

U.S.DepartmentofHousingandUrbanDevelopment
OfficeofPublicandIndianHousing

SmallPHAPlanUpdate
AnnualPlanforFiscalYear: 2002

HousingAuthority oftheCityof Cochran,Georgia

**NOTE:THISPHAPLA NSTEMPLATE(HUD50075)ISTOBECOMPLETEDIN
ACCORDANCEWITHINSTRUCTIONSLOCATEDINAPPLICABLEPIHNOTICES**

HUD50075
OMBApprovalNo:2577 -0226
Expires:03/31/2002

**PHA Plan
Agency Identification**

PHAName: Housing Authority of the City of Cochran

PHANumber: GA077

PHAFiscal Year Beginning: (mm/yyyy) 10/2002

PHA Plan Contact Information:

Name: Keith Martin, Executive Director

Phone: 478934- 6374

TDD: NA

Email (if available): cochranhousing@netcommander.com

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

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

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

- Main business office of the PHA
- PHA development management offices
- Other (list below)

PHA Programs Administered :

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

AnnualPHAPlan
FiscalYear20 02
 [24CFRPart903.7]

i. Table of Contents

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

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<input checked="" type="checkbox"/> Other (List below, providing each attachment name)	
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ii. Executive Summary

[24CFR Part 903.79(r)]

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

This Section is left blank since it is optional.

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

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

We have made the following changes to our policies and/or programs based on changes in statutes and/or HUD regulations that have occurred in the past year.

- **Implementation of Community Service Requirements:**

The Housing Authority has suspended enforcement of the 8-hour community service requirement. The Housing Authority will not enforce this provision of our Admissions and Continued Occupancy Policy as long as Congress provides for the option to not enforce it. In taking this action, we still want to encourage our public housing residents to both participate in their community and enhance their self-sufficiency skills in a truly voluntary manner.

All affected residents have been notified of the suspension of the requirements.

2. Capital Improvement Needs

[24CFR Part 903.79(g)]

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

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

B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? **\$206,812**

C. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete the rest of Component 7. If no, skip to next component.

D. Capital Fund Program Grant Submissions

(1) Capital Fund Program 5 - Year Action Plan

The Capital Fund Program 5 - Year Action Plan is provided as Attachment C

(2) Capital Fund Program Annual Statement

3.D Demolition and Disposition

[24CFR Part 903.79(h)]

Applicability: Section 8 only PHA as a renovation not required to complete this section.

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

2. Activity Description

Demolition/Disposition Activity Description (Not including activities associated with HOPE VI or Conversion Activities)	
1a. Development name:	
1b. Development (project) number:	
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>	
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <u> (DD/MM/YY) </u>	
5. Number of units affected:	
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development	
7. Relocation resources (select all that apply) <input type="checkbox"/> Section 8 for _____ units <input type="checkbox"/> Public housing for _____ units <input type="checkbox"/> Preference for admission to other public housing or _____ section 8 <input type="checkbox"/> Other housing for _____ units (describe below)	
8. Timeline for activity: a. Actual or projected start date of activity: b. Actual or projected start date of relocation activities: c. Projected end date of activity:	

4. Voucher Homeownership Program -NA

[24CFR Part 903.79(k)]

A. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24

CFR part 982? (If "No", skip to next component; if "yes", describe each program using the table below (copy and complete questions for each program identified.)

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

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

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

5. Safety and Crime Prevention: PHDEP Plan -NA Program Eliminated

[24CFR Part 903.7(m)]

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

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

B. What is the amount of the PHA's estimated or actual (if known) PHDEP grant for the upcoming year?

C. Yes No Does the PHA plan to participate in the PHDEP in the upcoming year? If yes, answer question D. If no, skip to next component.

D. Yes No: The PHDEP Plan is attached as Attachment

6. Other Information

[24CFR Part 903.79(r)]

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

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

2. If yes, the comments are attached as Attachment (Filename)

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

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

B. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (State of Georgia)

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

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

- The Housing Authority of the City of Cochran will continue to maintain and renovate its public housing units.
- The Housing Authority of the City of Cochran will continue to provide accessible housing in the public housing program to persons with disabilities.
- The Housing Authority of the City of Cochran will continue to market its public housing program to make families and elderly persons aware of the availability of decent, safe, sanitary and affordable housing in the City of Cochran.

Other: (list below)

- The Housing Authority of the City of Cochran Admission and Continued Occupancy Policy (ACOP) requirements are established and designed to:

Promote the overall goal of drug -free, safe, decent, and sanitary housing for eligible

families and to provide opportunities and promote self-sufficiency and economic independence for residents by:

1. Insuring a social and economic mix of low-income residents within each public housing neighborhood in order to foster social stability and upward mobility.
2. Insuring the fiscal stability of the Authority.
3. Lawfully denying admissions or continued occupancy of families whose presence in a public housing neighborhood is likely to adversely affect the health, safety or welfare of other tenants or the physical environment of the neighborhood. To accomplish this objective, the Authority has adopted its “One Strike and You’re Out” policy in screening applicants for admission and eviction of tenants. This policy states that the Authority shall conduct appropriate screening of applicants so that admissions shall be denied to an applicant who:
 - a. has a recent history of criminal activity involving crimes to persons or property and/or other criminal acts that affect the health, safety, or right to peaceful enjoyment of the premises by other residents;
 - b. was evicted from assisted housing within three years of the projected date of admission because of drug-related criminal activity;
 - c. the Authority determines is illegally using a controlled substance; or
 - d. the Authority has reasonable cause to believe illegally uses a controlled substance or abuses alcohol in a way that may interfere with the health, safety, or right to peaceful enjoyment of the premises by other residents.

The “One Strike” policy further states that the policy of the Authority is to appropriately evict a public housing resident who:

- a. engages in any criminal activity that threatens the health, safety, or right to peaceful enjoyment of the premises by other residents; or
- b. any other activity that threatens the health, safety, or right to peaceful enjoyment of the premises by other tenants or employees of the Authority; or
- c. engages in any drug-related criminal activity on or off the Authority’s property; or
- d. the Authority determines is illegally using a controlled substance; or
- e. the Authority determines that the resident abuses alcohol or uses a controlled substance in such a way that may interfere with the health, safety, or right to peaceful enjoyment of the premises by other residents.

The terms “appropriate screening” and “appropriately” refer to the Authority’s consistent application of discretion to consider all available information and all known circumstances when making a decision to deny admission or to evict, in accordance with provisions of 24 CFR 966.4(1)(5) Eviction for Criminal Activity – (I) PHA discretion to consider circumstances.

- Facilitate the efficient management of the Authority and compliance with Federal

Regulations by establishing the policy basis for management procedures, record keeping, and auditing.

- Comply in letter and spirit with Title VI of the Civil Rights Act of 1964 and all other applicable Federal Laws and regulations to insure that admission to and occupancy of public housing neighborhoods is conducted without regard to race, color, religion, sex, national origin, age, disability, or familial status.
- Prescribe standards and criteria for tenant selection and annual reexamination of income and family composition.

3. PHA Requests for support from the Consolidated Plan Agency

Yes No: Does the PHA request financial or other support from the State or local government agency in order to meet the needs of its public housing residents or inventory? If yes, please list the 5 most important requests below:

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

The following information is taken from the State of Georgia Consolidated Plan

Executive Summary

The Consolidated Plan Executive Summary reports that the housing and community development needs of Georgians are:

- ❑ Regardless of tenure, income or household size, the most common problem affecting all households is cost burden. One in every four households pay at least 30% of their income for housing. Approximately 39% of these cost burdened households and 10% of all households are severely cost burdened, devoting at least 50% of their income on housing costs.
- ❑ 41% of all renters, compared to 22% of all homeowners, have at least one housing problem.
- ❑ 40% of all Georgia households are of low or moderate income. Housing problems affect 75% of all extremely low - income households.
- ❑ 64% of all elderly households are of low or moderate income, with the largest concentration in the extremely low - income range. 30% of all small family households are of low or moderate income. Cost burden is the most significant problem affecting both the elderly and small family households. 42% of all large family households are of low or moderate income. Overcrowding is the most significant

concern of this household type.

- Insufficient income is the single largest barrier to affordable housing.
- Estimates based on the age of housing indicate that 1.1 million housing units in Georgia may contain lead-based paint. Some 127,000 low and moderate income households are at high risk of exposure to lead-based paint hazards such as chipping or peeling paint and dust.

The Housing and Community Development Strategic Plan

Over five years the State anticipates providing assistance to put over 55,000 extremely low, low and moderate income households in affordable housing free of overcrowded, structurally substandard conditions, with supportive services where appropriate for populations with special need.

The Consolidated Plan divides the State's priorities into two categories based on function:

- (1) priorities to directly benefit low and moderate income households and
- (2) priorities to improve the production capacity of Georgia's affordable housing providers.

Direct Benefit Priorities:

- 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.
- To increase the number of Georgia's low and moderate income households who have achieved and are maintaining home ownership free of overcrowded and structurally substandard conditions.

Strategic Plan Five -Year Objectives

- The Strategic Plan estimates, based on resources expected to be available over a five year period, that the State will provide the following benefits for low and moderate income Georgians:
 - Rehabilitate or construct 5,505 affordable rental units
 - Provide rental assistance for 44,700 households
 - Assist 6,750 households to achieve or maintain home ownership in housing free of overcrowded and structurally substandard conditions.
 - Assist an average of 190 organizations annually to provide housing and supportive

services to the homeless.

- Assist an average of 39 organizations annually to provide housing and supportive services to Georgia's Special Need populations.

Public Housing Authorities

The Consolidated Plan Executive Summary provides the following comments relating to Public Housing Authorities in Georgia.

Public Housing Authorities implement a large portion of Georgia's housing assistance effort. Local governments have created 202 PHAs, providing public housing. Seventeen PHAs offer Section 8 rental subsidies. PHAs utilize funds from public housing rent receipts, federal subsidies from HUD, and proceeds from bond issues for some development costs. Over 108,000 residents live in the 55,834 units of local public housing available across Georgia.

No public housing authorities are operated by the State. Therefore, the State has not developed a plan to encourage public housing residents to become more involved in the public housing management or to become owners of their units. However, the State encourages individual PHAs to develop such a plan with residents. The State also continues to encourage within its programs the transition of public housing residents into private housing living situations.

Action Plan

The following activities are extracted from the State of Georgia Annual Action Plan, Part VI. Action Plan.

Activities planned to meet the State's housing priorities and objectives include:

- Rehabilitate or construct affordable rental housing for 1,003 low or moderate income households.
- Assist 1,498 low or moderate income households achieve or maintain homeownership.
- Provide 1,000 low or moderate income households with rental assistance.
- Make 290 funding awards to organizations that provide housing and supportive services necessary for the homeless to break the cycle of homelessness.
- Make 357 funding awards to organizations that provide the housing and supportive services necessary for special need households to achieve decent, safe and sanitary living conditions.

Among the Federal resources available to Georgia (Part VI, Section C) include Section 8 Rental Certificates and Vouchers to address affordable housing needs; HOPEI (Public Housing Home

ownership) to address homeownership needs; and for Public Housing, the Comprehensive Grant Program and Public Housing Development funds.

Part VI, Section I. Georgia's Activities to meet the State's Housing Priorities and Objectives

This section outlines activities by priority and objective. While the activities, priorities and objectives do not directly relate to the public housing program, the activities do include the Section 8 program. Again while none of the activities tap public housing funds, the activities do parallel the goals and objectives of the Housing Authority of the City of Cochran. The Priorities and Objectives are listed as follows:

Priority: to increase the number of Georgia's low and moderate income households who have obtained affordable, rental housing which is free of overcrowded and structurally substandard conditions.

Objective#1: Rehabilitate or construct affordable, rental housing units for 280 extremely low, 431 low, and 290 moderate income households.

Objective#2: Provide 4,950 extremely low, and 1,100 low income households with rental assistance.

(This objective refers specifically to the Section 8 Rental Assistance Program which is administered by the Georgia Department of Community Affairs.)

Priority: To increase the number of Georgia's low and moderate income households who have achieved and are maintaining homeownership in housing free of overcrowded and structurally substandard conditions.

Objective#3: Assist 30 extremely low, 345 low, and 1,124 moderate income households to achieve or maintain homeownership in housing free of overcrowded and structurally substandard conditions.

Priority: To increase the access of Georgia's homeless to a continuum of housing and supportive services which address their housing, economic, health and social needs:

Objective#4: Make 290 funding awards to provide shelter/bed nights, transitional housing units, and supportive services necessary for the homeless to break the cycle of homelessness.

Priority: To increase the access of Georgia's Special Need populations to a continuum of housing and supportive services which address their housing, economic health and social needs.

Objective#5: Make 358 funding awards to organizations or households that assist 1,000 Special Need households with the housing and supportive services necessary to achieve decent, safe and sanitary living conditions.

(This objective includes as an activity the implementation of Georgia's Section 8 Rental Assistance Program and it refers specifically to the Georgia Department of Community Affairs continuing to administer the program in Georgia's 149 counties.)

In summary, the Georgia State Consolidated Plan strategies are consistent with and support the goals and objectives of the Housing Authority of the City of Cochran.

C. Criteria for Substantial Deviation and Significant Amendments

1. Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

A. Substantial Deviation from the 5-year Plan:

A substantial deviation from the 5-year Plan occurs when the Board of Commissioners decides that it wants to change the mission statement, goals or objectives of the 5-year plan.

B. Significant Amendment or Modification to the Annual Plan:

Significant amendments or modifications to the Annual Plan are defined as discretionary changes in the plans or policies of the housing authority that fundamentally change the plans of the agency and which require formal approval of the Board of Commissioners.

Attachment A

Supporting Documents Available for Review

PHAs are to indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
NA	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update)	5 Year and Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdiction to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board -approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Any policy governing occupancy of Police Officers in Public Housing <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
NA	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Schedule of flat rent offered at each public housing development <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
NA	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
NA	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
NA	Any required policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
NA	Section 8 in formal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD -approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for any active grant year	Annual Plan: Capital Needs
NA	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
NA	Approved HOPEVI applications or, if more recent, approved or submitted HOPEVI revitalization Plans, or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH99 -52 (HA).	Annual Plan: Capital Needs
NA	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
NA	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
X	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing
NA	Approved or submitted public housing home ownership programs/plans	Annual Plan : Homeownership
NA	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies	Annual Plan: Community Service & Self-Sufficiency

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
NA	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Sub part E	Annual Plan: Community Service & Self-Sufficiency
NA	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention
X	PHDEP-related documentation: <ul style="list-style-type: none"> · Baseline law enforcement services for public housing developments assisted under the PHDEP plan; · Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15); · Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities; · Coordination with other law enforcement efforts; · Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and · All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan. 	Annual Plan: Safety and Crime Prevention
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Pet Policy
X	The result of the most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the result of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
NA	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
X	Other supporting documents (optional) (list individually; use as many lines as necessary) Implementation of Community Service Requirements Definition of Substantial Deviation Deconcentration and Income Mixing Documentation Voluntary Conversions Documentation	(specify as needed) ACOP/Annual Plan Annual Plan ACOP/Annual Plan Annual Plan

AttachmentB

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHAName: Housing Authority of the City of Cochran		Grant Type and Number Capital Fund Program Grant No: GA06P07750102 Replacement Housing Factor Grant No:		Federal FY of Grant: 2002	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non -CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	7,683			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	199,129			
11	1465.1 Dwelling Equipment — Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	206,812			
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				

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

PHAName: Housing Authority of the City of Cochran	Grant Type and Number Capital Fund Program Grant No: GA06P07750102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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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
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

PHAName: Housing Authority of the City of Cochran		Grant Type and Number Capital Fund Program Grant No: GA06P07750102 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	
7-2	GA07 Dwelling Structures	1460						
	Replace interior doors and hardware; salvage frames		256 doors	40,960				
7-2	GA07 Kitchen cabinet upgrades		32 units	69,156				
7-2	GA07 Replace VCT flooring and base		32 units	38,400				
7-2	GA07 Replace stair treads, risers and stringers		16 units	6,960				
7-2	GA07 Stair railing replacement		16 units	12,288				
7-2	GA07 Paint and caulk interior		32 units	17,600				
	GA07-5 Upgrades smoke detection system		50 units	13,765				
7-2	GA07 Access door to attic		17 units	5,015				
	Subtotal Acct 1460			199,129				

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

PHAName: Housing Authority of the City of Cochran		Grant Type and Number Capital Fund Program Grant No: GA06P07750102 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	
HA Wide	Fees and Costs	1430						
	A&E fees; reimbursable costs			7,683				
	Subtotal Acct 1430			7,683				
Grand Total				206,812				

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

PHAName: Housing Authority of the City of Cochran		Grant Type and Number Capital Fund Program No: GA06P07750102 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	
GA077-2	09/30/04			09/30/05			
GA077-5	09/30/04			09/30/05			
HA Wide	09/30/04			09/30/05			

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

PHAName: Housing Authority of the City of Cochran		Grant Type and Number Capital Fund Program No: GA06P07750102 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	

Attachment C

Capital Fund Program Five -Year Action Plan

Part I: Summary

PHAName:Housing Authority of the City of Cochran		<input checked="" type="checkbox"/> Original 5 -Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2003 PHAFY: 10/01/03	Work Statement for Year 3 FFY Grant: 2004 PHAFY: 10/01/04	Work Statement for Year 4 FFY Grant: 2005 PHAFY: 10/01/05	Work Statement for Year 5 FFY Grant: 2006 PHAFY: 10/01/06
	Annual Statement				
GA077-1		206,812	17,036	0	25,571
GA077-2		0	17,173	0	23,050
GA077-5		0	130,660	195,881	147,719
HA Wide		0	41,943	10,931	10,472
CFP Fund s Listed for 5 -year planning		206,812	206,812	206,812	206,812
Replacement Housing Factor Funds					

CapitalFundProgramFive -YearActionPlan

PartII:SupportingPages —WorkActivities

Activitiesfor Year1	Activitiesfor Year: <u> 2 </u> FFYGrant:2003 PHAFY:10/01/03 -9/30/04			ActivitiesforYear: <u> 3 </u> FFYGrant:2004 PHAFY:10/01/04 -9/30/05		
	Development Name/Number	MajorWork Categories	Estimated Cost	Development Name/Number	MajorWork Categories	EstimatedCost
See		<u>DwellingStructures</u> (1460)			<u>SiteImprovements</u> (1430)	
Ann	GA077 -1	Replaceinteriordoors& hardware;salvage frames(264doors@ \$190)	42,240	GA077 -1	Concretesidewalksup grade	3,543
Statement		KitchenCabinet upgrades(33units)	69,611		<i>DwellingStructures</i> (1460)	
		ReplaceVCTflooring andbase(33units)	39,600		Backflowpreventors@ wasteandwater(33 units)	13,493
		Replacestairtreads, risersandstringers(22 units)	9,570		SubtotalGA077 -1	17,036
		Replacestairrailings (22units)	16,896		<u>SiteImprovements</u> (1430)	
		Interiorpainting, caulking(33units)	18,150	GA077-2	Concretesidewalksup grade	4,089
		Atticaccessdoors(17 units)	5,015		<u>DwellingStructures</u> (1460)	
		<u>FeesandCosts</u> (1430)			Backflowpreventors@ wasteandwater (32 units)	13,084
		A&EFees; reimbursablecosts	10,745		SubtotalGA077 -2	17,173
					<u>SiteImprovements</u> (1430)	
		SubtotalGA077 -1	206,812	GA077-5	Pavementrepair	18,800

CapitalFundProgramFive -YearActionPlan
PartII:SupportingPages —WorkActivities

ActivitiesforYear: <u>4</u> FFYGrant:2004 PHAFY:10/01/04 -9/30/05			ActivitiesforYear: <u>5</u> FFYGrant:2005 PHAFY:10/01/05 -9/30/06		
Development Name/Number	MajorWork Categories	Estimated Cost	Development Name/Number	MajorWorkCategories	EstimatedCost
	<u>DwellingStru ctures</u> (1460)			<u>DwellingStructures</u> (1460)	
GA077-5	Replaceinteriordoors& hardware;salvage frames(386doors)	61,760	GA077-1	Gutteranddownspout replacement	7,207
	KitchenCabinetup grades(50units)	105,656		Bathroomexhaustfans (33units)	12,045
	Exteriorpainting, caulking(19buildings)	9,215		Frontaddresslight installation(33units)	6,319
	<u>FeesandCosts</u> (1430)			SubtotalGA077 -1	25,571
	A&EFeesand reimbursablecosts	19,250	GA077-2	Gutteranddownspout replacement	5,242
	SubtotalGA 077-5	195,881		Bathroomexhaustfans (32units)	11,680
HAWide	<u>Operations</u> (1406)			Frontaddresslight installation(32units)	6,128
	PHOperations	10,931		SubtotalGA077 -2	23,050
	SubtotalHAWide	10,931	GA077-5	Replacetubalcove ceramictile(50unit s)	60,000
				ReplaceVCTflooring andbase	60,000
				Bathroomexhaustfans (50units)	12,045
				Frontaddresslight installation	15,674

				SubtotalGA077 -5	147,719
				<u>FeesandCosts</u>	
				(1430)	
			HAWide	A&EFeesand reimbursablecosts	10,472
				SubtotalHA Wide	10,472
TotalCFPEstimatedCost		206,812			206,812

Attachment D

Required Attachment: Resident Member on the PHA Governing Board

1. Yes No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board:

Jerry Giddens

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

- Elected
 Appointed

C. The term of appointment is (include the date term expires): five year term expiring 11/2005

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

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

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

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

Mayor Charles Killebrew

Attachment E

Required Attachment: Membership of the Resident Advisory Board or Boards

- i. List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.)

Frances Rouse

LTColton

Grace Pope

Ruby Pope

Elise Spires

Robert Pritchett

Mary Sheffield

Halima Brown

Attachment F

Component 3,(6) Deconcentration and Income Mixing

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

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name:	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]
GA077-5 Limestone Apts.	47 occupied	See below	See below
GA077-2 Happy Hill Homes	26 occupied	See below	See below

In accordance with 903.2(c)(1)(iv)D, the income characteristics of the covered developments are explained by the following circumstances.

GA077-1, Pecan Grove : This development has 29 of the 33 units occupied as of this analysis. The development falls within the Established Income Range at 112% based on Average Income and at 109% utilizing the Bedroom Adjustment Factors. This development has recently had heating and air conditioning installed in all units. The grounds have been upgraded and trees pruned to increase the security lighting around the development. We also have a police office living in one of the units. As a result, families are requesting units at this development. In addition, we revised our admission preferences to give priority to working families. Consequently, recent admissions have been to working families. This community is now considered a desirable place to live.

GA077-2, Happy Hill Homes : This development has 26 of the 32 units occupied as of this analysis. The development falls below the Established Income Range at 57% based on Average Income and at 54% utilizing the Bedroom Adjustment Factors. The Housing Authority has difficulty getting applicants to accept this development. This development is located in an area that has a long-standing reputation for crime and drug-related activities. The income characteristics tend to reflect less earned income families residing in this development. The only

families(2)reportingzeroincomeinthisdevelopment.Morerecently,theHVACsystem hasbeenupgradedtoaddairconditioninginallunits.

GA077-5:Limestone Apartments :Thisdevelopmenthas47ofthe50unitsoccupiedasofthis analysis.ThedevelopmentexceedstheEstablishedIncomeRangeat116%basedonAverage Incomeandat123%utilizingtheBedroomAdjustmentFactors.Thisdevelopmentisconsidered themostdesirablelocation.Thereislessturnoverinthisdevelopmentthantheother developments.Thereareasignificantnumberofretiredfamilieslivinginthisdevelopmentwith higherthanaverageincomes.Approximately20%ofthefamilieslivingin thisdevelopmentare workingfamilies.

DeconcentrationPolicy

ThefollowingisanextractfromouradoptedAdmissionandContinuedOccupancyPolicy.

10.4 DECONCENTRATIONPOLICY

ItistheHousingAuthority'spolicytoprovidefordeconcentrationofpove rtyandencourage incomemixingbybringinghigherincomefamiliesintolowerincomedevelopmentsandlower incomefamiliesintohigherincomedevelopments.Towardthisend,wewillskipfamilieson thewaitinglisttoeachotherfamilieswithaloweror higherincome.Wewillaccomplishthis inauniformandnon -discriminatingmanner.

TheHousingAuthoritywillaffirmativelymarketourhousingtoalleligibleincomegroups. Lowerincomeresidentswillnotbesteeredtowardlowerincomedevelopmentsandh igher incomepeoplewillnotbesteeredtowardhigherincomedevelopments.

Priortothebeginningofeachfiscalyear,wewillanalyzetheincomelevelsoffamiliesresiding ineachofourdevelopmentsandtheincomelevelsofthefamiliesonthewaiting list.Based onthisanalysis,wewilldeterminethelevelofmarketingstrategiesanddeconcentration incentivestoimplement.

10.5 DeconcentrationIncentives

TheHousingAuthoritymayofferoneormoreincentivestoencourageapplicantfamilieswhose incomeclassificationwouldhelptomeetthedeconcentrationgoalsofaparticular development.

Variousincentivesmaybeusedatdifferenttimes,orunderdifferentconditions,butwill alwaysbeprovidedinaconsistentandnondiscriminatorymanner.

10.6 OfferofaUnit

WhentheHousingAuthoritydiscoversthataunitwillbecomeavailable,wewillcontactthefirst familyonthewaitinglistwhohasthehighestpriorityforthis typeofunitordevelopmentand

whose income category would help to meet a deconcentration goal and/or the income targeting goal.

The Housing Authority will contact the family first by telephone to make the unit offer. If the family cannot be reached by telephone, the family will be notified of a unit offer via first class mail. The family will be given five (5) business days from the date the letter was mailed to contact the Housing Authority regarding the offer.

The family will be offered the opportunity to view the unit. After the opportunity to view the unit, the family will have two (2) business days to accept or reject the unit. This verbal offer and the family's decision must be documented in the tenant file. If the family rejects the offer of the unit, the Rowan County Housing Authority will send the family a letter documenting the offer and the rejection.

10.7 Rejection of Unit

The Housing Authority will determine how many locations within its jurisdiction have available units of suitable size and type in the appropriate type of development. This plan is based on the distribution of vacancies.

The applicant will be offered a unit in the location with the highest number of vacancies. If the offer is rejected, the applicant will be offered a suitable unit in the location with the second highest number of vacancies. If that unit is rejected, a final offer will be made in the location with the third highest number of vacancies.

If more than one unit of the appropriate type and size is available, the first unit to be offered will be the first unit that is ready for occupancy.

The Housing Authority will maintain a record of units offered, including location, date and circumstances of each offer, each acceptance or rejection, including the reason for the rejection.

When an applicant rejects the final unit offer the Housing Authority will remove the applicant from the waiting list.

If in making the offer to the family the Housing Authority skipped over other families on the waiting list in order to meet their deconcentration goal or offered the family any other deconcentration incentive and the family rejects the unit, the family will not lose their place on the waiting list and will not be otherwise penalized.

If the family rejects with good cause any unit offered, they will not lose their place on the waiting list. Good cause includes reasons related to health, proximity to work, school, and childcare (for those working or going to school). The family will be offered the right to an informal review of the decision to alter their application status.

Attachment G

Voluntary Conversion of Developments from Public Housing Stock; Required Initial Assessments

As stated in Notice PIH2001 -26, beginning with Fiscal Year 2002, all PHAs must address the following questions about their Required Initial Assessments and include the following information as are required attachment to the PHA Plan:

a. **How many of the PHA's developments are subject to the Required Initial Assessments?**

Three Developments:

- GA077-1 Pecan Grove Apartments
- GA077-2 Happy Hill Homes
- GA077-3 Limestone Apartments

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)?**

None

c. **How many assessments were conducted for the PHA's covered developments?**

Three assessments

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

Development Name	Number of Units
None	None

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

Assessments completed

AttachmentH

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHAName: Housing Authority of the City of Cochran		Grant Type and Number Capital Fund Program Grant No: GA06P07750101 Replacement Housing Factor Grant No:		Federal FY of Grant: 2001	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/02 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non -CFP Funds				
2	1406 Operations	8,236		0	0
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	19,500		0	0
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	195,000		0	0
11	1465.1 Dwelling Equipment — Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	222,736		0	0
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				

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

PHAName: Housing Authority of the City of Cochran	Grant Type and Number Capital Fund Program Grant No: GA06P07750101 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 03/31/02 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
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

PHAName: Housing Authority of the City of Cochran	Grant Type and Number Capital Fund Program Grant No: GA06P07750101 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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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	
GA077-5	Dwelling Structures	1460	50 units			0	0	Planning
	Upgrade Furnaces and add A/C			195,000				
	Including electrical upgrades							
	Subtotal Acct 1460			195,000				
GA077-5	Fees and Costs	1430						
	A&E Fees			13,650		0	0	In Progress
	Reimbursable Costs			5,850		0	0	In Progress
	Subtotal Acct 1430			19,500				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHAName: Housing Authority of the City of Cochran		Grant Type and Number Capital Fund Program Grant No: GA06P07750101 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	
HA Wide	Operations							
	Operations	1406		8,236		0	0	In Progress
	Subtotal Acct 1406			8,236				
	Grand Total			222,736				

