05		Revised to meet HUD Regulations.
GA063-06 C. C. Shearer	12/31/03	9/30/03		6/30/04	9/30/05		Revised to meet HUD Regulations.

Annual Statement /
Performance and Evaluation Report
Part I: Summary
Capital Fund Program (CFP)

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

Updated: 03/31/02
LOCCS # 15

OMB Approval No. 2577-0157 (Exp. 3/31/2002)

HA Name	Housing Authority of the City of Cordele	Comprehensive Grant Number	FFY of Grant Approval
		GA06P06350100	2000

[ ] Original Annual Statement [ ] Reserve for Disasters/Emergencies [X] Revised Annual Statement/Revision Number 1 [X] Performance and Evaluation Report for Program Year Ending 03/31/02

[ ] Final Performance and Evaluation Report

Line No.	Summary by Development Account		Total Estimated Cost		Total Actual Cost (2)	
			Original	Revised (1)	Obligated	Expended
1	Total Non-CGP Funds					
2	1406	Operations (May not exceed 10% of line 20)	$83,240	$0	$0	$0
3	1408	Management Improvements	$75,900	$55,146	$55,146	$55,146
4	1410	Administration	$15,000	$13,180	$13,180	$13,180
5	1411	Audit	$0	$0	$0	$0
6	1415	Liquidated Damages	$0	$0	$0	$0
7	1430	Fees and Costs	$54,000	$8,415	$8,415	$8,415
8	1440	Site Acquisition	$0	$0	$0	$0
9	1450	Site Improvement	$155,000	$12,948	$12,948	$12,948
10	1460	Dwelling Structures	$314,677	$679,313	$679,313	$34,738
11	1465.1	Dwelling Equipment - Nonexpendable	$20,000	$275	$275	$275
12	1470	Nondwelling Structures	$0	$50,501	$50,501	$6,364
13	1475	Nondwelling Equipment	$48,000	$12,631	$12,631	$12,631
14	1485	Demolition	$0	$0	$0	$0
15	1490	Replacement Reserve	$0	$0	$0	$0
16	1492	Moving to Work Demonstration	$0	$0	$0	$0
17	1495.1	Relocation Costs	$0	$0	$0	$0
18	1498	Mod Used for Development	$0	$0	$0	$0
19	1502	Contingency (may not exceed 8% of line 20)	$66,592	$0	$0	$0
20	Amount of Annual Grant (Sum of lines 2 - 19)		$832,409	$832,409	$832,409	$143,697
21	Amount of line 20 Related to LBP Activities		$0	$0	$0	$0
22	Amount of line 20 Related to Section 504 Compliance		$0	$0	$0	$0
23	Amount of line 20 Related to Security		$0	$0	$0	$0
24	Amount of line 20 Related to Energy Conservation Measures		$0	$0	$0	$0

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

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

OMB Approval No. 2577-0157 (Exp. 3/31/2002)

Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
PHA-Wide	**Operations**							
	Operations	1406	L/S	$83,240	$0	$0	$0	Moved funds to 1465
	Subtotal 1406			**$83,240**	**$0**	**$0**	**$0**	
PHA-Wide	**Management Improvements**							
	Maintenance Training Program	1408	L/S	$5,000	$2,382	$2,382	$2,382	Complete
	Resident Services Assistant	1408	L/S	$36,400	$30,696	$30,696	$30,696	Complete
	Resident Training Support (manuals, software)	1408	L/S	$10,000	$4,640	$4,640	$4,640	Complete
	Staff Training in HUD regulations/computer operations	1408	L/S	$6,500	$5,898	$5,898	$5,898	Complete
	Technical Assistance training for residents for job training	1408	L/S	$12,000	$10,030	$10,030	$10,030	Complete
	Technical Assistance (Grant Writing, Agency Plan Update, Non-Profit Development)	1408	L/S	$6,000	$1,500	$1,500	$1,500	Complete
	Subtotal 1408			**$75,900**	**$55,146**	**$55,146**	**$55,146**	
PHA-Wide	**Administrative**							
	Executive Director	1410	L/S	$6,800	$6,357	$6,357	$6,357	Complete
	Maintenance Director	1410	L/S	$4,000	$3,851	$3,851	$3,851	Complete
	Office Manager	1410	L/S	$1,880	$1,823	$1,823	$1,823	Complete
	Administrative Assistant	1410	L/S	$1,120	$1,011	$1,011	$1,011	Complete
	Advertisement	1410	L/S	$1,200	$139	$139	$139	Complete
	Subtotal 1410			**$15,000**	**$13,180**	**$13,180**	**$13,180**	
PHA-Wide	**Fees and Costs**							
	Construction Management/Contract Administration	1430	L/S	$24,000	$6,290	$6,290	$6,290	Complete
	A&E/Legal Fees	1430	L/S	$30,000	$2,125	$2,125	$2,125	Complete
	Subtotal 1430			**$54,000**	**$8,415**	**$8,415**	**$8,415**	

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Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
PHA-Wide	**Site Improvements**							
	Upgrade Playgrounds	1450	L/S	$30,000	$12,948	$12,948	$12,948	Complete
	Subtotal 1450			**$30,000**	**$12,948**	**$12,948**	**$12,948**	
PHA-Wide	**Dwelling Structures**							
	Termite Treatment	1460	L/S	$45,000	$0	$0	$0	Moved funds to 1465
	Subtotal 1465.1			**$45,000**	**$0**	**$0**	**$0**	
PHA-Wide	**Dwelling Equipment (1465.1)**							
	Replacement of Refrigerators (50 per year)	1465.1	50 EA	$20,000	$275	$275	$275	Complete
	Subtotal 1465.1			**$20,000**	**$275**	**$275**	**$275**	
PHA-Wide	**Nondwelling Structures**							
	Repairs and Modifications of New Maintenance Facility	1470	LS	$0	$50,501	$50,501	$6,364	Ongoing 15% complete
	Subtotal 1470			**$0**	**$50,501**	**$50,501**	**$6,364**	
PHA-Wide	**Non-Dwelling Equipment (1475)**							
	Upgrade Computer Hardware	1475	L/S	$3,000	$0	$0	$0	Moved to 1465
	Replace Maintenance Equipment	1475	L/S	$45,000	$12,631	$12,631	$12,631	Complete
	Subtotal 1475			**$48,000**	**$12,631**	**$12,631**	**$12,631**	
GA 063-01	**Site Improvements**							
Sunset	Removal of Alleys, Landscaping and Relocation of Playgrounds	1450	L/S	$125,000	$0	$0	$0	Moved to 1465
Homes	**Subtotal 1450**			**$125,000**	**$0**	**$0**	**$0**	
	Total: GA 063-01			**$125,000**	**$0**	**$0**	**$0**	

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Part II: Supporting Pages
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U.S. Department of Housing
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Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 3/31/2002)

Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
GA 063-06	**Dwelling Structures**							
C.C. Shearer	Replace Floor Tile	1460	10 units	$25,000	$9,313	$9,313	$9,313	Complete
Homes	Replace HVAC/Install Dryer Connections	1460	30 Units	$100,000	$670,000	$670,000	$25,425	Ongoing 4% complete
	Replace Windows (phase 1)	1460	0	$37,901	$0	$0	$0	Deleted work item
	Replace Exterior Door/Frame/Screen Doors (phase 1)	1460	0	$66,776	$0	$0	$0	Deleted work item
	Replace Siding	1460	0	$40,000	$0	$0	$0	Deleted work item
	Subtotal 1460			**$269,677**	**$679,313**	**$679,313**	**$34,738**	
	Total: GA 063-06			**$269,677**	**$679,313**	**$679,313**	**$34,738**	
PHA-Wide	**Contingency**							
	Contingency	1502	L/S	$66,592	$0	$0	$0	Moved funds to 1465
	Subtotal 1502			**$66,592**	**$0**	**$0**	**$0**	
	TOTAL: CFP 50100			**$832,409**	**$781,908**	**$781,908**	**$137,333**	

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Annual Statement /
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Part III: Implementation Schedule
Capital Fund Program (CFP)

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

OMB Approval No

Development Number / Name HA - Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
1406	31-Mar-02	30-Sep-02	31-Mar-02	31-Mar-04		31-Mar-02	
1408	31-Mar-02	30-Sep-02	31-Mar-02	31-Mar-04		31-Mar-02	
1410	31-Mar-02	30-Sep-02	31-Mar-02	31-Mar-04		31-Mar-02	
1430	31-Mar-02	30-Sep-02	31-Mar-02	31-Mar-04		31-Mar-02	
PHA Wide 1450	31-Mar-02	30-Sep-02	31-Mar-02	31-Mar-04		31-Mar-02	
PHA Wide 1460	31-Mar-02	30-Sep-02	31-Mar-02	31-Mar-04		31-Mar-02	
1465	31-Mar-02	30-Sep-02	31-Mar-02	31-Mar-04		31-Mar-02	
1470		31-Mar-02	31-Mar-02		31-Mar-04		
1475	31-Mar-02	30-Sep-02	31-Mar-02	31-Mar-04		31-Mar-02	
GA 063-01	31-Mar-02	30-Sep-02	31-Mar-02	31-Mar-04		31-Mar-02	
GA 063-06	31-Mar-02	30-Sep-02	31-Mar-02	31-Mar-04	31-Mar-04		
1502	31-Mar-02	30-Sep-02	31-Mar-02	31-Mar-04		31-Mar-02	

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